

An architectural rendering of a modern, long, single-story building with a gabled roof. The exterior is clad in vertical light-colored wood slats. Two large, red barn-style doors are open, revealing the interior. The words "THE ARENA" are printed in black on the wood siding to the right of the second door. The building is surrounded by lush green trees and a well-maintained lawn. In the foreground, several people are walking on a paved path, and two people are riding bicycles on an adjacent road. The sky is bright blue with a few wispy clouds.

Welcome to the
Pecan Square HOA
Annual Meeting

Agenda

Welcome!

- Introductions
- Management Report
 - Who does what?
 - Pecan Square at-a-glance
 - 2020-2021 Budget
- Lifestyle Report
 - Review
 - Looking Ahead
- Developer Report
 - 2020 Recap
 - 2021 Look Ahead
- Special Guests Introductions
 - Northlake Police Department
- Q&A
- Adjourn

Introductions

Board of Directors



Andrew Pieper
President



Angie Mastrocola
Vice President



Kim Comisky
Secretary/Treasurer

Introductions

Management Team



Michele Ray-Brethower, LSM, PCAM
General Manager HOA

Razeena Sanchez
Jaylynn Banks
Community Hosts

Tanya Mendenhall
Vice President-Developer
Relations

Candace Culver
Lifestyle Manager

Peggy Bessellieu
Lifestyle Director

Freddy Gonzalez
Porter



Purpose and Benefit of the HOA

- Protect and Enhance Property Values
 - CC&R Compliance
 - Architectural Review
- Maintenance of Common Areas
 - Jackson Hall, Greeting House, Swimming Pool, Arena
 - Streetscapes and ROW's
 - Parks, Greenbelts and Entry Features
- Provide Programming and Lifestyle to Enhance *Quality of Life* and Promote a *Sense of Community*

Homeowner Rights:

- Use of Common Facilities
- Expect HOA to be managed per the Governing Documents

Homeowner Obligations:

- Pay Assessments
- Comply with Governing Documents; Rules and Regulations
- Support Community Living

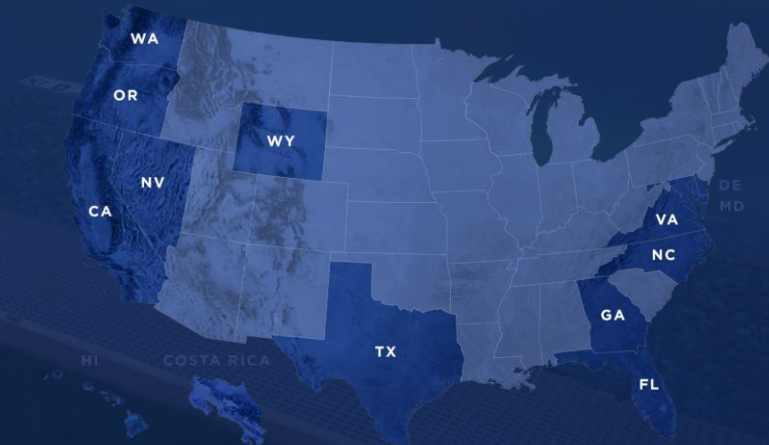
About Hillwood

- One of the country's leading independent real estate development firms
- Founded by Ross Perot, Jr. in 1988
- Headquartered in Dallas, TX
- Core competencies
 - Industrial/Logistics
 - Mixed-Use/Retail
 - Multifamily
 - Residential Communities



About Hillwood Communities

- 30 Years / 87 Communities / 28,000 Lots Sold
- 32 team members
- Focus on master planned communities
- 55 public and private home builders
- Homes from mid \$200s to high \$700s
- Offices in Dallas, LA, Houston, Austin



Who does what?

WHO IS THE DEVELOPER?

- Plans the layout and design elements
- Installs infrastructure
- Forms the Association
- Works with legal counsel to create governing rules and guidelines

WHO IS ON THE BOARD AND WHAT IS THEIR ROLE?

- Representatives of the Declarant
- Approval of budgets & contracts
- Determines assessment rates
- Establishes committees
- Initially serves or appoints the Architectural Committee

WHAT IS THE MANAGEMENT COMPANY'S ROLE?

