

Mavera neighborhood guide

A quick reference guide for Maveria builder resources, common new build issues, and community contacts.

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Before you start

- Use your home’s closing documents and signed warranty when they differ from this guide.
- Independent neighborhood resource. SteadLog is not affiliated with Maveria, its HOA, utilities, local agencies, or its builders.

Mavera includes homes from several builders and crosses several service responsibilities. This guide keeps the most useful warranty, utility, jurisdiction, HOA, dryer-vent, floor-plan, and community links in one place. Use the provider’s linked page for current details.

Mavera contacts and who to call

Service details change. These were checked on August 1, 2026; use the linked provider page for current notices and holiday schedules.

Need	Where to start
Emergency or immediate danger	Call 911 .
Non-emergency	936-538-5900 - Montgomery County Sheriff’s Office non-emergency dispatch (Mavera is outside Conroe city limits). For general info, visit their site or MC ESD 9’s site .
Water, sewer, billing, or a water-system problem	MUD 191 water service through Inframark: 832-467-1599 , 24 hours.

Need	Where to start
Road defect or drainage problem on a Maverera street	Write MUD 191 at board@mcmud191.org ; the developer has not yet handed off responsibility.
Trash, recycling, or bulk pickup	Texas Pride service for MUD 191 : 281-342-8178 or service@texaspridedisposal.com . Trash is currently Monday and Thursday; recycling is Thursday. Place containers out by 6:00 a.m.
Natural gas leak, smell of gas, or damaged gas line	Leave the area first and call 911 . If your bill lists UniGas, call 800-925-0705 from a safe place. Confirm your provider on your bill. Call 811 before digging.
Streetlight out	Use Entergy's streetlight map or call 1-800-9OUTAGE (800-968-8243) . Select the light to check whether Entergy maintains it; not every streetlight has the same owner.
Post office services	The Conroe Post Office is at 809 W Dallas St, Conroe, TX 77301-9998 . Check the USPS page for current retail hours, holiday closures, and services before visiting.
Loose, stray, or other nonurgent animal concern	Call Montgomery County Animal Services at 936-442-7738 and press 2, Monday–Friday, 8:00 a.m.–5:00 p.m. After hours, weekends, and holidays, Animal Services directs callers to the Sheriff's general line at 936-760-5800 .

Who maintains Maverera roads?

The developers remain responsible for Maverera's roads under county-required maintenance bonds; responsibility has not been handed to the county. For a road defect or drainage problem, email [MUD 191](#) at board@mcmud191.org with the street, section, and photos. MUD 191 financed the internal roads and can route or escalate the report, but it is not the road-maintenance crew. The HOA handles common areas and amenities, not public streets.

The county accepts each section only after inspection and required corrections. No Maverera handoff date has been published.

HOA records and governance

- [Maverera HOA dashboard](#) — requests, announcements, documents, and account information through Inframark.
- **HOA policies and bylaws** — sign in to the HOA dashboard and use the current documents provided there.
- [Texas HOA management-certificate records](#) list **Maverera Homeowners' Association, Inc.** Use the current state filing for the association's recorded contact information.

Noise rules and board control

The recorded Maveria Declaration, instrument **2021101098**, does not set quiet hours or a numeric sound limit. Section 7.12 prohibits unreasonable noise and says speakers, horns, whistles, bells, and similar devices may not be clearly audible on another owner's lot or in a common area. The HOA board decides what is unreasonable and may enforce the rules through fines and other remedies. Owners are responsible for their occupants, guests, and invitees.

Normal owner construction or remodeling is exempt from nuisance claims when the work is pursued diligently and follows usual local construction practices. The Declaration does not set construction hours; check the HOA portal for any newer quiet-hours or construction-hours policy.

Because Maveria is outside Conroe city limits, Conroe's noise ordinance does not apply. Texas disorderly-conduct law may apply to unreasonable noise in a public place or near a residence the source has no right to occupy. Noise above **85 decibels is presumed unreasonable only after** a peace officer or magistrate warning. For a non-emergency public disturbance, call MCSO dispatch at **936-538-5900**. For noise from a neighbor's home, start with the HOA's covenant-enforcement process.

Pulte Homes of Texas, L.P. is the Declarant, and the HOA remains under builder/declarant control as of August 2, 2026. Use the current HOA documents for homeowner-turnover requirements.

Community links

- [The Real Neighbors of Maveria](#) — unofficial resident-run Facebook group.
- [Live Maveria – Conroe, TX](#) — developer-run community page. Use the HOA portal for official notices and documents.

Maveria-specific known issues

Roof dryer vent

Roof-terminated dryer vents have been a recurring neighborhood concern. If dry times increase or airflow seems restricted, arrange a qualified dryer-vent inspection.

Some roof-cap manufacturers specify a separate no-screen model for clothes-dryer exhaust. The correct configuration depends on the installed cap and its instructions. Do not climb onto the roof or alter anything based on this guide alone.

Thanks to [LSC Home Inspection](#) for sharing neighborhood inspection videos showing compacted roof caps and helping residents catch the issue.

Use your builder warranty before it expires

There is no single Maveria warranty schedule. Your closing packet controls the coverage, performance standards, exclusions, start date, and claim procedure for your home. The common public summaries are:

- **Pulte and Centex: 1 / 2 / 5 / 10.** Pulte's published 2024 national form and homeowner guide describe materials and workmanship coverage for one year; plumbing, electrical, heating, ventilation, air conditioning, and other mechanical systems for two years; certain water infiltration and internal leaks for five years; and specified structural elements for ten years. The homeowner guide says coverage timeframes run from closing. Use the edition issued with your home.
- **Beazer: 1 / 2 / 10.** Beazer describes most construction items for the first year, certain plumbing, electrical, and HVAC systems for two years, and major structural components for ten years after closing. Beazer states that this public summary does not replace the warranty issued at closing.
- **Meritage: use your homeowner's manual.** Meritage does not publish coverage periods on its public warranty page. It directs owners to the manual issued with the home or its warranty team for the terms that apply.

Do not save every concern for the anniversary. Report active leaks, safety issues, and ongoing damage immediately. For less urgent items, consider an **independent home inspection around month 10 or 11** while first-year coverage may still be open. Send potentially covered items through the builder's official channel before your deadline and keep the confirmation. Meritage states that it does not accept third-party inspection reports; review the report and enter only potentially warrantable items in its warranty request.

Pulte and Centex's near-anniversary visit

Pulte and Centex both publish worksheets for a **Built-to-Last Checkpoint** as the first anniversary approaches. The worksheets describe builder-initiated outreach. It is a builder follow-up, not an independent inspection, and it does not extend the written warranty.

Report a warranty issue

- **Pulte:** use the [service-request form](#).
- **Centex:** use the [service-request form](#).
- **Beazer:** use the [warranty-request form](#) or call **888-623-2937**.
- **Meritage:** sign in to the [homeowner warranty portal](#) or call **833-684-6527**. Its [warranty page](#) explains the process.

Builder homeowner guides

- [Pulte seasonal home maintenance guides](#)
- [Centex seasonal home maintenance guide](#)
- [Beazer warranty information](#)
- [Meritage warranty guidance](#)

These are general references. The warranty, manuals, and documents issued with your home control.

Find your floor plan

Browse the builders' current catalogues:

- [Centex Maveria plans](#)
- [Pulte Maveria plans](#)
- [Beazer Conroe communities](#) — the former Maveria page now redirects here.
- [Meritage Maveria plans](#)

Builder catalogues change and may omit retired plans. For the exact layout, elevation, options, and equipment installed in your home, use the signed sales and closing documents.