



Homeowner Guide

Marvida Trails
Sales Center - 281-668-3975

Utilities

GAS:
CenterPoint Energy®
713-207-2222
centerpointenergy.com

ELECTRIC:
(Multiple Providers)
powertochoose.org

SEWER/WATER:
Harris County MUD 165
3200 Southwest Fwy., Ste. 2600
Houston, TX 77027
281-861-6215 (Water/Sewer)
hcmud165.com

TRASH:
Best Trash
281-313-2378
best-trash.com

PHONE/INTERNET:
Xfinity®
800-XFINITY

School District

**Cypress-Fairbanks
Independent School District**
10300 Jones Rd., Houston, TX 77065
281-897-4000
cfisd.net

Post Office

16635 Spring Cypress Rd.
Cypress, TX 77429
800-275-8777

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

Homeowner's Association

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

HOA: \$1,055/yr.
\$400/yr. Crystal Lagoon Fee

Paid at Closing:
\$200.00 Home Alarm Monitoring -
Eyeon
\$220.00 PMG Legacy Account
Closure Fee
\$351.67 PMG Transfer Fee
\$65.00 New Account Setup Fee
\$363.75 Adopt-a-School Fund
(\$100 Paid by Builder; \$263.75 Paid
by Homeowner; 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
832-698-4490
jskinner@pmghouston.com

Taxing Authority

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

Tax Rate:
3.343% of the appraised
value of the property*

Notes:

KB Home Warranty

281-668-3901
houstoncs@kbhome.com

MyKB

- Appointment reminders
- Maintenance notifications
- Seasonal home maintenance
- Warranty documents

kbhome.com/mykb

888-KB-HOMES | kbhome.com

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*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.

