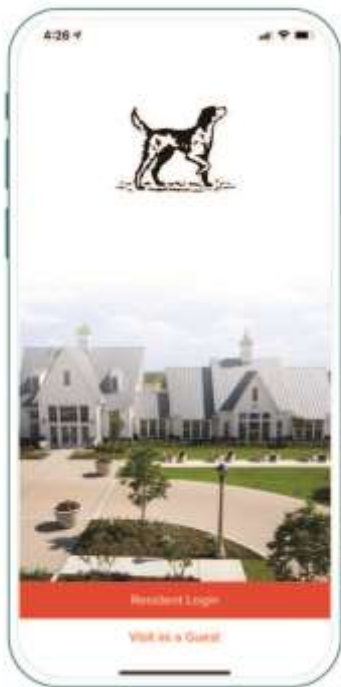


Welcome to the Pecan Square HOA Annual Meeting



Stay Connected



Pecan Square Life App

- Event details, reservations, and reminders
- Amenity rental reservations



Pecan Square HOA Events & Activities

- Events details and reminders
- LIVE videos to make sure you don't miss anything

Agenda

Welcome!

- Introductions
- Management Report
 - Who does what?
 - Pecan Square at-a-glance
 - 2021-2022 Budget
- Lifestyle Report
 - Review
 - Looking Ahead
- Developer Report
 - 2021 Recap
 - 2022 Look Ahead
- Special Guests Introductions
 - Dr. Robert Moon
- Adjourn

Introductions

Board of Directors



Kim Comisky
President



Angie Mastrocola
Vice President



Andrew Pieper
Secretary/Treasurer

Introductions

Management Team

Mark Pacheco
General Manager

Christopher Gruber
Assistant General Manager HOA

Candace Culver
Lifestyle Manager

Razeena Sanchez
Community Host



Brandon Yeager
Porter

Tanya Mendenhall
Vice President-Developer
Relations



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

Who does what?

WHO IS THE DEVELOPER?

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

WHO IS ON THE BOARD AND WHAT IS THEIR ROLE?

- Representatives of the Declarant at this time
- 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: 434

2021: 764*

Architectural Modification

Requests:

2019: 6

2020: 128

2021: 164

Homes Under Construction: 300+

**Through December 1, 2021*



Budget Comparison 2021 - 2022

Category	2021 Projected Actuals	2022 Budget
Assessment & Operating	\$1,780,089	\$3,429,843
Utility Expense	\$448,075	\$1,154,563
Landscape Maintenance Expense	\$513,028	\$1,137,006
Common Area Maintenance Expense	\$6,857	\$81,000
General & Administrative Expenses	\$72,087	\$243,650
Amenity Center/Pool Maintenance Expense	\$127,334	\$108,780
Committee Budgets Expenses	\$49,997	\$82,271
Insurance and Taxes Expense	\$33,014	\$72,400
Onsite Management	\$313,018	\$485,652
Total Expenses	\$1,563,410	\$3,365,322
<i>Operating Net Income/(Loss)</i>	\$216,679	\$64,521

The Greeting House

- Open 7 days a week
- HOA staff on site
- High speed internet
- Jack's Snacks
- Conference room reservations
- Notary Service
- Amenity Tours
- Printing
- Weekly coworking treats
- Monitors available
- Workroom space perfect for craft projects

Come say Hi!

Razeena Moosa

Razeena.Moosa@fsresidential.com

Admin Number: 214.591.3201



Lifestyle at Pecan Square



LIFESTYLE

ACCOMPLISHMENTS

- Hosted over 300 events and activities for the year
- The Helping Hands group
- We have 32 active resident run groups that engage on Facebook- compared to 16 last year
- As a community, we have provided 15,885 meals to the North Texas Food Bank throughout the year
- We started even more new community traditions like Freedom Fest & Parade, LIVE on The Lawn, Northlake Neighbors Race, and Monster Mash

LIFESTYLE

2021 LIFESTYLE DIRECTOR OF THE YEAR

2021 LIFESTYLE PROGRAM OF THE YEAR

2021 MASTER-PLANNED COMMUNITY OF THE YEAR

2021 PEOPLE'S CHOICE COMMUNITY OF THE YEAR

DALLAS BUILDERS ASSOCIATION



LIFESTYLE

LOOKING FORWARD TO 2022.....

