

YEAR IN REVIEW 2023

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Developer's Corner



Guiding Principles

Guided by the principles below, Hillwood Communities' approach has led to a proven history of delivering long-term results for customers, partners, and investors. They create the perfect conditions for neighbors to get out and live life to the fullest for years to come.



SENSE OF COMMUNITY

Create a culture of belonging



WELL-BEING

Nurture healthy living



ENRICHMENT

Empower lifelong learning



STEWARDSHIP

Contribute to a more sustainable society and planet



INNOVATION

A spirit of curiosity that advances quality of life



PECAN SQUARESM

2023 Year in Review

#MeetMeAtTheSquare

It is hard to believe that we are four years into building a life here in Pecan Square! The community pride here is stronger than ever and the culture rings true to the small-town spirit that we hoped to create. The community offers a unique lifestyle that combines the charm of small-town Texas with the convenience of modern amenities! We have hosted over 300 events and activities ranging from small-group classes to community-wide celebrations. Pecan Square is not just a place to live, it is a place to belong!

“I love that residents share the same values and vision for our community and support each other in times of need. They take pride in their homes and strive to make Pecan Square a better place for everyone. Pecan Square is more than a community, it is a way of life!”

RAZEENA SANCHEZ
Lifestyle Manager



“We moved to Pecan Square because we wanted to live in a beautiful neighborhood that had a sense of community and that would fit our active lifestyle. Pecan Square has not only met but has exceeded our expectations. We enjoy taking advantage of all the outdoor spaces and attending the well-planned community events where we have made so many new friends.”

BRAD & CODY MARTIN

PECAN SQUARED

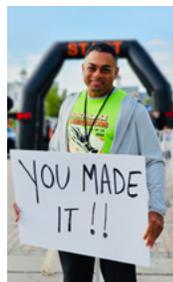
The Lifestyle Program at Pecan Square is so much more than just events— it’s getting to know residents on a personal level and walking with them through both the good and bad times. The Lifestyle Program provides opportunities for learning, growth, and support, which can enrich the lives of our residents personally and professionally.

Our residents are proud to call Pecan Square their home and with our newly released merchandise, they can take their home anywhere they go! We have everything from Pecan Square baseball hats, blankets, hoodies to whiskey glasses, coasters and more.



“Pecan Square has been such a fun and joyful place to call home. It brings some of the best qualities of peaceful rural life ties in with the fun amenities of a suburban community together. It’s so great to be able to have Jackson Hall, The Arena and The Greeting House to make memories as a family. We’re delighted to live here and be part of the Pecan Square community.”

MATT & KATE JONES



“I have lived in Pecan Square for just over a year and have absolutely fallen in love with our neighborhood. The amenities and events are fantastic and second to none. I’ve enjoyed the pool, events at The Arena, and taking my dog to the dog parks. But most of all, the people have proven to be the best thing about Pecan Square. Pecan Square is an amazing place to call home.”

ELLEN DUNN

THE SILVER LININGS CLUB

We have a diverse group of neighbors who have many different interests, but one group that really grew this year is our Silver Linings Club, Pecan Square's 50+ residents! By getting together and creating events each month, the 50+ residents are closer than ever and look forward to doing life together—even outside of Pecan Square. From monthly dinner potluck gatherings to walks, wine tastings, and even play dates with the grandbabies, there's always excitement within the Silver Linings Club.



JOHNIE R. DANIEL ELEMENTARY

Johnie R. Daniel Elementary, the first of three planned on-site Northwest ISD schools, broke ground in May. The students are now wrapping up their first semester and have nothing but wonderful things to say about their classmates, teachers, volunteers and the school itself! The school has hosted multiple events in partnership with the HOA team. This partnership is the secret sauce for enriching the next generation of future leaders!

“Neighborhood schools are special and truly promote community. That’s especially true with elementary schools which become the heartbeat of a community.”