- Carry out decisions made by the Board
- Provide information, training, and leadership on the Association's operations to the Board and the community at large
- Resident liaison
- Accounts payable & receivable
- Budget preparation for Board approval
- Meeting facilitation
- Coordination with vendors
- CC&R enforcement

Pecan Square At-a-Glance:

Community at Buildout: 3,000 homes

Occupied Homes

2019: 32

2020: 401*

Architectural Modification

Requests:

2019: 6

2020: 128

Homes Under Construction: 170



**Through December 1, 2020*

Budget Comparison 2020 - 2021

2019- 2020 Pecan Square Residential Community

Category	2020		2021	Description
	Projected	Budget	Budget	
Income				
Assessments	\$ 968,000	\$562,687	\$1,484,648	Assessments for residents/builders
Other Revenue	\$ 210,000	\$133,614	\$962,436	Working Capital, Internet, Front Yard Maintenance, Facility Rental
Total Revenue	\$ 1,178,000	\$696,301	\$2,447,084	
Expense				
Administrative	\$ 47,000	\$107,846	\$179,048	Management fees, Lifestyle, Office supplies, Operational costs and App
Insurance/Taxes	\$ 41,604	\$47,524	\$55,909	Property, Crime, Workman's Comp, D&O and Umbrella
Utilities	\$ 236,200	\$187,014	\$818,161	Water, electric, gas, trash, HOA/Resident internet and phone services.
Landscape Maintenance	\$ 280,000	\$280,587	\$811,221	Landscape contract, monitoring and special projects.
Common Area Maintenance	\$ 78,000	\$90,000	\$48,000	Common area maintenance; holiday décor; gator and truck expense
Pool Maintenance	\$ 59,500	\$82,950	\$63,100	Pool monitors, maintenance, chemicals and repairs
On Site Staff/Management Overhead	\$ 245,000	\$313,222	\$394,205	Salaries/Wages, payroll taxes, benefits, mileage
Facility Maintenance	\$ 24,000	\$24,400	\$77,440	Facility maintenance, annual maintenance contracts, Access control, Janitorial supplies
Total Expenses	\$ 1,011,304	\$1,133,543	\$2,447,084	

Lifestyle at Pecan Square



LIFESTYLE

ACCOMPLISHMENTS

- We have 16 active resident run groups that engage on Facebook
- Pecan Square HOA Facebook group has 524 members! This is a place to connect with your neighbors and keep up with all the community happenings.
- We just recently launched the Pecan Square Life App where you can find events, add them to your calendar, make event reservations, request to rent an amenity space, find all your HOA documents, and even report a lost or found pet.
- We partnered with Harvest and raised enough funds to deliver meals to Texas Health Hospital in Denton twice, Wise Health & Emergency Center, and our local first responders during the height of the pandemic.
- We have selected The North Texas Food Bank as our Non-Profit partner and can't wait to start supporting their mission!

LIFESTYLE

LOOKING FORWARD TO 2021.....

- Seasonal Craft Corners
- Basketball Breakout
- Concert Series
- Seasonal Market on The Square
- Polar Plunge
- Bark Breaks & Yappy Hours
- New Fitness Classes

DEVELOPER UPDATE

Welcome to

PECAN
SQUARESM
←
WHERE TOWN MEETS COUNTRY

BY HILLWOOD  COMMUNITIES



2020 RECAP



PECAN
SQUARE

THE
BRAYDEN

drees
CUSTOM HOMES

MONDAY-SATURDAY
10AM-6PM
SUNDAY
12PM-6PM

What a Year!

- May 2018 – Phase 1 Ground Breaking
- May 2019 – First Sale!
- September 2019 – First Closing!
- October 2019 – Model Home Grand Opening
- September 2020 – 500th Sale

Sales & Closings

	<u>2019</u>	<u>2020 YTD</u>	<u>Total</u>
• Sales	130	438	568
• Closings	32	369	401 (34/mo)
• Avg. Sale Price			\$354,000
• Avg. Home Size			2,500 SF

Pecan Square Builder Partners



July
2019



July
2020



PECAN
SQUARE.