- Open Mic Nights
- Polar Plunge
- Bark Breaks & Yappy Hours at the Dog Park
- Grilling Demonstrations and Competitions
- Building Homes for Heroes Events
- Farm to Table Dinners

DEVELOPER UPDATE

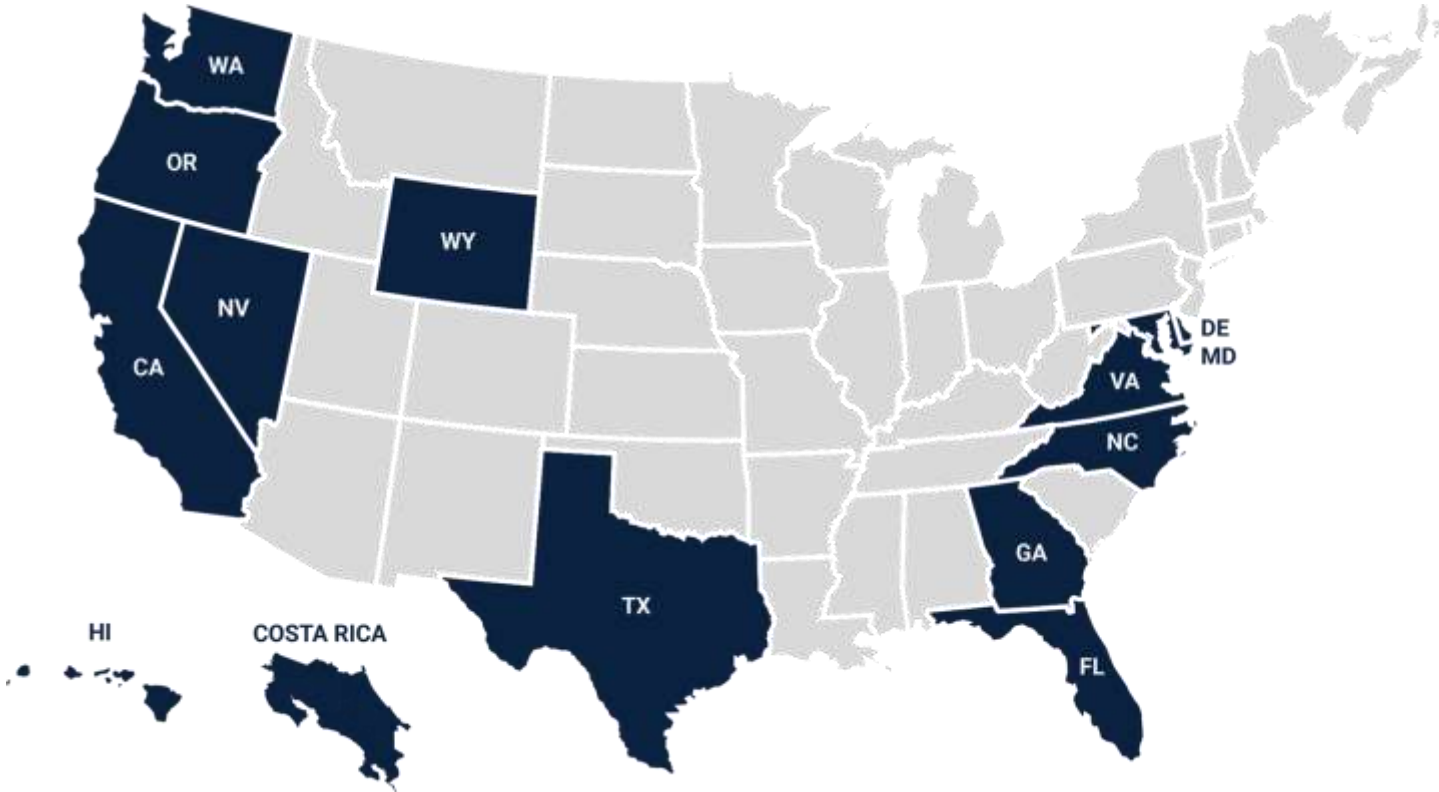
Welcome to

PECAN
SQUARE™
←
WHERE TOWN MEETS COUNTRY

BY HILLWOOD  COMMUNITIES



33 Years | 92 Communities | 13 States | 2 Countries



28 Current Projects

- TEXAS**
Austin (1)
Dallas-Fort Worth (13)
Houston (2)
San Antonio (1)

