



# Homeowner Guide

Creekside at Estancia  
Sales Center - 737-363-1766

## Schools

**Menchaca Elementary School**  
1218 FM-1626, Manchaca, TX 78652  
512-414-2333

**Paredes Middle School**  
10100 S. Mary Moore Searight Dr.  
Austin, TX 78748  
512-841-6800

**Akins High School**  
10701 S. 1st St., Austin, TX 78748  
512-841-9900

## Post Office

7310 Menchaca Rd., Austin, TX 78745  
512-416-1094

## Utilities

**Water/Wastewater:**  
**Austin Water**  
512-972-1000

**Electric:**  
**Austin Energy®**  
512-494-9400

**Cable/Phone/Internet:**  
**Spectrum/Charter**  
833-267-6094

**AT&T®**  
833-708-1538

## Police

**Austin Police Dept.**  
512-974-2000

## Fire

**Austin Fire Dept.**  
512-974-0130

## Homeowner's Association

**Condominium Owner's Association  
Lifetime HOA Management**  
210-504-8484  
contact@LifetimeHOAManagement.com  
lifetimehoamanagement.com

**HOA:** \$1,500/yr.

**Paid at Closing:**  
\$150 Working Capital Assessment  
\$200 Resale Certificate  
\$375 Transfer Fee  
\$375 Initial Ownership Conveyance  
(Prorated Annual Assessment,  
Transfer and/or Conveyance  
Fees as Applicable)

## Public Improvement District

Assessment amount is due annually,  
payable to the City of Austin and  
subject to change.

For information about amount and  
due date, contact the City of Austin  
or P3Works, LLC.

**P3Works, LLC**  
PID Administrator  
817-393-0353  
admin@p3-works.com

## Taxing Authority

**Travis County Tax Assessor's Office**  
2433 Ridgepoint Dr., Austin, TX 78754

**Contact:**  
Celia Israel  
512-854-9473  
TaxOffice@TravisCountyTX.gov

**Tax Rate:**  
1.604214% of the appraised value of  
the property\*

### Notes:

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## KB Home Warranty

866-262-7623  
austincs@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.

