



Campanas is luxury garden home living in the master planned community of Cibolo Canyons. Located in the Texas Hill Country, this gated community offers a spectacular 10,000 square-foot clubhouse with game room, library, ball room, professional catering kitchen, swimming pool with outdoor kitchen, tennis area and much more. Cibolo Canyons is convenient to the TPC golf resort, JW Marriot Hill Country Resort and Stone Oaks rapidly growing medical community.

## Essential Services and Utilities

- Police Services provided by Bexar County Sheriff's Dept. Dial 911 for emergency services
- Fire Services provided by Bexar Co. Emergency Services District #3 Dial 911 for emergency services
- Electric and gas service supplied by CPSEnergy (210) 353-2222
- Water provided by San Antonio Water System (210) 704-7297
- Garbage and Recycling: Republic Services (210) 648-5222
- HOA Management Company, CCMC (210) 737-1033

## Judson Independent School District

[www.judsonisd.org](http://www.judsonisd.org)

### Rolling Meadows Elementary: K-5

17222 FM 2252  
SA, TX 78266 (210) 945-5700

### Kitty Hawk Middle School: 6-8

840 Old Cimarron Trail  
Universal City, TX 78148 (210) 945-1220

### Veterans Memorial 9-12

7618 Evans Rd  
SA, TX 78216 (210) 619-0222

## Private Schools

There are many private schools in the San Antonio area. For lists of some of these schools, contact the Greater San Antonio Chamber of Commerce through its website, [www.sachamber.org](http://www.sachamber.org)

## Community Assessment

An Annual Master's Association fee of \$1,090, billed in two equal installments of \$545. An Annual Special Common Area Assessment fee of \$948, billed in two equal installments of \$474. A annual Special Service Area Assessment fee of \$2196, billed in two equal installments of \$1098. A one-time Working Capital fee of \$700 will be due at closing and a Texas Resale Package & Homewise Docs Service/Delivery Fee of \$666 will also be due at closing. Total Assessments to be billed is \$5,182 but billed at \$2,591 bi-annually to be due in January and July. These fees include all amenities, including the clubhouse, security system monitoring, front and backyard maintenance and maintenance of gate and common areas. The current tax rate is \$2.65 per \$100 valuation (includes Judson ISD and Bexar County Taxes).

