



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

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

Community Assessment

Total HOA Assessments are \$5,292 per year which includes an Annual Master's Association Fee of \$1,200 (billed at \$600 bi-annually) and an Annual Community Specific Maintenance Fee of \$4,092 (billed at \$2,046 bi-annually). These fees include all amenities – front and back yard maintenance, security system monitoring, clubhouse, community pools, and maintenance of gate and common areas. A one-time Transfer Fee of \$700 will be due at closing. The current tax rate is \$2.65 per \$100 valuation (includes Judson ISD and Bexar County Taxes).