

Pecan Square

Questions and Answers for the 2022 Annual meeting:

- 1) When will the gym open:
 - a) The contractor has repaired the insulation and drywall. Painting is ongoing. The gym flooring is on order and will take 2-3 weeks to arrive. In the interim, additional attic insulation and preventative measures are underway. Once we have a definitive re-opening date we will notify the community.
- 2) Why are Jelly Fish lights not allowed in Pecan Square:
 - a) The Board is evaluating this type of lighting and could possibly amend the rules to allow them.
- 3) We live on Overland and wanted to know if there were any details on the construction going on regarding the pond and green space.
 - a) The area around the pond will be seeded to establish vegetation.
- 4) Who is paying for the damage with the gym?
 - a) The damage is covered under warranty and will be repaired at no cost to the HOA and no HOA insurance claim is required.
- 5) Why did they cut down the trees south of the arena?
 - a) We have been monitoring the trees and based on the health of the trees and Dr. Moon's recommendation, the Board approved replacement of the trees.
- 6) Who checks on the irrigation and the amount of time it runs?
 - a) This is done by the current Landscape company.
- 7) The light over the entry of the pool on the south side facing South Pecan has been out for some time. What is the plan?
 - a) This light is no longer available, so we will need to find another option and replace.
- 8) Why does the Board not budget for treating the streets in a winter storm?
 - a) The streets belong to the town and the district, thus maintenance falls on the municipalities.
- 0) What is the possibility of the board deciding to use the greenspace on South Market and Redbrick to build a couple of sand volleyball courts?
 - a) This is currently not in the plans.
- 9) What is the possibility of additional sport courts being built such as street hockey/field hockey or tennis courts
 - a) These are currently not in the plans.
- 10) Any possibility of local artist contributing pieces, architectural elements, sculptures for the green areas in South Pecan Pkwy and Elm Pl.

- a) This could be possible in the future.
- 12) Addition of distance markers on the walking paths in South Pecan Pkwy and Elm Pl. a) We can look at this and see what it would cost to add markers.
- 13) Many have asked why the Greeting House cannot be open without anyone from your team or Hillwood on site earlier than and beyond the current business hours.
a) The Greeting House is meant to be open during set hours as a Co-Working space for residents and a place for prospective buyers to get more information on the community. Outside of those hours, the Greeting House is used for HOA hosted events or as rentable space.
- 14) When will management return to strict enforcement of the rules? a) The management drives the community weekly and processes violations on all homes that are not following the guidelines. We do need to follow the governing documents and process based on these rules.
- 15) What is the plan for the large pile of dirt off Woodhill?
a) The dirt will be used in that area when future residential lots are developed.
- 16) Any news on who the builder and/or builders will be for the new .70 acre lots?
a) The builder(s) for the estate lots have not been determined at this time.
- 17) On the planned pickleball courts, are they planning to utilize actual pickleball court material or just a dry pour of concrete like the arena?
a) The developer's architect is designing the pickleball courts to have the appropriate court material.
- 18) What is the timeline for the Mulkey road improvements?
a) Completion of Mulkey Road will be in 2Q23.
- 19) Is there any update on connecting Stetson/Brindle/Rachel (any or all of those streets) to Mulkey?
a) All street connections are based on the Town of Northlake thoroughfare plan.
- 20) Would it be possible to get one of those combination dog bag/trash cans on the walking path going down Gray Street?
a) We can get cost estimate and provide to Board to evaluate.
- 21) Will there be another gym that is much larger than the current fitness center? If so, when, where and how large?
a) Only one fitness facility is planned for Pecan Square.
- 22) Are we able to add/amend CC&Rs that would restrict present (or future) sex offenders from being able to reside in this community or partake in neighborhood amenities?

- a) The Association has no duty to ensure the safety or security of its membership. Owners are responsible for their own safety and security. If the Association starts taking steps to ensure safety and security, it will be taking on a duty that it otherwise doesn't have. If it takes on that duty and a criminal slips through the cracks, the Association will potentially be liable for breach of duty it voluntarily took on and the damages that flow from the breach of that duty, i.e., negligence. Based on this information provided by the Association's attorney, the Board of Directors is not willing to take on that liability.

23) Are we able to set a maximum limit of homes that can be made into rentals in the community? a) There is not a maximum limit of rentals, however; there are restrictions as to required lease term. The developer also works with the builders to restrict the sale of homes to investors.

24) Are renters able to use community amenities?

- a) Yes, but the owners of those homes give up the right to use the amenities. At the end of the day the homeowners are ultimately responsible if their tenants cause damage or issues while using the facilities.

25) Is there a rental section slated for development here in PS? (Like the one in Harvest?)

- a) At this time the developer has not decided if a build for rent product will be offered in Pecan Square.

26) Why are our HOA fees higher than sister community, Harvest? Harvest appears to have more (free) events and more community amenities than PS and pay a significantly lower rate.

- a) HOA dues are related to the number of homes that will be in a community as well as the associated amenities and expenses. Pecan Square will be approximately 2,950 homes at build out. Harvest will be over 4,000 homes at build out. A portion of the homes in Harvest also pay a PID tax on top of their HOA dues. This amount is equal to an additional .21 cents per \$100 of home value. For example, a \$450,000.00 home pays another \$945.00 on top of their HOA dues. This PID tax helps pay for some of the common area expenses, thus allowing the HOA assessments in Harvest to be lower.