- HAWAII**
Maui (1)

- OREGON**
Bend (1)

- VIRGINIA**
N. Virginia (4)

- WYOMING**
Jackson Hole (1)

- FLORIDA**
Orlando (1)
Tampa (1)

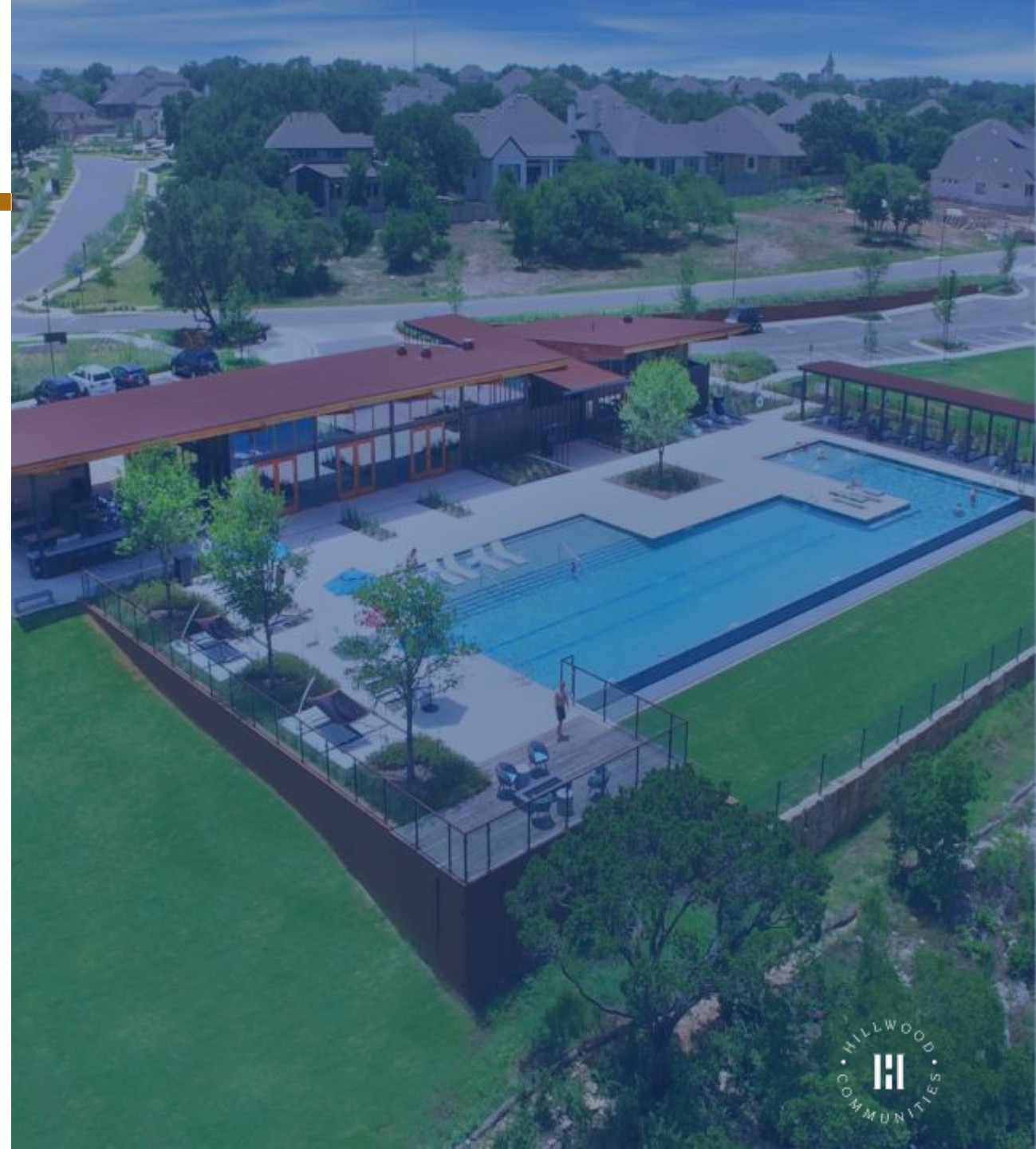
- NORTH CAROLINA**
Raleigh (1)

- CALIFORNIA**
Simi Valley (1)



