

# Homeowner Guide

## Marvida Preserve in Cypress



### Utilities

**Gas/Electric:**  
**CenterPoint®**  
P.O. Box 4981  
Houston, TX 77210  
800-752-8036

**Water/Sewer/Trash:**  
**Harris County MUD 165**  
3200 Southwest Fwy., Ste 2600  
Houston, TX 77027  
281-861-6215 (Water/Sewer)  
281-368-8397 (Trash)

**Phone/Internet:**  
**Xfinity®**  
800-XFINITY



### Schools

**Cy-Fair School District**  
10300 Jones Rd.  
Houston, TX 77065  
281-897-4000

**Walker Elementary School**  
6424 Settlers Village Dr.  
Katy, TX 77449  
281-345-3200

**Rowe Middle School**  
7611 Westgreen Blvd.  
Cypress, TX 77433  
346-227-6220

**Cypress Park High School**  
7425 Westgreen Blvd.  
Cypress, TX 77433  
346-227-6000



### Library

**Northwest Branch Library**  
11355 Regency Green Dr.  
Cypress, TX 77429  
832-927-5460



### Police

**Harris County Constable Precinct 4**  
Northwest Patrol Substation  
14954 Mueschke Rd.  
Cypress, TX 77433  
281-376-3472



### Fire

**Cy-Fair Fire Dept., Station 11**  
18132 West Rd.  
Cypress, TX 77433  
281-550-6663



### Taxing Authority

**Harris County Tax Assessor-Collector**  
13013 Northwest Fwy.  
Houston, TX 77040  
713-957-7800

**Harris County Tax Rate:**  
3.59% of the appraised value of the property\*



### Post Office

16015 Cairnway Dr.  
Houston, TX 77084  
800-275-8777



### Homeowner's Association

**SG II Owner's Association - Marvida**

**HOA:** \$1,000/yr.  
**Paid at Closing:**  
\$200 Home Alarm Monitoring - Eyeon;  
\$333.33 Closing Administration Fee;  
\$220.00 PMG Transfer Fee;  
\$235 Adopt-a-School Fund (Paid Only at Sale of Property)



### Property Management

**Principal Management Group of Houston (PMG)**  
11000 Corporate Centre Dr.  
Ste. 150  
Houston, TX 77041  
Pmghouston.com

**Contact:**  
James Skinner  
Property Manager  
713-329-7100  
jskinner@pmghouston.com

#### Your Important Information:

---

---

888-KB-HOMES | kbhome.com

©2022 KB Home (KBH). No affiliation or sponsorship is intended or implied with CenterPoint® or Xfinity®, and all trademarks are owned by the respective trademark owners. HOA of \$1,000 per year is approximate, subject to change and may be increased. Please see a KBH sales counselor to learn more about the HOA, and what may or may not be covered under such costs. See sales counselor for details. HOU-529403

\*Real estate taxes for homes are determined by multiplying the annual local tax rate by the appraised value of the property, which value may not be the purchase price of the property. It is advisable for buyers to contact the local tax assessor's office for the most current information as it is subject to change.

