

# FREQUENTLY ASKED QUESTIONS



## Where is The Parks at Wilson Creek located?

The community is located in the City of Celina, with excellent accessibility to all of Collin County and the greater Dallas area due to its location near Preston Road on the Collin County Outer Loop between the Dallas North Tollway and the North Central Expressway.

## What is the timing for the Collin County Outer Loop?

The early portions of the Collin County Outer Loop are now complete, giving access for The Parks at Wilson Creek residents to drive from the Dallas North Tollway as far east as Custer Road. The County expects to continue east to North Central Expressway and to potentially add new lanes as needed over the next few years.

## What builders and home sizes are available in The Parks at Wilson Creek?

The Parks features some of North Texas' top homebuilders, building beautiful homes on a variety of lot sizes. Current builders include:

### David Weekley Homes

building on 50-ft. homesites

### Highland Homes

building on 40-ft., 50-ft. and 74-ft. homesites

### Perry Homes

building on 40-ft. and 60-ft. homesites

### Tradition Homes

building on 60-ft. and 74-ft. homesites

## What schools do The Parks at Wilson Creek students currently attend?

The Parks at Wilson Creek students attend schools in the sought-after Celina ISD. Known for both athletic prowess and academic strength, Celina ISD is one of the fastest-growing districts in the region and the proud winner of 8 State Championships in football. Starting in the fall of 2025, elementary students will attend Margie Moore Vasquez Elementary School right here in The Parks at Wilson Creek! Resident students currently attend:

**Celina Primary School**

**O'Dell Elementary School**

**Moore Middle School**

**Celina High School**

## Who provides utilities and city services to The Parks at Wilson Creek?

### Water, Sanitary Sewer & Waste Management:

The Parks at Wilson Creek is within the city limits of Celina and residents pay normal city rates for water, sewer and waste management.

**Police & Fire Services:** City of Celina

**Gas:** Atmos Energy

**Electricity:** Grayson-Collin Electric

**Internet/TV:** supplied by AT&T

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## What are the ad valorem property taxes associated with living in The Parks at Wilson Creek?

The Parks at Wilson Creek is within the jurisdiction of the following taxing authorities: Collin County, City of Celina, Collin College and Celina ISD (also see PID information). The ad valorem property tax rates based on \$100 of assessed property value were as follows:

Collin County:	\$0.149343
Celina ISD:	\$1.235800
City of Celina:	\$0.598168
Collin College:	\$0.081220

**Total Estimated Tax Rate: \$2.064531**

2024 Tax Rates

## What is a PID and what is its benefit to The Parks at Wilson Creek Residents?

The Parks at Wilson Creek is located in a Public Improvement District – which is a defined geographical area established by the City of Celina to provide specific types of public infrastructure improvements which are financed by assessments against the property owners within the area. The assessments have been utilized to fund some of the costs of public infrastructure within the area through the sale of bonds. The public infrastructure constructed and to be constructed consist of water lines to supply water for homes and for fire protection, sanitary sewer lines, storm sewer lines and other drainage facilities, and public streets. Unlike other governmental districts (such as MUDs) PIDs are within the city limits which ensures that The Parks at Wilson Creek residents will be entitled to standard city services. Further, unlike MUDs, no additional assessments may be assessed by the PID against your home, and you are able to vote in local elections.

## What are the PID Assessments?

In addition to the taxing authorities noted above, The Parks at Wilson Creek homes are assessed under The Parks at Wilson Creek PID. However, unlike property taxes, the PID assessments are incurred only for so long as the assessment remains outstanding (generally up to 30 years), and the assessment can be prepaid if desired. The PID assessments are equitably assessed by lot size. The schedule of assessments can be obtained from your sales associate.

## How much are the Homeowner's Association dues, and what do they include?

The Parks at Wilson Creek offers its residents outstanding value for their HOA dues, which include staffing, operations and maintenance of all common areas and amenities. This includes our amenity center, pools, courts, playgrounds, greenspace and trails. The Parks at Wilson Creek also includes year-round front yard maintenance of each residential homesite in the monthly HOA dues so you can enjoy more free time and a beautifully maintained community. This includes 40 mowings and edgings, 8 shrub trims and weeding of beds, and 3 fertilizer applications per year. Homeowners may also contract for additional or rear-yard maintenance separately (see additional materials). The community is managed by Insight Association Management, which brings a track record of excellence in managing other major DFW-area master-planned communities.

HOA dues will vary due to lot size and type and are as shown (per month):

**40-ft. homesite:** \$135

**50-ft. homesite:** \$143

**60-ft. homesite:** \$147

**74-ft. homesite:** \$151