



PECAN SQUARESM

Year in Review 2021

What's Inside

Pecan Square Firsts

Pecan Square Groups & North Texas Food Bank

Live Smart Principles

Market On the Square

Developer's Corner

McSAM Awards



Life Squared

It has been an exciting year here in Pecan Square! Relationships founded during the pandemic blossomed into family-like friendships, we encouraged future neighbors to get connected before they moved in. Our favorite new traditions were started, and a bold sense of community pride spread throughout. We hosted more than 300 events and more than 200 days of our favorite food trucks! We simply love the way this community has grown this past year.



“Pecan Square is special. Every time we attend an event, stop by to view our home’s progress, or spend time just being in the community to soak it all in, we are welcomed with open arms. Neighbors are friendly, the parks and community amenities are well taken care of, the family friendly events are well thought out and so much fun! Candace is so creative in all that she plans for this community. Pecan Square is a gem, and we are so blessed to call this amazing community home!”

- Courtney



Live Smart Principles

Connection



Well-being



Enrichment



Stewardship



Convenience



Pecan Square Firsts

Here at Pecan Square, we are fond believers in celebrating and commemorating memorable moments. We have been avid collectors of some of our community “firsts” over the past year to create a tradition rich environment and revel in nostalgia as we grow.

Puh-Kahn Festival



Northlake Neighbors Run



Freedom Fest and Parade



Pecan Square Groups

The number of resident run groups continues to grow here in Pecan Square. We encourage residents to find something they're interested in, connect with neighbors, and even start a group of their own. This year, we're highlighting the Pecan Square Helping Hands. Their mission is to be a "neighborly bunch and always ready to lend a helping hand" says group leader Toni Marquardt. This group has organized and provided 128 meals to 16 families in times of need, helped new neighbors get their homes put together, supported those sick or experiencing loss, and they even organized a random acts of kindness day where they sprinkled sweet surprises all around the community.

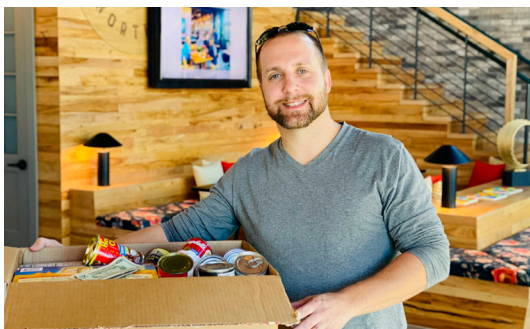
This group also rallied around a 2 year-old resident, James, that was diagnosed with Leukemia. They filled the Chevy truck with gifts for the whole family then welcomed them home from the hospital with carols, warm wishes, and a truckload of holiday cheer. This is what sets this community apart. It's filled with giant hearts that are always willing and eager to support their neighbors.



North Texas 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 North Texas Food Bank. In 2021, we raised enough funds and goods to provide 15,315 meals!



"It truly is the "behind the scenes" acts that we love...the love and caring for each other even though we were strangers...the continued eagerness to help each other through tough times."

- Sue

What are Live Smart Principles?

Hillwood Communities Live Smart principles bring people together in meaningful ways for a happier, healthier lifestyle!

CONNECTION



STEWARDSHIP



CONVENIENCE



ENRICHMENT



WELL-BEING



Market On The Square, is recurring marketplace where talented residents and small business owners showcase and sell their goods. This has become a fun outing for the entire family. It really brings out everybody! This year, we saw numerous young entrepreneurs, like 9-year-old Anna Rhone, emerge on the Market scene. Anna brought a collection of hand painted canvases. She sold 24 at Market, commissioned an additional 8, and donated the proceeds of \$1000 to her favorite non-profit, A Wish with Wings. We are so proud to have a community that fosters, encourages, and supports young hearts like Anna!



“I am so glad my neighbors liked my paintings. I wanted to sell them to raise money so more kids can get their wish trips like I did.”

