Homeowner Guide

Madera
Sales Center – 281-668-3975

Utilities

GAS:
SiEnergy
281-778-6250
sienergy.com

ELECTRIC:
Entergy
800-368-3749 (Customer Service)
800-968-8243 (Outages)
entergy.com

WATER:
Undine
888-201-4314 (Customer Service)
866-271-4205 (Emergency)
customerservice@undinellc.com
undinellc.com

TRASH:
Frontier (Included in HOA)
936-258-9035
frontierwaste.com

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

Optimum®
866-200-7273
optimum.com

School District

New Caney ISD
21580 Loop 494
New Caney, TX 77357
281-577-8600

Post Office

20811 US-59
New Caney, TX 77357
281-399-1190
usps.com

Police

Montgomery County Sheriff's Office
1 Criminal Justice Dr.
Conroe, TX 77301
936-538-5900
mctxsheriff.org

Fire

East Montgomery County Fire Dept.
19870 FM-1485
New Caney, TX 77357
281-689-1011
emcfd.com

Homeowner's Association

Madera Residential Community Inc.
c/o Vision Communities Management

Contact:
Valeria Herrin
Valeria.herrin@vcmtexas.com
972-612-2303

HOA: $850/yr.

Paid at Closing:
$425 CAP Fee
$850 Reserve Fee

Tax Rate:
3.30% of the appraisal value of the property*
(Includes Estimated MUD Tax)

Notes:

KB Home Warranty

281-668-3901
houstoncs@kbhome.com

KB Home App

Your convenient go-to resource for:

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

kbhome.com/customer-app

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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.