FRED BALDA
President of Hillwood Communities



“The feeling of a close-knit community around our neighborhood school creates a sense of family. It brings lasting friendships for our kids and the parents. We love being so close to school that our kids could walk or rather take a quick golf cart ride up the hill. The kids know the teachers and staff because they are engaged in not only us, but the community as well. Our kids love going to school. It’s exactly what we hoped for by moving to Pecan Square.”

REBEKAH GUILLAUME

THE EMERGENCY PREPAREDNESS COMMITTEE

Pecan Square has established its own Emergency Preparedness Team which can help provide support during events that don't require EMS or other first responder services. Our residents can also reach out to the team for assistance in developing their own preparedness plans.



“I love living in Pecan Square because it feels like home. The sense of community makes me feel like I have a family. Helping lead the Emergency Preparedness Committee with my co-chairs brings me close to a lot of my neighbors and has allowed me to knit closer friendships. Watching everyone come together in an emergency and help make it home.”

KYLA OBERG

NORTH TEXAS FOOD BANK AND TARRANT AREA FOOD BANK

We are a community anchored in the traditions of small-town America. We support our neighbors and when our cups run over, we support those in surrounding communities through the Tarrant Area Food Bank. The Northlake Neighbors Race and the Adult Egg Hunt are our two largest fundraisers. In 2023, we raised enough funds and goods to provide 58,000 meals!



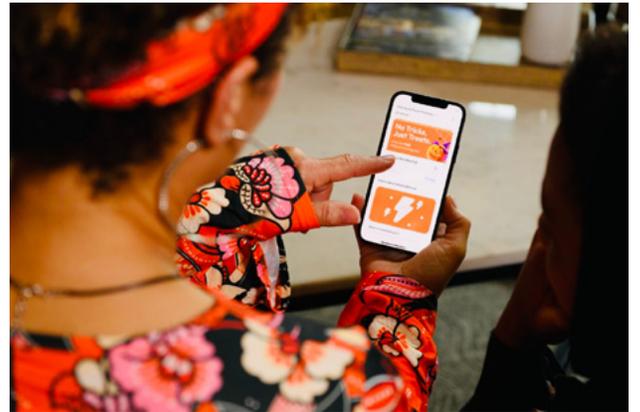
“Partnering with the Tarrant Area Food Bank is crucial for our community as it helps address food insecurity, supports vulnerable populations, and promotes overall well-being. This collaboration can enhance access to nutritious food, alleviate hunger, and contribute to a healthier, more resilient community.”

MARK PACHECO
General Manager



MANNA

Hillwood was thrilled to partner with Manna to bring drone delivery service to a select number of Pecan Square residents in 2023. Manna is running the most advanced residential drone delivery service in the world, servicing over 150,000 people across two continents. Manna's state-of-the-art delivery drones are remotely piloted and can deliver select goods directly to your yard. Pecan Square residents can order select items from the Touring Chocolatier and the Farmhouse Coffee & Treasures to their front yard via Manna Drone Delivery. We are excited about this partnership and can't wait for 2024, when all Pecan Square residents will be able to experience drone delivery from Manna.





PECAN SQUARE™

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FirstService
RESIDENTIAL

DEVELOPER'S CORNER

Pecan Square is growing by leaps and bounds! In 2023 Pecan Square welcomed 236 new residents and the builders sold 400 homes! Hillwood Communities developed 720 lots for our builders this year and started construction on another 343 lots. Northwest ISD opened the Johnnie R. Daniel Elementary School, providing an amazing environment for Pecan Square children to learn and grow. Along with all the lot and home development, we are excited about the new amenities that will open in 2024.

SOUTH RIDGE AMENITY CENTER



Construction began on the south ridge amenity center in 4Q23. The pool includes lap lanes for those who like to include swimming into their exercise routine. The facility is expected to be complete and open for resident use in 3Q24.

NORTH RIDGE PICKLEBALL COMPLEX



Construction began on the north ridge pickleball complex in 4Q23. The complex will include 4 courts. The complex will include lighting and fencing. Access will be by resident key fob only. Opening expected June 2024. Get your paddles ready!

In addition to the new ridge amenities, the Phase 3C pocket park is under construction and will include some fun climbing elements. This park should be complete in June 2024.