



# Homeowner Guide

Olympia Falls  
Sales Center - 281-668-3975

## Utilities

**GAS:**  
**SiEnergy**  
21261 FM529, Katy, TX  
888-468-7007  
sienergy.com

**ELECTRIC:**  
**(Multiple Providers)**  
powertochoose.org

**SEWER/WATER:**  
**Quadvest**  
26926 FM-2978, Magnolia, TX 77354  
281-356-5347

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

**PHONE/CABLE/INTERNET:**  
**(Multiple Providers)**  
**Comcast®**  
800-266-2278

## Property Management

**Vision Communities Management**  
1400 Woodloch Forest Dr., Ste. 250  
The Woodlands, TX 77380  
972-612-2303

**Contact:**  
Stormy Kelley  
stormy@vcmtexas.com

## School District

**Fort Bend Independent School District**  
16431 Lexington Blvd.  
Sugarland, TX 77479  
fortbendisd.com

## Post Office

4725 Teal Bend Blvd.  
Fresno, TX 77545  
281-431-8748

## Library

**Fort Bend County Libraries  
Sienna Branch**  
8411 Sienna Springs Dr.  
Missouri City, TX 77459  
281-238-2900

## Police

**Missouri City Police Dept.**  
3849 Cartwright Rd.  
Missouri City, TX 77459  
281-403-8700

## Fire

**Missouri City Fire Dept. Station 4**  
5955 Sienna Pkwy.  
Missouri City, TX 77459  
281-403-4300

## Homeowner's Association

**Olympia Falls HOA**  
1400 Woodloch Forest Dr., Ste. 250  
The Woodlands, TX 77380

**HOA:** \$750/yr.

**Paid at Closing:**  
\$750 Working Capital Fee  
\$175 Transfer Fee

## Taxing Authority

**Fort Bend County Tax Office  
Sienna Annex**  
5855 Sienna Springs Way  
Missouri City, TX 77459  
281-341-3710

**Tax Rate:**  
3.009% of the appraised  
value of the property\*

### Notes:

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## KB Home Warranty

281-668-3901  
houstoncs@kbhome.com

## MyKB

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

[kbhome.com/mykb](http://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.

