



# Homeowner Guide

Sagecrest  
Sales Center - 281-666-2490

## Utilities

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

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

**SEWER/WATER:**  
**City of Conroe**  
300 W. Davis St., Conroe, TX 77301  
936-522-3170  
cityofconroe.org  
Mud Tax Rate: \$0.70

**TRASH:**  
**Waste Management®**  
800-800-5804

**PHONE/INTERNET:**  
**Consolidated Communications®**  
844-968-7224

**Optimum®**  
903 N. Loop 336 , Conroe, TX 77301  
866-950-3278  
optimum.com

## School District

**Willis ISD**  
936-856-1200  
willisisd.org

## Post Office

809 W. Dallas St., Conroe, TX 77301  
936-441-6055

## Police

**Conroe Police Dept.**  
2300 Plantation, Conroe, TX 77303  
936-522-3200

## Fire

**Conroe Fire Dept.**  
300 Sgt. Ed Holcomb Blvd. N.  
Conroe, TX 77304  
936-522-3080

## Homeowner's Association

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

**Contact:**  
Valeria Harrin, Property Manager  
972-612-2303, Ext. 3307

**HOA:** \$650/yr.

**Paid at Closing:**  
\$650 Working Capital Fee  
\$175 Transfer Fee

## Taxing Authority

**City of Conroe**

**Tax Rate:**  
2.692% of the appraised  
value of the property\*

### 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](http://kbhome.com/customer-app)

888-KB-HOMES | kbhome.com

©2026 KB Home (KBH). No affiliation or sponsorship is intended or implied with CenterPoint Energy®, Waste Management®, Optimum® or Consolidated Communications®, and all trademarks are owned by the respective trademark owners. HOA of \$650 per year is approximate, subject to change and may be increased. Please see a KBH sales counselor to learn more about the HOA, and what may or may not be covered under such costs. See sales counselor for details. HOU-1520355

\*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.

