



# Homeowner Guide

**Bauer Meadows**  
Sales Center - 281-668-3975

## Utilities

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

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

**SEWER/WATER:**  
**Quadvest**  
281-356-5347  
quadvest.com

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

**PHONE/INTERNET:**  
**AT&T®**  
att.com  
800-288-2020

**SEWER/WATER:**  
**Comcast®**  
**xfinity.com**  
800-934-6489

## Police

**Waller County Police Dept.**  
936-931-2110

## Fire

**Rosehill Fire Dept., Station 4**  
281-256-2978

## School District

**Waller ISD**  
2214 Waller St., Waller, TX 77484  
936-931-3685  
wallerisd.net

## Post Office

17210 Warren Ranch Rd.  
Hockley, TX 77447  
800-275-8777

## Library

**Melanee Smith Memorial Library**  
936-372-3961  
wallertexas.com/library

## Homeowner's Association

**Vision Community Management**  
1400 Woodloch Forest Dr., Ste. 250  
The Woodlands, TX 77380

**HOA:** \$900/yr.

**Paid at Closing:**  
\$450 Working Capital Fee  
\$175 Transfer Fee

## Property Management

**Vision Community Management**  
1400 Woodloch Forest Dr., Ste. 250  
The Woodlands, TX 77380

**Contact:**  
Tonia Willhoite  
Property Manager  
tonia.willhoite@vcmtexas.com

## Taxing Authority

**Harris County Tax Office**  
1001 Preston St., Houston, TX 77002  
713-724-8000

**Tax Rate:**  
3.146% 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](http://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.