27) What kind of construction is going on across from the school and in front of the bell tower?

- a) The widening of Elm and development of residential lots.

28) When and where will there be a grocery store?

- a) A grocery store is planned for the NW corner of 35W and 407. That property is part of the Harvest community and we do not have any other details at this time.

29) Southwest corner of Arden and Lazy dog holds water and does not drain. Is there a plan to correct this area?

- a) We will notify the Town and the District as they are responsible for street repairs.

- 30) Phase 3C has taken over a year to complete. What is the plan and when can we expect it to be done? We were told that our homes would receive an inspection after the work due to the heavy equipment and how they shook all the homes.
- a) Phase 3C lot development should be complete early 2Q23. The associated landscape installation of common areas will occur 2Q and 3Q.
- 31) What time is construction supposed to start? We have crews starting as early as 6am.
- a) Construction hours in Northlake are 7am-7pm when within 600ft of a residence.
- 32) With the new pickleball courts being added, can we look at maybe leaving the arena the way it is and adding basketball at the new site as well. This way people at both ends of the community can utilize the same type of amenities.
- a) The developer has chosen to create a separate pickleball court area that will have the appropriate fencing, screening, etc.
- 33) Please introduce the BOD as well as their expertise.
- a) Kim Comiskey, Board President. Kim has been with Hillwood Communities for 22 years. Kim has a degree in accounting and is a Project Manager who has been involved in the creation of Property Owner's Associations in Texas, Nevada, Delaware and Florida and has served on the Board of Directors of more than 30 Associations.
 - b) Angie Mastrocola, Board Vice President. Angie has been with Hillwood Communities for 33 years. Angie has a business degree and is a Project Manager who has been involved in the creation of Property Owner's Associations and served on the Board of Directors of more than 20 Associations.
 - c) Andrew Pieper, Board Secretary/Treasurer. Andrew has been with Hillwood Communities for 13 years. Andrew has a degree in finance and is a Project Manager who has been involved in the creation of Property Owner's Associations and served on the Board of Directors of 10 Associations.
- 34) Per the bylaws - the board can create an "Advisory Committee". With the necessary threshold of 75% lots sold still yet to be reached, will the board consider creation of an Advisory committee, consisting of members of the community?
- a) The Advisory Committee will be created the year prior to the first election of a homeowner to the Board. This allows those owners interested in running for the Board an opportunity to shadow the Board to see if they truly do want the responsibility that comes with being a Board member.
- 35) Other Hillwood communities (i.e. - Harvest) and other surrounding communities allow political candidates to speak with their residents. The candidates are sponsored by a member of the community and the meetings are held in the common areas for all residents the opportunity to attend. Residents should be allowed the opportunity to meet and ask questions of candidates that

will be representing them. Will the board reconsider their current standing prohibiting the use of common areas for political purposes?

a) **Not at this time.**

36) Is there a consideration for a volleyball court at any point in the future? Would it be possible to ask the community for feedback and see what kind of demand is there for volleyball?

a) **The addition of volleyball courts is not planned.**

37) The new pickleball courts: will there be lights for players to be out there in winter after dark? I noticed string lights over the seating area in the middle. But that will not be enough to play a game. I am sure any lights will need to be positioned just right so no houses are affected by the lights.

a. **Lights will be installed for the courts.**

38) Regarding the Oncor Transmission Line meetings/ongoing discussions: is Hillwood actively a part of these conversations as this may impact the lots along 407 for sure? I am also curious if that is why you don't have a builder for those lots yet as mentioned in the meeting.

a. **Hillwood is actively providing feedback to Oncor. It is very unlikely that 407 would be the alignment. This does not have an impact in the selection of builder.**

39) You note that a benefit of an HOA is that an HOA protects and enhances property values. Do you have any evidence of this maybe a study that supports this theory?

a. **Communities that have an active HOA that enforces the governing documents and maintains the common areas and assets have historically higher home values than communities that do not.**

40) Can we get a breakdown of the approximately \$1.3 million in budgeted utility costs? How many square feet of space are we using? This seems excessive; there are large office buildings that do not spend nearly this much annually on utilities.

a. **The utility line item in the budget includes the following:**

b. Electric	\$80,000
c. Gas	\$7,000
d. Telephone	\$11,000
e. Internet	\$49,000
f. Trash	\$3,500
g. Water	<u>\$247,818</u>
i. Total	\$393,318
h. Resident Internet Service	<u>\$899,760*</u>
Total Utility Per Budget	\$1,298,078

***The resident internet service has an offsetting revenue line item in the budget.**

41) What will be used to ensure the privacy of the homes on the bottom of the hill of the pool and pickleball area?

a. **Privacy was taken into consideration when designing the location and types of landscape materials. The use of berms, evergreens, fencing and orientation of the facilities will assist with the privacy concerns.**

- 42) Can more lights be added to the streets? The streets are too dark.
- a. The number and location of street lights are determined by the municipalities ordinance.
- 43) When will the field south of Little Wonder Ln and west of Buckskin be graded and vegetation established? What is the timeframe for the installation of the trail through this area? Will there be a trail and a sidewalk?
- a. Hillwood is evaluating the ultimate use of this area. Until that decision is made, the area will be cleared of construction debris, vegetation will be established and a fence will be installed to prevent dumping.