



# Homeowner Guide

Sunterra  
Sales Center - 281-668-3975

## Utilities

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

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

**SEWER/WATER/TRASH:**  
**Waller County MUD 37**  
1621 Milam St., Fl. 3  
Houston, TX 77002  
281-290-6500

**PHONE/INTERNET:**  
**Xfinity®**  
855-870-1311  
xfinity.com

## School District

**Katy ISD**  
6301 S. Stadium Ln., Katy, TX 77494  
281-396-6000  
katyisd.org

## Library

**Katy Library**  
5414 Franz Rd., Katy, TX 77493  
281-391-3509

## Post Office

1331 Pin Oak Rd., Katy, TX 77494  
800-275-8777

## Police

**Katy Police Dept.**  
5456 Franz Rd., Katy, TX 77493  
281-391-4848

## Fire

**Katy Fire Station #1**  
1417 Ave. D, Katy, TX 77493  
281-391-3500

## Homeowner's Association

**GrandManors**  
P.O. Box 83555, Dallas, TX 75380  
866-473-2573  
grandmanors.com

**Contact:**  
Dionna Nobel-Robinson  
sunterra@ciaramail.com

**HOA:** \$1,160/yr.

**Paid at Closing:**  
\$900 Annual Assessment  
\$450 Working CAP fee  
(50% Annual Assessment)  
\$299 Statement of Account Fee  
\$200 Eyeon Security for  
Alarm Monitoring  
\$150 Transfer/Conveyance Fee

## Taxing Authority

**Waller County Tax Assessor**  
730 9th St., Hempstead, TX 77445  
979-826-7620

**Tax Rate:**  
3.268% 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.