About Hillwood Communities

- A division of Hillwood
- Founded in 1988 by Ross Perot Jr.
- Headquartered in Dallas, TX
- Focus on master-planned communities
- Founded to address housing demand to support job creation in AllianceTexas
- Award-winning Communities
- More than 38,000 lots developed
- 39 team members
- 55 public and private home builders
- Homes from high \$200s to \$1M+



2021 RECAP



PECAN
SQUARE

THE
BRAYDEN

drees
CUSTOM HOMES

MARKET REPORT
10AM - 6PM

SERVICE
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
- October 2021 – 1,000th Sale

Sales & Closings

	2019	2020	2021 YTD*	Total
Sales	130	476	458	1,064
Closings	32	402	300	734
Avg. Sale Price	\$345K	\$354K	\$450K	\$393K
Avg. Home Size	2,446	2,452	2,549	2,493

**As of December 6, 2021*

Pecan Square Builder Partners





July
2019



December
2021



December
2021



December
2021



Development Update



Pecan Square Development Update:

Complete

Phase 1 – 675 Lots

Phase 2A – 192 Lots

Phase 2B – 524 Lots

Sub-Total – 1,391

Pending Construction

Phase 3C – 269 Lots (Dec '21 - 4Q'22)

Phase 3A – 199 Lots (Dec '21 - 4Q'22)

Phase 4C – 255 Lots (Mar '22 - 1Q'23)

