



In Willis Ranch, luxurious garden home living awaits you at the foothills of the Hill Country. Located in the Hill Country, this gated community offers luxurious living and is minutes away from Stone Oak Restaurants and shopping. Enjoy beautiful native trees, quiet streets and open spaces that create a relaxed lifestyle for the entire family.

**Benefits:** Clubhouse, Pool, Walking Trails, Greenbelt Homesites, Gated Community

## Essential Services and Utilities

- Police and Fire Services: Bexar County Sheriff's Dept. Call 911 for emergencies
- Fire Services: Bulverde Volunteer Fire Dept. Call 911 for emergencies
- Roads: Association Management (210) 829-7202
- Electric and gas service supplied by CPS Energy (210) 353-2222
- Water provided by SAWS (210) 704-7297
- Phone service provided by GVTC and others 1-800-367-4882
- Cable television provided by GVTC and others 1-800-367-4882
- High speed Internet access provided by GVTC and others 1-800-367-4882
- Garbage and Recycling pickup: Tiger Sanition (210) 333-4287

## Top-Rated Comal ISD Schools

**Kinder Ranch Elementary: K-5**  
2035 Kinder Parkway  
San Antonio, TX 78260  
830-885-8900

**Pieper Middle School: 6-8**  
1106 Kinder Parkway  
San Antonio, TX 78260  
(830) 885-9600

**Pieper High School: 9-11**  
810 Kinder Parkway  
San Antonio, TX 78260  
(830) 885-9700

## Private Schools

There are many private schools in the greater 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:

The HOA Assessment equals \$1,000.84/year, billed quarterly at \$250.21/quarter. Willis Ranch Homeowners Association assesses the following fees at closing: a one-time working capital fee of \$500, conveyance fee of \$155, statement of account fee of \$100, and a processing fee of \$49. The current tax rate is \$2.10 per \$100 valuation. Fees are subject to change.

**Effective January 1, 2025, there will be an increase to \$1,100.92/year billed quarterly at \$275.23/quarter.**

To access your account, register for ACH assessment payment option, or access other association information visit the RealManage Resident Portal at [RealManage.com](http://RealManage.com).

