

# YEAR IN REVIEW 2024

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## 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 our 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**  
SQUARE™

## 2024 Year in Review

[#MeetMeAtTheSquare](#)

It is hard to believe that we are five 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



“Pecan Square is a beautiful neighborhood that's so unique in, not only its layout, but its atmosphere as well. There's really a sense of community here and everyone is always willing to help each other out – whether it's with a couple of tomatoes or trouble with their sprinkler system. It's been a great start for us a family to make new friends and connections and make lots of memories too.”

**PECAN SQUARE RESIDENT**



# PECAN SQUARED



“Living in Pecan Square for the past two and a half years has been a truly wonderful experience. The strong sense of community and genuine neighborliness is what I love most – people are incredibly willing to help each other, and I always feel supported. As a single woman, I particularly appreciate that I can comfortably attend any community event knowing I’ll be welcomed with open arms. Strangers are quick to include me in their group, making it easy to make friends and feel like I belong. Beyond the wonderful people, the staff is fantastic - always helpful, friendly, and responsive - and the top-notch amenities, especially the pools, are a major perk. The variety of activities and events provides great opportunities to connect with neighbors and stay active. I’m so happy to call Pecan Square home and I look forward to many more years here.”

**LAURA WEBER**

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.

“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 park. 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**



# CELEBRATING FIRSTS

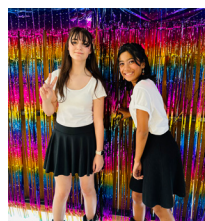
This year has been truly special as we hosted several “first” events that brought our community closer together.

We kicked off with a heartwarming Father-Daughter Dance, where dads and their little girls shared memorable moments on the dance floor, complete with a photo booth and keepsake crafts. Our Adult Prom Night was a nostalgic evening filled with laughter, dancing, and elegant attire, giving our residents a chance to relive their high school prom experiences, complete with a live DJ and Prom King and Queen crowning. We also celebrated our wonderful mothers with a charming Mother’s Day Tea Party, featuring delicious treats, a variety of teas, and heartfelt conversations in our beautiful Greeting House.



“We have found friends, a support system, and endless fun for both ourselves and our kids. The year-round activities keep everyone entertained and connected, from bounce houses and face painting for the little ones to incredible food that delights every palate. For us adults, one standout event was Prom Night – a nostalgic and joyous occasion where a group of five couples relived their high school memories. We rented a party bus, enjoyed a fabulous dinner, and danced the night away in the Arena.”

**REBEKAH GUILLAUME**



Looking ahead, we have an exciting lineup of events planned, including a Pecan Square Talent Show, a Summer BBQ Bash, and a Holly Jolly Parade. These events promise to create even more cherished memories and strengthen the bonds within our community.

We can’t wait to see everyone there!



# PLANTING NEW SEEDS



**We were excited to open our new Pecan Square Community Garden!**

With the invaluable help of Benchmark Landscaping and our dedicated horticulturist, Dr. Moon, we created a vibrant space where our young residents had the opportunity to plant their own flowers and herbs. The kids added their personal touches, making the garden a delightful and colorful addition to our community.

This garden not only enhances our environment but also fosters a sense of community and connection among our residents. We look forward to seeing it flourish and hosting many more gardening activities in the future!



“Living in this community has been an amazing experience for my entire family. There is never a dull moment in Pecan Square, and always something for the whole family to enjoy. I especially love the Community Garden because it brings families and neighbors together.”

**ANGELICA SANCHEZ**



# NEW COMMUNITY TREASURES

This year, we proudly introduced two fantastic new amenities for our community!

## BLUE HORIZON POOL

The Blue Horizon Pool had a spectacular grand opening, featuring hula dancers, refreshments, and a water slide. Since then, it has quickly become a favorite spot for residents to relax, swim, and socialize.

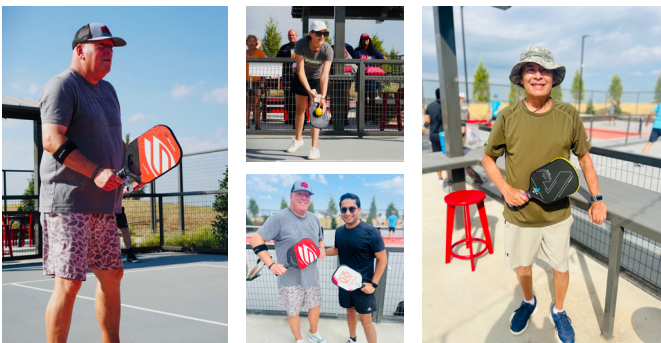


“Living here in Pecan Square and being one of the original Pioneers has brought my family so much happiness over the years! We love attending all of the various events like the Pecan Square Littles and the Father Daughter Dance! From enjoying the new massive pool on the hilltop, the new park with the climbing wall, or just hanging with friends at the Arena. Our family is always finding many ways to enjoy the community!”

**MARCOS GALLEGOS**

## THE COURTS

Additionally, The Courts, our brand new pickleball courts, have been a hit among pickleball enthusiasts. These courts offer a perfect place to play, whether you're a seasoned player or just starting out, all while enjoying the beautiful outdoors.



With these exciting additions, we're looking forward to hosting many fun events, including pool parties, pickleball tournaments, and community gatherings, for our residents to enjoy together!



# 2024 McSAM AWARDS



## **Congratulations to Pecan Square for winning the prestigious 2024 McSAM Award for Best Lifestyle Annual Program!**

This recognition highlights the community's exceptional efforts in creating engaging and memorable experiences for its residents. The award is a testament to the dedication and creativity of the team, especially the Lifestyle Manager, who is now heading to Nationals in February to compete for the title of Best Lifestyle Director.

This achievement not only brings pride to Pecan Square but also sets a high standard for community living!



“I am incredibly honored to receive the 2024 McSAM Award for Best Lifestyle Annual Program. This achievement is a testament to the hard work and creativity we poured into revamping our lifestyle program at Pecan Square. We transformed it into a vibrant, fun, and exciting experience for all our residents. Representing Pecan Square at the Nationals in Las Vegas is a thrilling opportunity, and I am beyond excited to showcase our success on a larger stage!”

**RAZEENA SANCHEZ**  
Lifestyle Manager





# 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.

**Pecan Square has raised enough funds and goods to provide 90,000 meals so far!**



“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







# PECAN SQUARE<sup>SM</sup>

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# DEVELOPER'S CORNER



## New landscape and amenities were the focus for 2024.

Driving along FM 407, Horizon Way or Elm Street, you see the many landscape projects that have been completed this year. Several new amenities were added to include the Horizon Pool, Cottontail Park and the Courts pickleball complex. Home sales continue to be strong and new lots were completed for Pulte and D.R. Horton Homes along Mulkey and S. Pecan Parkway. A new phase of lots was completed in December along Cleveland Gibbs just south of Elm Street, for Highland, Coventry and David Weekley Homes.



Development started in May for new lots that will be completed in June 2025 for Highland, Coventry and David Weekley. These lots are located West of N. Pecan Parkway adjacent to FM407. The commercial property at FM407 and Cleveland Gibbs broke ground in 4Q24 and will consist of 10 commercial pad sites. The pads will be available for sale in 2Q25. There are several more landscape projects that will be completed in early 2025 to include the pond area along Cleveland Gibbs.

Hillwood Communities strives to make each of our communities unique and we are glad you chose to make Pecan Square your home. You are the reason that Pecan Square is a great place to live and raise your family.

Thank you for being a part of the Pecan Square family.