Sub-Total – 723 Lots

Total – 2,114 Lots

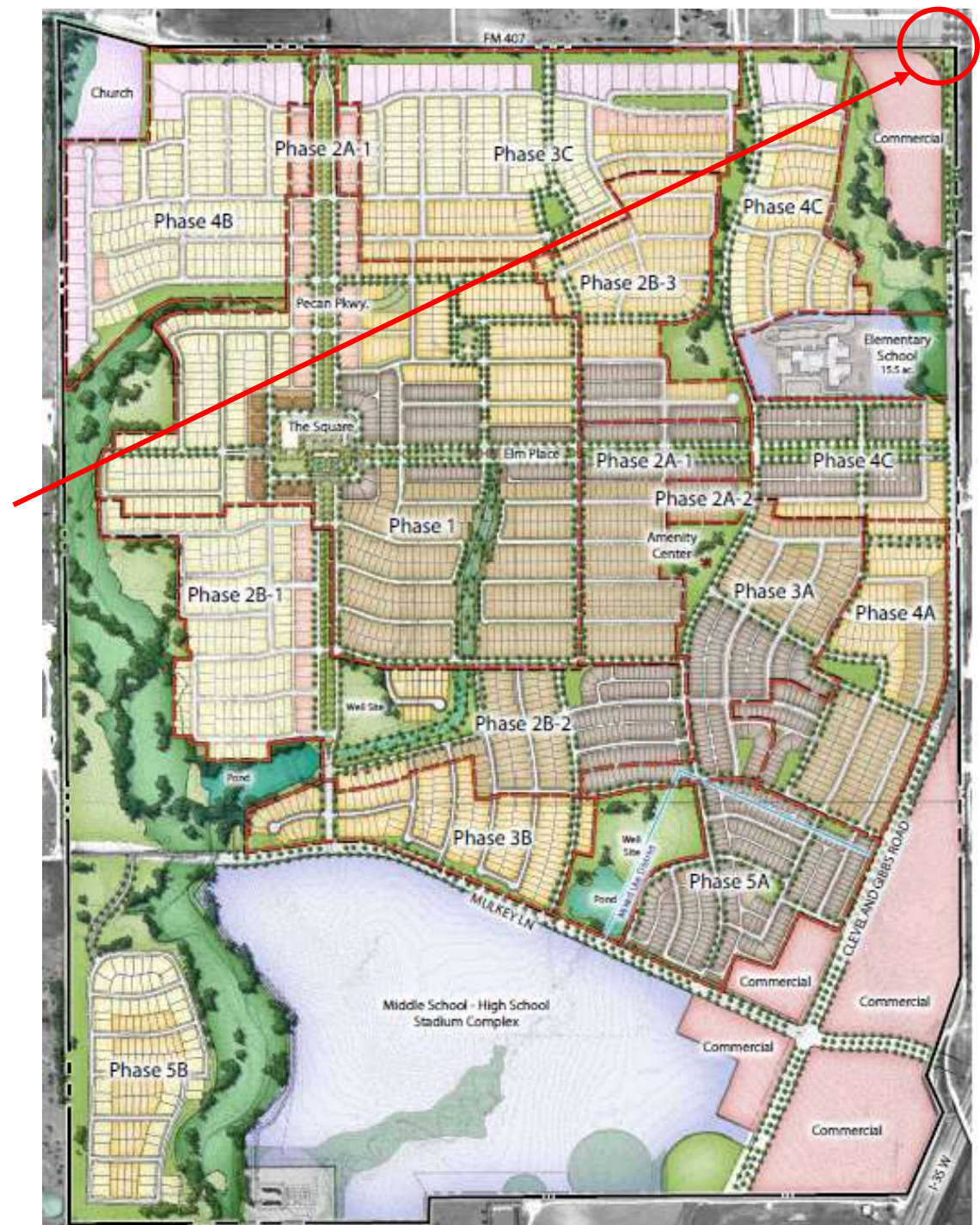


November
2020



407 & Cleveland Gibbs

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



407 & Cleveland Gibbs

- Harvest FWSD & Town of Northlake – Intersection Widening (*Complete*)
- TXDoT – Traffic Light (*Complete*)
- Cleveland Gibbs – Western Two Lanes (*Complete*)



Mulkey Road

- Mulkey Road to 35W



Northwest ISD

- K – 12 On-Site Schools
- Elementary School (*Fall 2023 Opening*)
- Middle School
- High School
- Stadium Complex



Northwest ISD

- K – 12 On-Site Schools
