



# Homeowner Guide

Wellington Pointe  
Sales Center - 704-496-5050

## Utilities

**GAS/ELECTRIC/WATER/SEWER/  
TRASH/RECYCLING:**  
**City of Monroe**  
300 W. Crowell St., Monroe, NC 28112  
704-282-4511  
monroenc.org

**CABLE/INTERNET:**  
**Spectrum**  
3019 US-74 West, Monroe, NC 28110  
866-874-2389  
spectrum.com

**EarthLink®**  
833-644-2512  
earthlink.net

## Police

**Monroe Police Dept.**  
218 E. Franklin St., Monroe, NC 28112  
704-282-4700

## Fire

**Monroe Fire Dept.**  
300 W. Crowell St., Monroe, NC 28112  
704-282-4700

## Post Office

101 S. Charlotte Ave.  
Monroe, NC 28112  
704-289-4508

## Library

**Union County Library**  
316 E. Windsor St., Monroe, NC 28112  
704-283-8184

## Schools

**Union County Public Schools**  
400 N. Church St., Monroe, NC 28112  
704-296-9898  
ucps.k12.nc.us

## Homeowner's Association

**Cusick Community Management**  
800 Corporate Dr., Ste. 206  
Charlotte, NC 28226  
704-544-7779

**Contact:**  
Emily Barrow  
Community Manager  
newdevelopmentsupport@  
cusickcompany.com

**HOA:** \$1,080/yr. (Prorated amount  
based on closing date);  
paid quarterly

**Paid at Closing:**  
\$1,000 Capital Contribution

## DMV

**Driver's License Office**  
3122 US-74 West, Monroe, NC 28110  
704-283-4264  
ncdot.gov/

**License Plate Agency**  
622 W. Roosevelt Blvd., Ste. E  
Monroe, NC 28110  
704-283-4113

## Medical

**Atrium Health® Union**  
600 Hospital Dr., Monroe, NC 28112  
980-993-3100  
atriumhealth.org

## Taxing Authority

**Union County Assessor's Office**  
P.O. Box 97, Monroe, NC 28111-0097  
704-283-3746  
unioncountync.gov/government/  
departments-r-z/taxes-property

**Tax Rate:**  
1.09% of the appraisal value  
of the property\*

### Notes:

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## KB Home Warranty

888-292-0735  
CharlotteCS@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.