July
2019



July
2020



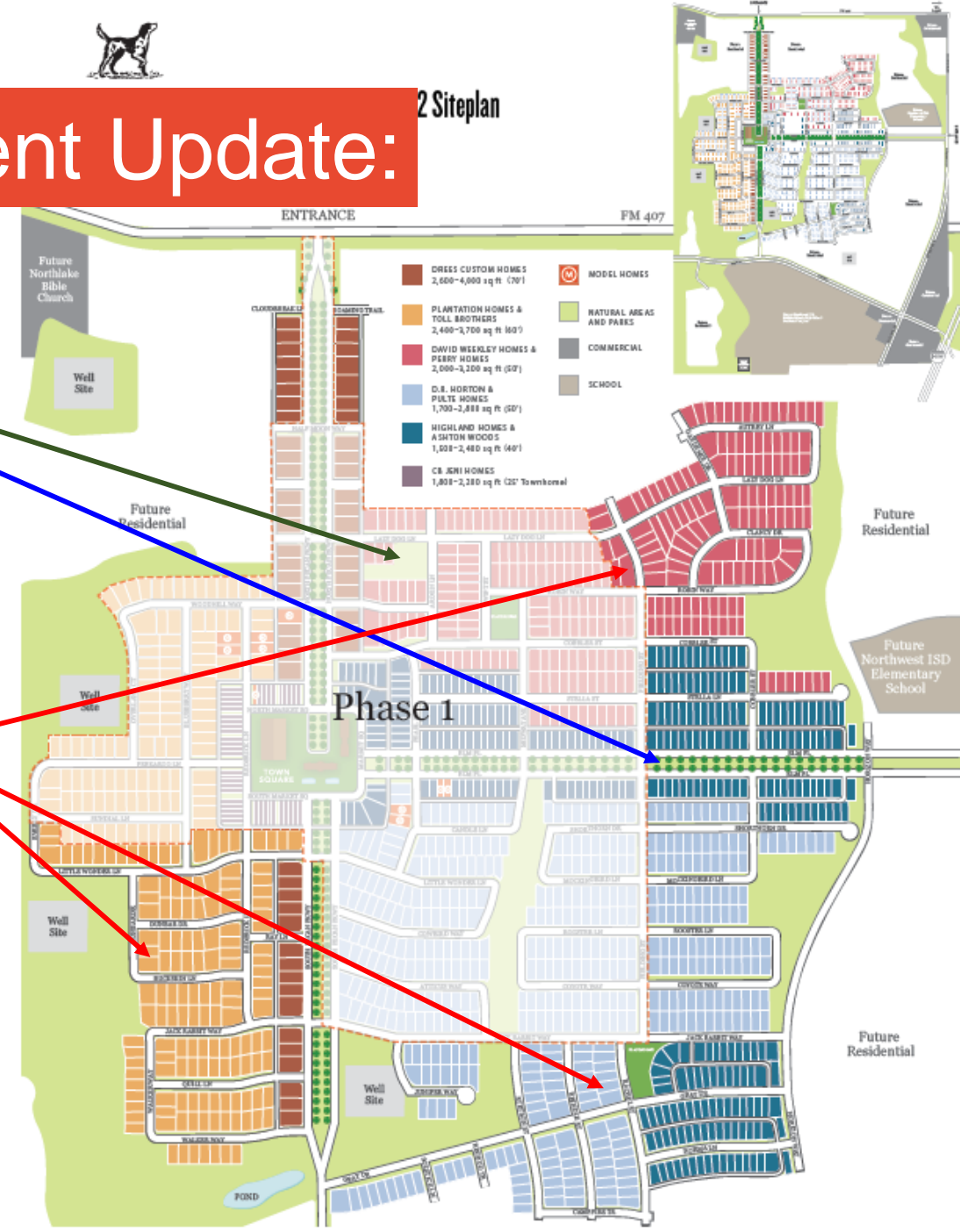
Development Update





Pecan Square Development Update:

- Phase 1 – 675 Lots
- Phase 2A – 192 Lots (*Dec-'20*)
 - 40'
 - 50' x 113'
 - 70'
- Phase 2B – 524 Lots (*Spring '21*)
 - 40'
 - 50' x 113'
 - 50' x 118'
 - 60'
 - 70'
- Total – 1,391 Lots



The details as shown on this map exhibit are for illustrative purposes only and are by no means a guarantee that future improvements will be constructed. This information provided is not drawn to scale and is subject to change based on the Developer's (JAN IARE) and any of its affiliated entities' decision at any time. Furthermore, the development and phasing of the development is subject to market conditions and other unforeseen conditions that may occur. (JAN IARE) December 15, 2020



November
2020



407 & Cleveland Gibbs

- Harvest FWSD & Town of Northlake – Intersection Widening (*Complete*)
- TXDoT – Traffic Light (*2021*)



407 & Cleveland Gibbs

- Harvest FWSD & Town of Northlake – Intersection Widening (*Complete*)
- TXDoT – Traffic Light (*2021*)
- Pecan Square – CG West (*Early 2021*)



Northwest ISD

- K – 12 On-Site Schools
 - Elementary School
 - Middle School
 - High School
 - Stadium Complex