 - Elementary School (*Fall 2023 Opening*)
 - Middle School
 - High School
 - Stadium Complex



Amenity Update



JACKSON HALL



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

Greeting House



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

The Arena



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



Amenities Under Construction

- Pocket Park
(February 2022)





Amenities Under Construction

- Pocket Park
 - Elm Place Overlook Tower
- (April 2022)*





Amenities Under Construction

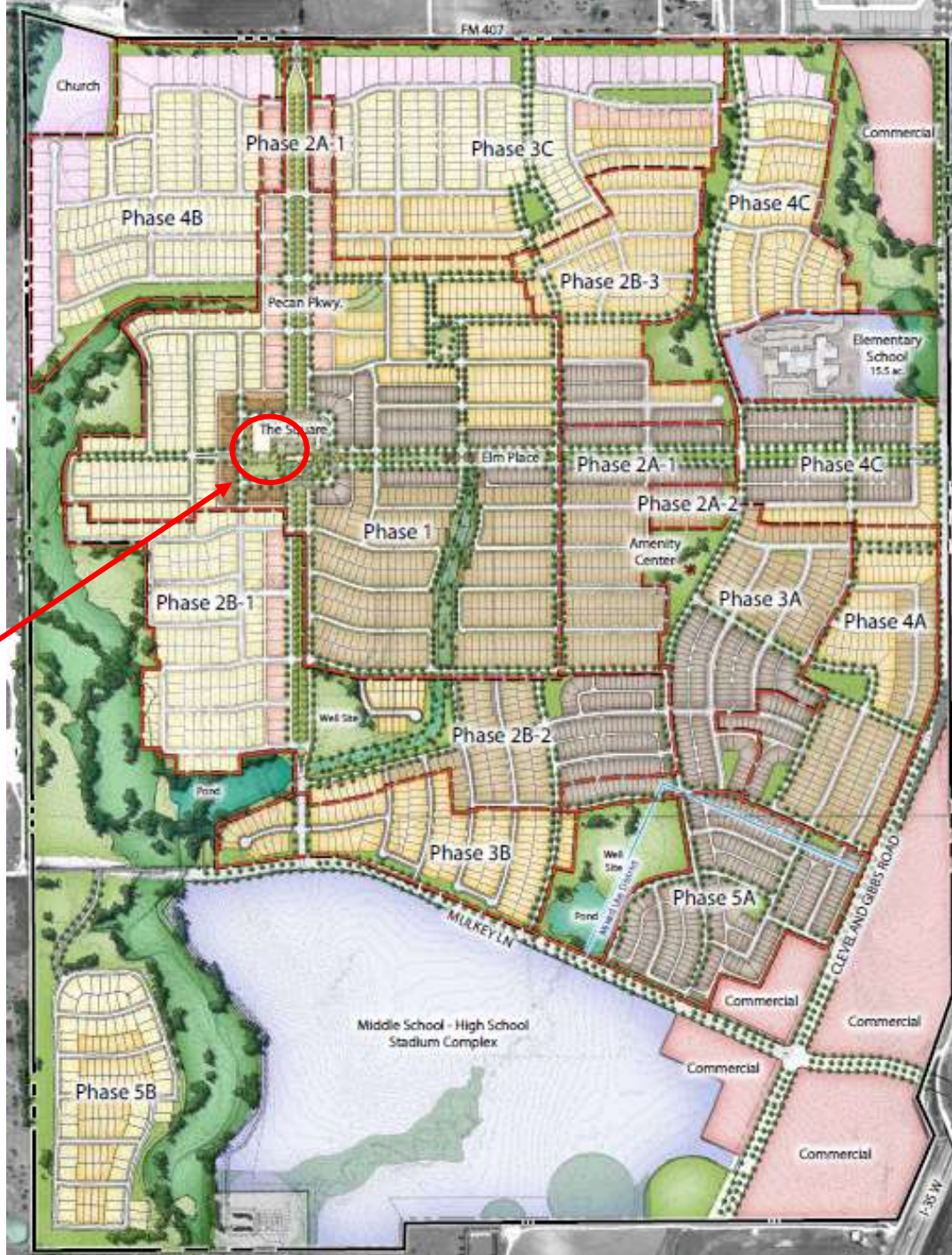
- Pocket Park
- Elm Place Overlook Tower
- Dog Park





