



Questions for Annual Meeting

December 3, 2020

General

I had an idea about the Hub area. I know there's a trash can there, but maybe a recycling bin for boxes might be a good idea too. I always see people asking if others have shipping boxes in the fb group. Would make a good place they can be dropped off and reused or picked up by the recycling folks.

We will consider this and how to manage the number of boxes that could be dropped off.

I wanted to ask if we are going to restrict parking on the street for the market square streets as well as Redbrick. My wife was telling me that she remembers reading somewhere that it should be but wasn't sure so I thought I would bring it up. There are several cars that park in turning paths that have caused near accidents. The Saturday sales guy from CB Jeni also likes to park in front of stop sign and fire hydrant. He doesn't observe the 15 foot gap required on fire hydrants nor the 30 foot gap for stop signs.

The streets are Northlake public right-of-way and residents/visitors are permitted to park on the street. We will ask the sales agent to park his vehicle in a parking space next to the arena.

Are the homes on ELM supposed to park on the street since they have rear facing garage?

Anyone can park on the streets as they are Northlake public right-a-way.

How many houses have closed to date and what is the total number of houses planned to be?

Pecan Square will be 3,000 homes. To date 400 homes have closed. For more information on occupied homes/homes under construction, etc., see the Annual Meeting power point presentation available on the website.

Maintenance

Is there anything the community can do about cleaning up the mud on the sidewalks? I see the streets getting cleaned on occasion, but some of the sidewalks have been covered in mud for months.

The sidewalk maintenance is not an HOA responsibility, it is resident responsibility.

Budget

Will you publish a itemized list of what our HOA fees pay for (i.e. services, salaries, common area utilities and maintenance)?

Such as 6 months of utilities in Jackson hall without community access? Or offices in greeting house for months without community access? How much of our HOA fees are going towards salary for Candace who simply coordinates food trucks? I understand we are living in unprecedented times but notice quite a bit of waste and abuse of HOA funds.

Even though we had to restrict access to Jackson Hall during the pandemic, the Greeting House was made available as soon as we completed construction and received the CO required to open. The swimming pool was made accessible the entire summer. During the pandemic there have been many offerings for residents that provided safe and healthy opportunities. We continued fitness classes, water aerobics, and yoga.

Is there a reduction/increase of dues anticipated in the coming years?

Currently, there is not a reduction of dues anticipated. As we continue to grow, we are also adding additional amenities, and utilities, landscaping maintenance and operational expenses will continue to increase. The assessments were set based on future growth and anticipated expenses to operate all the additional community amenities.

Development-Pool

Are we planning to make the next pool more kid centric, i.e. slides, dump buckets, etc. similar to Trophy Club? Also, if that is not an option, what about a lazy river, most homeowners in the community approve of this idea as well.

This is great feedback and we will work to incorporate these comments. We do hope to differentiate the second pool to offer new and unique opportunities for all residents to enjoy.

Is it possible to heat the pool and keep it open year-round for people like myself who like to swim laps daily? Since the pool is being maintained and is paid for with HOA dues, it would be nice if it was available year-round.

Heating the pool is cost prohibitive.

Development-Gym

Why was the gym postponed? who made the decision? Why was this not communicated to us prior to purchase?

What is the eta on the gym?

When is the gym going to be finished and what amenities will be inside it?

A fitness center is planned East of Jackson Hall. Plans include indoor/outdoor fitness areas with several weightlifting and aerobic machines. More detailed plans to come. Timing of the groundbreaking and opening have not been finalized, however the current target is 2022.

Development-Misc

With the approval of golf carts, I foresee us having more within the community as time passes, can we look at adding a golf cart parking area next to the arena to avoid using up the minimal car spaces?

We do not have additional space to provide golf cart parking. Golf carts may park in the regular parking spaces at the arena.

I was wondering if there is a plan for a dog park in the near future? There are many of us whose dogs get along great and would love nothing more than to socialize with other dogs. Everyone was so pleased with the pooch plunge at the pool in September and it was a great example of how much we would use the dog park.

See the Annual Meeting power point presentation for pictorials! Yes, we have a dog park coming on the south end of the community, south of Jack Rabbit Way and South Pecan Parkway.

There is a great view of the fireworks at Texas Motor Speedway from certain parts of the neighborhood. Is there any plans to incorporate a viewing area on the hill or in the back so more people can enjoy the fireworks?

There will be a park/gathering space constructed on the east hill of Elm, west of the Cleveland Gibbs entrance. It will include seating and great view points of sunsets, and fireworks from the July 4th festivities.

Are there any conservation efforts for the birds of prey that frequent our fields? Can we install Owl Houses?

We can look into this as it also provides an opportunity for a Boy Scout Eagle project for the community. The Owl houses could be placed in the common areas.

Concerning the area on the south side of Jack Rabbit Way and beyond, what is the developing plan and the timing? We have been told by some of the construction people that there is no plan to put any cement there for at least a year. How are they going to keep the torrential dust from our houses?

There will be a dog park constructed off Jack Rabbit Way, as well as an expansive trail system is planned in future phasing of the community.

Is there a map of phase II? And can it be posted in our app?

We can most definitely provide a Phase II map on our website and the app. Stay tuned!

Are the cows on PS property? If so, can we get long horns?

Hillwood Land & Cattle runs the farming and livestock operation on the majority of land surrounding Pecan Square.

There is a natural water run-off in the undeveloped area behind the first block of Lazy Dog Lane. Does phase three plan on keeping this as open space or possibly a pond?

There is not a pond planned in this section, though there are others throughout the property, existing or planned.

Any plans on adding a pond or nature trails?

We have a trail system with a pond in future development of the community.

We reside at 3020 Peekaboo Lane. Currently our backyard looks towards a field as well as a gas well. It's my understanding that there will be no construction directly behind us, but I was wondering if there are any plans to do anything with that land behind us as well as at the end of our street. Hope you can give me some insight on what's coming!

A trail system running North/South through the natural flood plain will connect to this section.

Are any more parks planned for pecan square?

We currently have a park and playground planned between the Arena and Jackson Hall that will be constructed in 2021. There will also be a park at Jack Rabbit Way and Rachel in the southern portion of the community.

I was wondering if Pecan Square is going to be adding lights in our subdivision. It's really dark out here at night and very hard to see pedestrians.

There are no additional lights planned, except the lights that will be along Elm east to Cleveland Gibbs.

Is there a walking bridge in the Master Plan to allow pedestrian crossings of the rock creek which divides east and west Pecan Square?

There are no additional crossings planned.

Development-Northlake

If known, what are the planned commercial projects coming to the area? A grocery store by chance? Restaurants?

Several new restaurants are currently under construction in front of Harvest. Hillwood continues to pursue a grocery user at the corners of 407/35, however there are no plans in place today.

Does Hillwood attend Northlake city council meetings on future development near pecan square? i.e. Can you help persuade what might go in across the street from us or when/where traffic lights get put in?

A partnership between the Harvest FWSD and the Town of Northlake has resulted in the widening of the CG/407 intersection, allowing for TXDoT to install a stop light. Current indications suggest the first half of 2021.