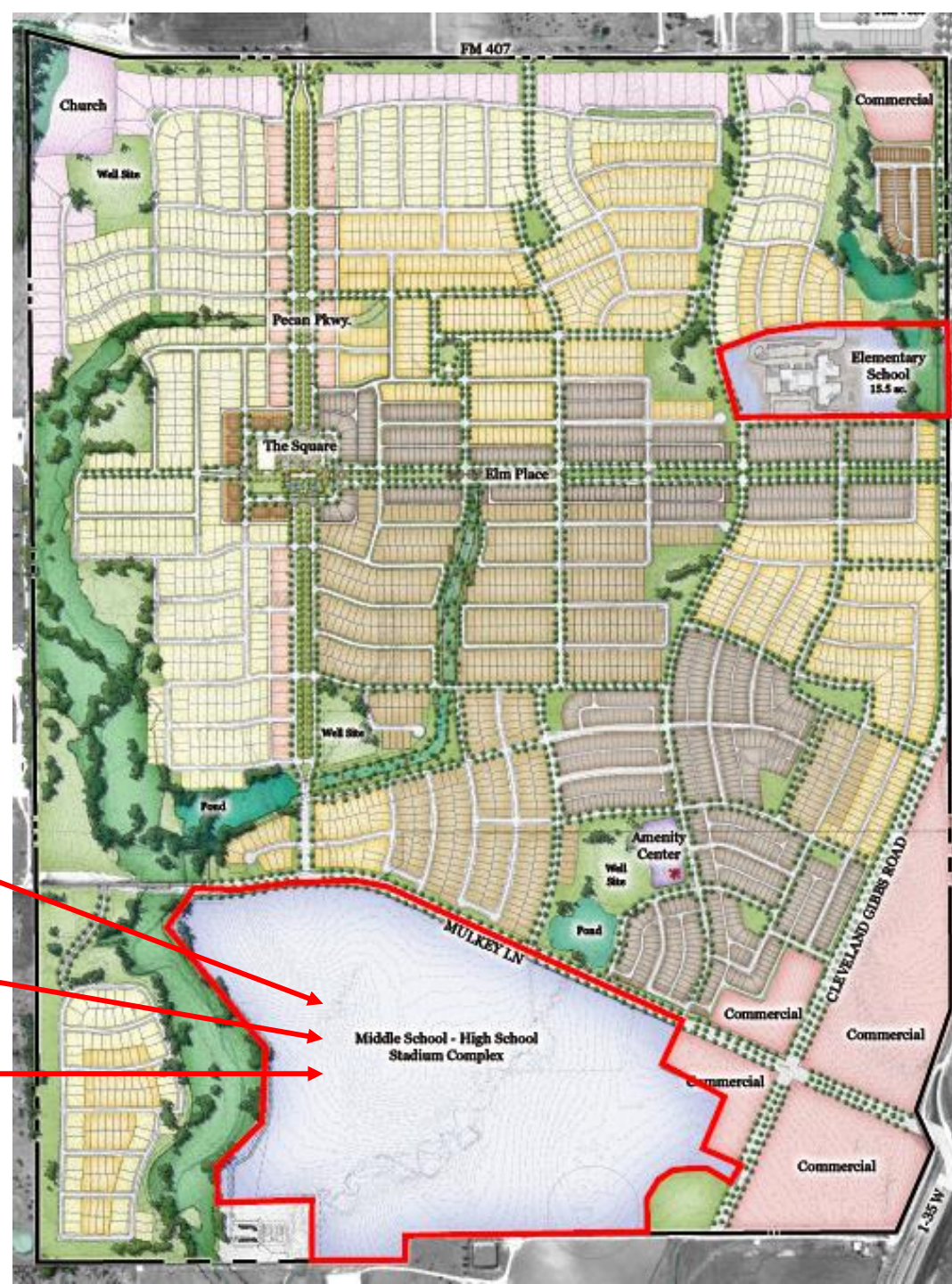


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SQUARE



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PECAN
SQUARE



Amenity Update



PECAN SQUARE
TEXAS
NORTH LAKE
HILLWOOD COMMUNITIES
• USA •

JACKSON HALL *(Now Open!)*



- Main Community Gathering Spot
- Game Room
- Conference/Event Room
- Pool

Greeting House *(Now Open!)*



- Community Information & Host
- Open Co-Working Space
- HOA Offices
- Private/Special Events
- Office Work Room
- Jack's Snacks & Beverages