Amenities Under Construction

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





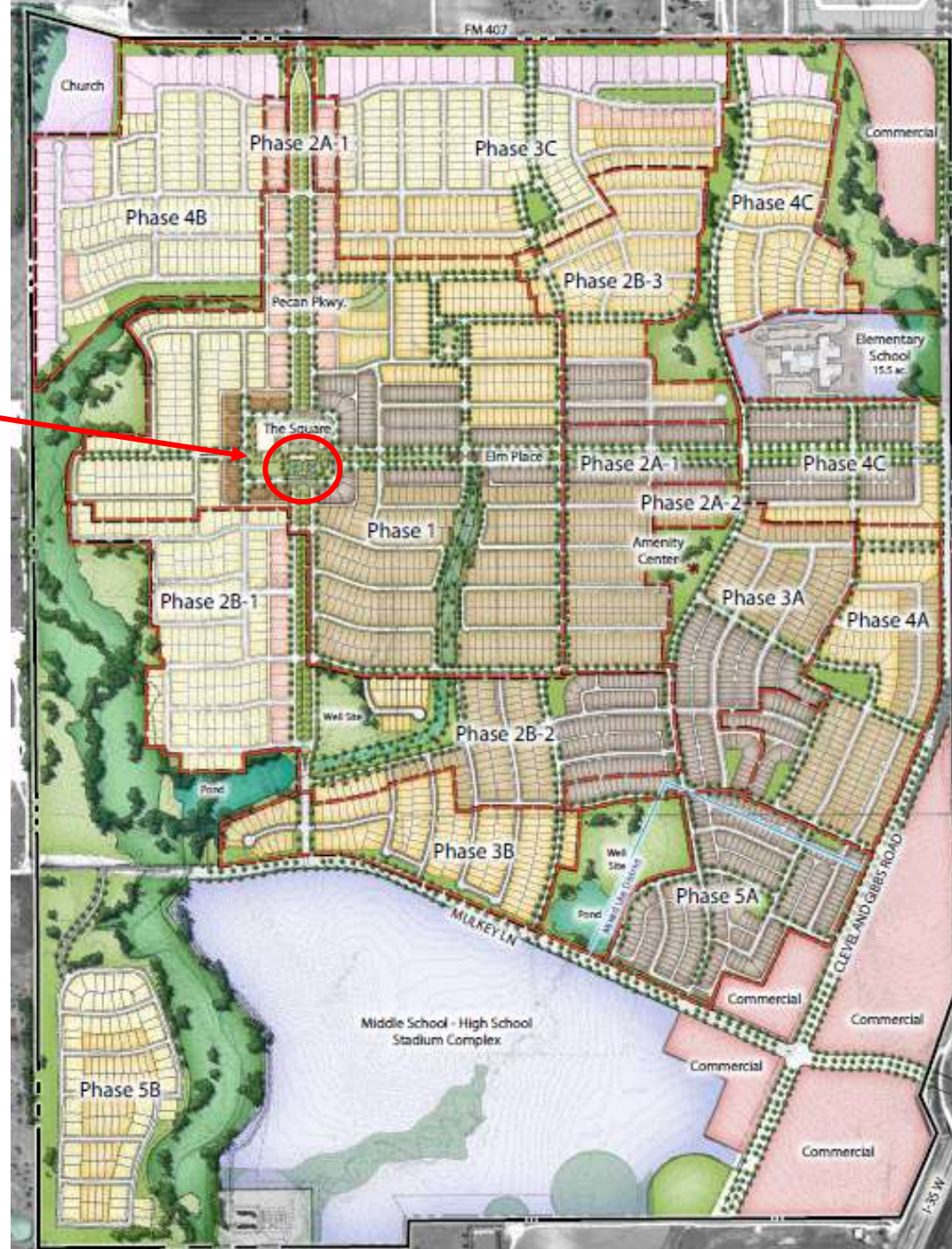






Amenities Under Construction

- Fitness Center & Pool
(Late Summer 2022)



