

Look it UP

Town of Little Elm

Union Park is located in the Town of Little Elm, which provides Police, Fire and EMS, Trash Collection and Town Parks and Recreation Facilities for its residents.

Municipal Management District

Union Park is a Municipal Management District ("MMD"). An MMD is a special district created by the Texas Legislature to finance facilities not provided by a municipality. An MMD has the power to levy an ad valorem tax to fund improvements inside the district, such as water, sewer, drainage, roads and park facilities. Having the MMD at Union Park provides not only for the infrastructure financing, but it also funds the maintenance and operations cost of the park facilities within the property.

Water

Union Park is located within the service area for the Mustang Special Utility District ("Mustang SUD"). The Mustang SUD provides the water and wastewater services for Union Park through their contract with the Upper Trinity Regional Water District ("UTRWD").

Taxes

The combined tax rate for Union Park is \$2.9789 per \$100 of home value. The property taxes provide funding to the Town of Little Elm for city services, including police, fire and recreational facilities, Municipal Management District, Denton ISD and Denton County.

\$0.6617	Town of Little Elm
\$0.5050	MMD
\$1.5400	Denton ISD
\$0.2722	Denton County
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\$2.9789	Total

A few facts and figures about life at Union Park.

Homeowners Association

The Union Park HOA is funded by the dues paid by homeowners. The HOA provides services that not only save homeowners money and time but also give them peace of mind. These services include an onsite Community General Manager who oversees the daily operations of the Association, maintenance of the common areas and compliance with the HOA guidelines. Additionally, the dues pay for the front yard maintenance (including routine mowing, flower bed weeding, shrub/tree pruning and fertilizing/weed treatments), remote, mobile-controlled home automation systems, home alarm monitoring and lifestyle programming.

With an onsite Lifestyle Manager, there's always something happening at Union Park. Above all else, Union Park is about community. About neighbors becoming friends. And about meaningful opportunities to make real connections and have some fun. Enjoy a concert at The Pavilion, take the kids to a holiday festival, or grab a bite to eat at the Food Truck Park – you won't want to miss out!

The Union Park HOA is managed onsite by Amanda Green with FirstService Residential Management Company.

Schools

Union Park is located within the highly acclaimed Denton Independent School District. Students living in Union Park attend Paloma Creek Elementary, Navo Middle School and Denton High School. With the opening of the new Braswell High School (across the street from Union Park) in Fall of 2016, students will attend school from Kindergarten through Graduation within a mile from home. Union Park will have a new onsite elementary school in the near future.

