



# Homeowner Guide

Wilson Creek  
Sales Center - 704-496-5050

## Utilities

**Gas:**  
**Lancaster County Natural Gas Authority**  
803-285-2045  
lcnngasc.com

**Electric:**  
Duke Energy®  
800-777-9898  
duke-energy.com

**Water/Sewer:**  
**Lancaster County Water and Sewer District**  
803-285-6919  
lcwasd.org

**Trash/Recycling:**  
**Active Waste Solutions**  
704-626-7400  
info@activewastesolutions.com

**Internet/Cable/Phone:**  
**Spectrum**  
855-839-4246  
spectrum.com

**Comporium®**  
888-403-2667  
comporium.com

## School District

**Lancaster County School District**  
300 S. Catawba St.  
Lancaster, SC 29720  
803-286-6972  
lancastercsd.com

## Post Office

9775 Charlotte Hwy.  
Fort Mill, SC 29707  
803-548-4547

## DMV

3071 US-21, Fort Mill, SC 29715  
803-547-8350

## Police

**Lancaster County Sheriff's Office**  
1821 Sandal Brook Rd.  
Indian Land, SC 29707  
803-283-3388

## Fire

**Indian Land Fire Rescue, Station 10**  
185 6 Mile Creek Rd.  
Lancaster, SC 29720  
803-548-5600

## Medical

**Atrium Health CMC Carolina Lakes Medical Plaza**  
7666 Charlotte Hwy.  
Indian Land, SC 29707  
803-431-8225  
atriumhealth.org

## Homeowner's Association

**Cusick Community Management**  
8000 Corporate Dr., Ste. 206  
Charlotte, NC 28226  
704-544-7779  
newdevelopmentssupport@cusickcompany.com

**HOA:**  
\$1,068/yr., paid quarterly  
(Prorated Amount Based on Closing Date)

**Paid at Closing:**  
\$1,000 Working Capital Fee

## Taxing Authority

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

**Tax Rate:** 0.35% of the appraisal value of the property\*

## KB Home Warranty

888-892-0735  
charlottects@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.