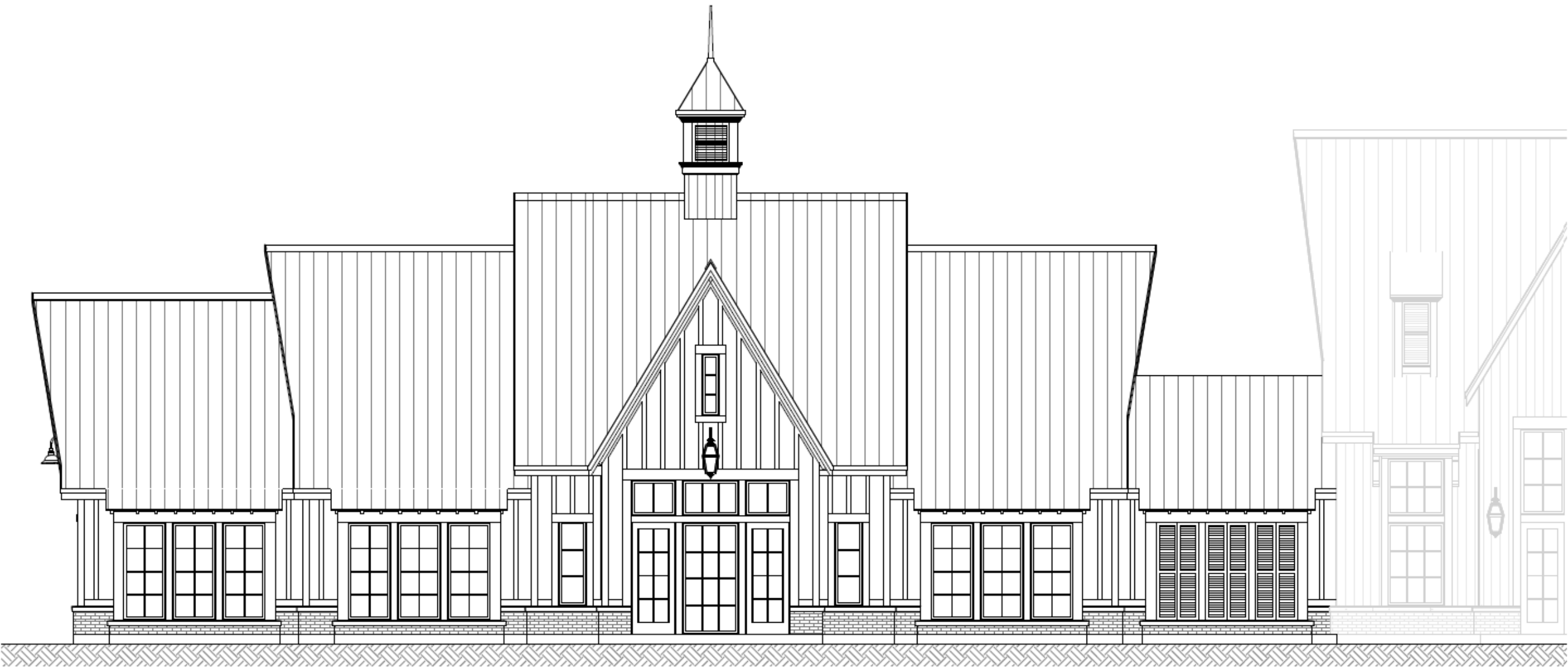
PHASE 1

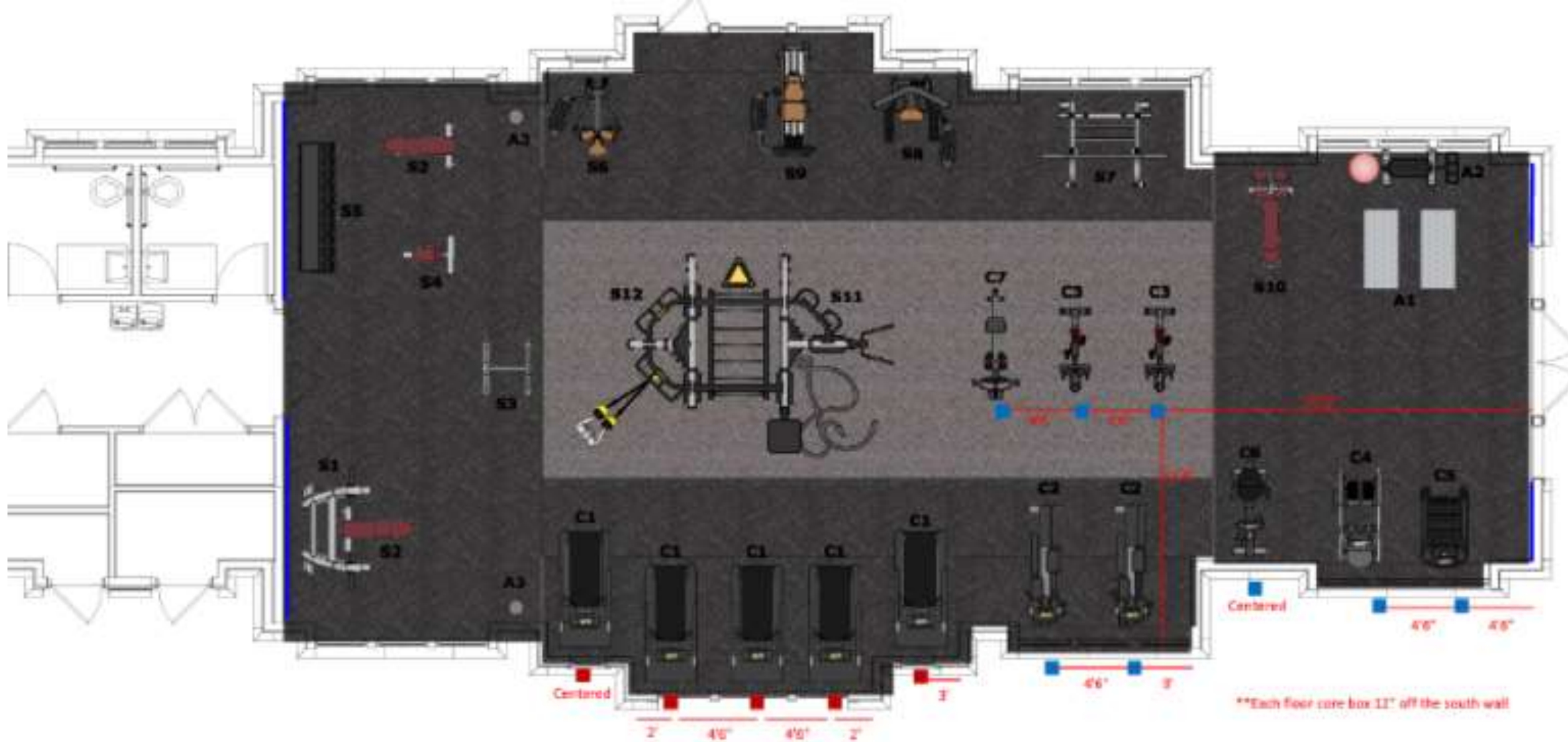
PHASE 2

POOL

POOL PAVILION







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 Parks



Future Commercial

- Countryside Bible Church
- +75 acres of future commercial



Special Guest Speaker:

Dr. Robert Moon





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SQUARESM

Thank you for joining us.