The Arena

(February 2021)



- 22,000 SF
- Sports Courts
- Entertainment Venue
- Catering Kitchen
- Event Stage



Phase 2 Amenity Plans

- Pocket Park





Phase 2 Amenity Plans

- Pocket Park
- Elm Place Overlook Tower





Phase 2 Amenity Plans

- Pocket Park
- Elm Place Overlook Tower
- Dog Park





Phase 2 Amenity Plans

- Pocket Park
- Elm Place Overlook Tower
- Dog Park
- Signature Play and Outdoor Entertainment









Future Amenities

- Fitness Center & Pool



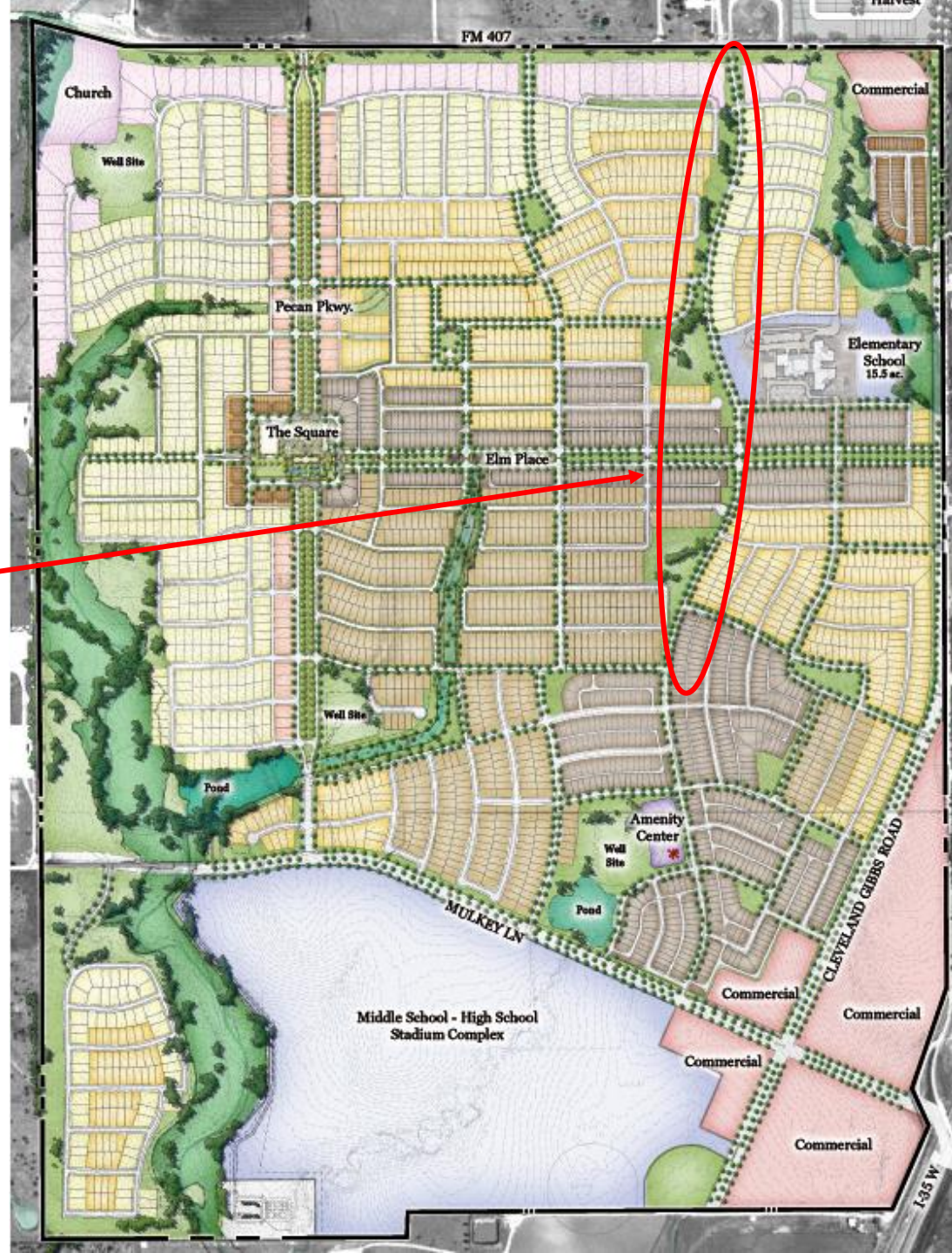
Future Amenities

- Fitness Center & Pool
- Pool Facility