- Anna



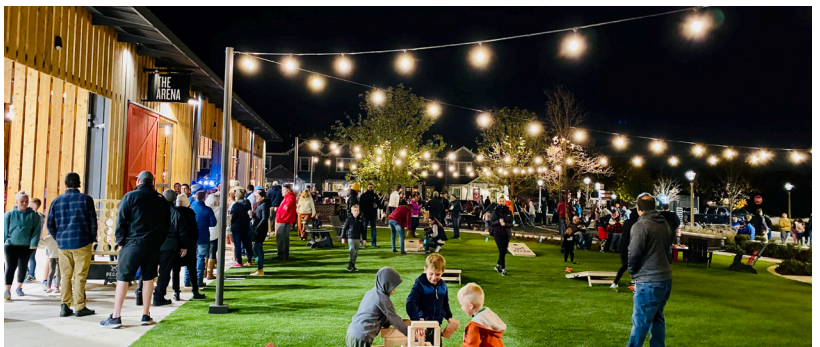
“My first official sale as a business was from someone in the neighborhood. Fast forward 8 months and we now offer mainly door hangers but have a variety of home decor pieces all hand painted by myself or my daughter, Caleigh. I love having her help me with our business. I’m teaching her that you can follow your passion and make your dreams come true. I’m teaching her to love what she does and that means the world to me. I love painting and creating so this is honestly the dream right now but I have plans to eventually have my own website and we are very soon incorporating a laser into our business so we can offer more of a variety of pieces.”

- Kayla

Developer's Corner

It's been an incredible full year her at Pecan Square. At year end we had 800 occupied homes and over 1,100 home sales. The Arena and Pioneer Park are open and have really brought The Square to life. There have been numerous concerts, watch parties, weddings, birthday parties, and wonderful memories made in these amenities and we couldn't be more thrilled! The Square is nearly complete as we've started construction on the fitness center and second pool which are expected to be completed in 2022. The Barking Lot, Cobbler Park, and Elm Tower will open soon.

We are proud of the way this community has come together. Thank you for choosing to make Pecan Square home. We're so happy you're here.



We were the honored recipients of six awards from the Dallas Builder's Association! The annual McSAM Awards recognize builders, developers, and associates in the Dallas area who have made significant contributions to the industry through specific achievements in product design and architecture, and sales and marketing. Pecan Square was awarded Master-Planned Community of the Year, People's Choice Community of the Year, Best Welcome Center, Best Community Amenity, Lifestyle Program of the Year, and Lifestyle Director of the Year. "It is always a tremendous honor to be recognized with McSAM Awards," said Fred Balda, president of Hillwood Communities. "These awards continue to underscore our commitment to excellence and the tireless work of our team in creating communities that last for generations."



BEST LIFESTYLE PROGRAM



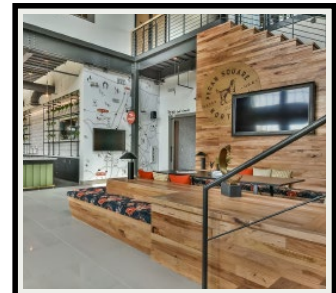
BEST LIFESTYLE DIRECTOR



BEST COMMUNITY AMENITY



BEST WELCOME CENTER





PECAN SQUARESM

MARK PACHECO
GENERAL MANAGER
214.558.6905
MARK.PACHECO@FSRESIDENTIAL.COM

CHRIS GRUBER
ASSITANT GENERAL MANAGER
214.803.2408
CHRIS.GRUBER@FSRESIDENTIAL.COM

CANDACE CULVER
LIFESTYLE MANAGER
214.769.1078
CANDACE.CULVER@FSRESIDENTIAL.COM

RAZEENA SANCHEZ
COMMUNITY HOST
214.591.3201
PECANSQUAREHOST@FSRESIDENTIAL.COM

HOA ADMIN OFFICES LOCATED AT THE
GREETING HOUSE
2701 N .MARKET SQUARE



C/O FIRSTSERVICE RESIDENTIAL
2701 N. MARKET SQUARE
NORTHLAKE, TX 76247

ACCOUNTING/BILLING QUESTIONS
214.871.9700
ACCOUNTSERVICES.TX@FSRESIDENTIAL.COM

RESALE & REFINANCE CERTIFICATES
888.679.2500
WWW.FSRESIDENTIAL.COM/RESALE.HTML

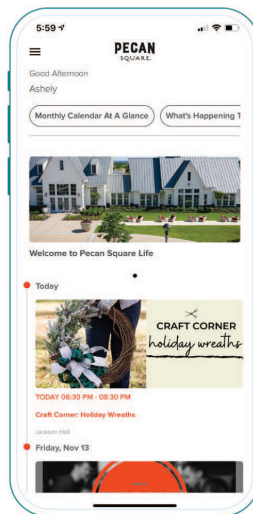
24/7 CUSTOMER CARE
214.871.9700

On-Site School Coming Soon



We're excited to have Johnie Daniel Elementary School right here in the community! Northwest Independent School District expects to break ground this spring and open the doors to this on-site school in 2023.

Pecan Square Life App



Download Pecan Square Life



Did you know that we have an app?

Pecan Square Life helps residents find the answer to many FAQ's with just a couple of taps! You can view all lifestyle events, get reminders about activities of interest, find facility hours and rental information, and even access all HOA governing documents.