Future Amenities

- Fitness Center & Pool
- Pool Facility
- Linear Park on the Ridge



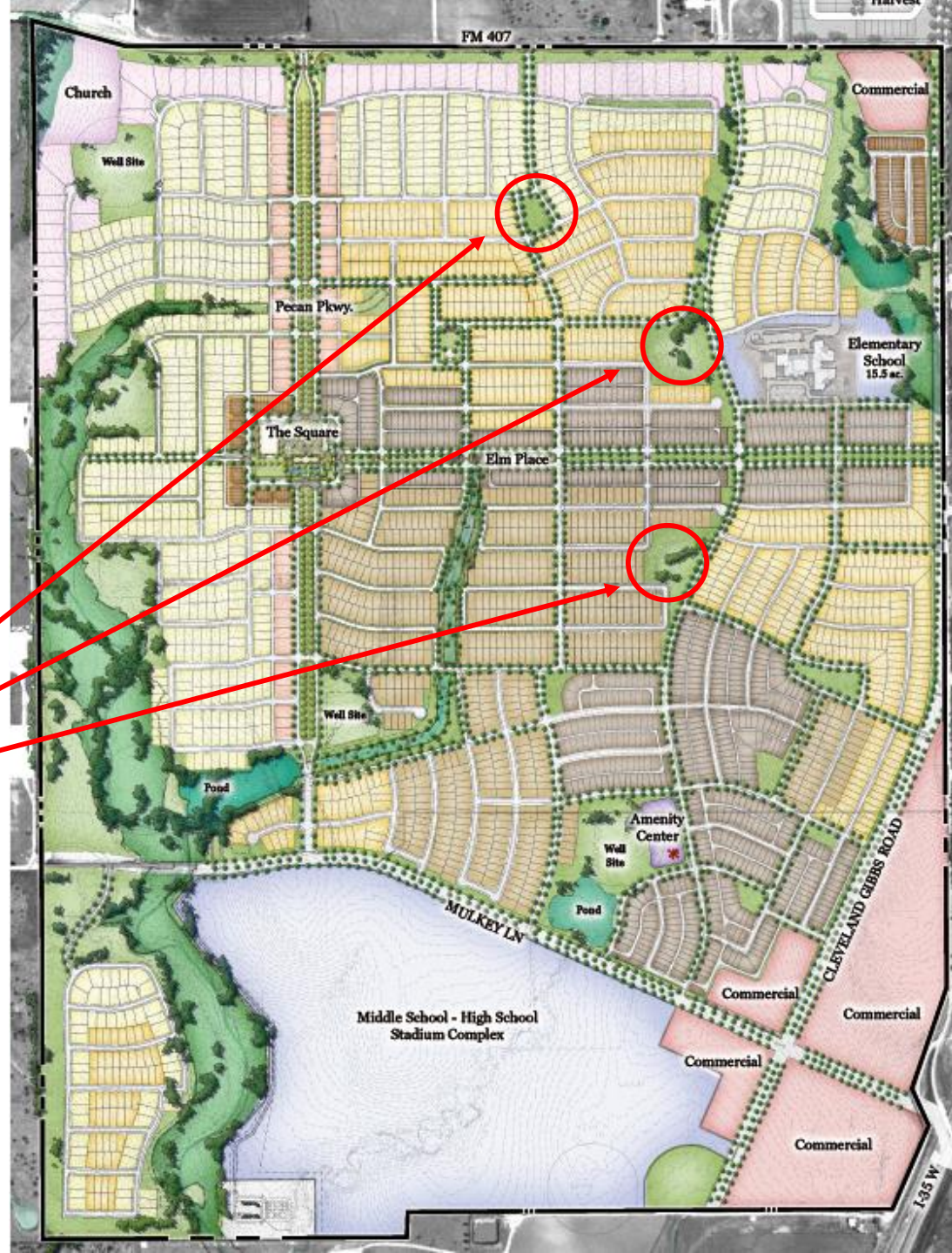
Future Amenities

- Fitness Center & Pool
- Pool Facility
- Linear Park on the Ridge
- Trails



Future Amenities

- Fitness Center & Pool
- Pool Facility
- Linear Park on the Ridge
- Trails
- Additional Pocket Parks



Future Commercial

- Countryside Bible Church
- +75 acres of future commercial
 - Retail
 - Townhomes



Special Guest Speaker:

Northlake Chief of Police
Robert Crawford





PECAN
SQUARESM

Thank you for joining us.