

#WOLFRANGLIVING

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WOLF RANCH<sup>SM</sup>

## 2021 YEAR in REVIEW



### 2021 BEST LIFESTYLE PROGRAM FOR A COMMUNITY

Wow! 2021 was quite a year! Looking back we did so much! As soon as we had the green light to open the amenity center, we noticed community groups and neighbors wanted to gather in their space more often! We planned and hosted 400 events for our neighbors! Everything from live music, movies on the green, crawfish boil, stargazing, egg hunt, beer tasting, fun runs, themed events, fitness, and tons of community groups.



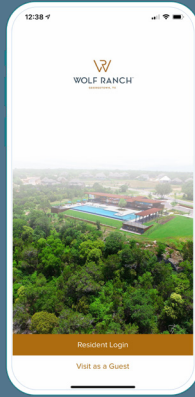
In June 2021, Wolf Ranch took home two Lifestyle awards at the Home Builders Association of Greater Austin for Best Lifestyle Program for a Community and Dana Thomas won Lifestyle Director of the Year. It was the first time Wolf Ranch won the top 2 Awards for Lifestyle at a regional level. Wolf Ranch by Hillwood appreciates the award recognition in the home builder industry. Through the newsletter, you will find out why our Lifestyle Manager, Dana received two awards for lifestyle programming.

### DANA'S CORNER

“ My goal for this past year was to connect people in a more intimate level through a series of events. We had a lot of people that moved in around the holidays and they didn't get to meet their neighbors, everyone was ready for a new year to start. I wanted to create a special time for homeowners to come together and meet their friends and new neighbors through series. This was a way for homeowners to make a plan. Successful events really took off; our Morning Mixer, Rhythm & Brews and Lunch Bunch series. I used this year to go against the grain and plan events to bring things back to normal. ”

- Dana Thomas, 2021 Lifestyle Director of the Year





# WOLF RANCH LIFE MOBILE APP

**We launched a mobile app called Wolf Ranch Life in the Summer of 2021!**

The mobile app has been a great resource for our homeowners to have something at their finger-tips. It has our calendar, weekly events, homeowners can pay for events directly on the app, rsvp, HOA information, communication, direct access to our HOA website through the app for forms/docs and view locations of parks/trails. We can even send push notifications of reminders for events directly to your phone. It has helped our team to get the word out to people that don't have social media and people that don't read their emails. It's a perfect cross between.

WOLF RANCH

Home feed is tailored just for you. View suggested and saved events, reservations and more.

Click the 3 lines in the top left corner to continue exploring content in the palm of your hand.

Browse menus for information, receive updates, contact your HOA team and more!

“ I love the app! I do not have social media so this a much easier way to stay informed and I receive notification updates. ”

– Tammy J.

“ This app is fantastic! For me, having all of this useful information in one location is extremely helpful. The ability to RSVP to events vs. email is a great feature. ”

– Linda V.

“ The trail maps are all in there which makes it easy when I am on the go. ”

– Maria T.

## Wolf Ranch Discount Program

We launched a Wolf Ranch Discount Program in September 2021 and this was a way for us to partner up with local businesses while also showing neighbors what is in the community. Homeowners can access the discounts on the Wolf Ranch Life app under the menu tab that says, “Wolf Ranch Discount Program”.

The user will go to the store, restaurant, or fitness facility and receive a discount off by showing their screen. Below are a couple of examples of what it looks like on the mobile app.

WOLF RANCH

**HOMEOWNER DISCOUNT PROGRAM**

VIEW WOLF RANCH LIFE APP TO RECEIVE DISCOUNT

**All Things Kids**  
Exceptional Toys, Books & Sweets  
10% OFF ANYTHING IN THE STORE

10% OFF ON ICE CREAM

10% OFF

10% OFF THE BILL  
FREE APPETIZERS DURING HAPPY HOUR ON WEDNESDAYS

15% OFF ALL APPETIZERS  
\$1 OFF EARLY BIRD HAPPY HOUR

15% OFF ANY 4 WEEK PACKAGE

HAPPY HOUR PRICING ALL DAY

\$100 OFF ENROLLMENT  
10% OFF EVERY MONTH ON MEMBERSHIP

A FREE GLASS OF WINE  
HALF OFF APPETIZERS

\$5 OFF PASTA CLASSES

\$4 HOUSE MARGARITAS  
1/2 OFF WINE BOTTLES  
KIDS EAT FREE ON MONDAY

# WOLF RANCH ELEMENTARY



Wolf Ranch Elementary opened in August 2020. We are so excited to have our community school for all our Wolf Ranch kids to attend. Wolf Ranch Elementary features various aspects of learning to help kids all grades succeed. Innovative learning spaces include a reading balcony, learning stairs, an art room with an outdoor learning patio, a collaborative workspace, and the ability to close a classroom off or open it into the hallway facing other classrooms.

In fall 2021, young residents were able to meet in person this year and we had quite a few take the bus and meet new neighbors in the process!

Below are what our students are saying about their school and photos of Principal Donnell and some of our teachers at our back-to-school celebration!

“ Making new friends is my favorite part! I love seeing them at school and in the community! ”

– Addison C. Age 7

“ I love my teacher Ms. Allen and making her happy! She is so fun! ”

– Mia C. Age 5



Addison C. (left) and Mia C. (right)



“ I like riding the bus to school, my bus driver is really nice. I already made so many new friends. ”

– Lara T. Age 7



“ I like PE the best. Playing on the playground is good. I like riding the bus and playing Pokemon with my friends. ”

– Jett B. Age 6

“ We have had an amazing experience with Wolf Ranch Elementary so far. My kindergartener comes home every day excited to tell me the new things he has learned. His love for learning is thriving thanks to the wonderful teachers. ”

– Kristen B. Wolf Ranch Elementary Parent



Shout out to the Wolf Ranch Principal, Jacob Donnell, and some of our Wolf Ranch teachers for participating in our back-to-school event in our community!

# WOLF RANCH PAWS

We all love our furry friends! We had featured three yappy hours for our furry friends this year and they were a hit with our dog lovers! This is a way for our pet owners in the community to easily meet new friends and furry friends to get together for playtime.



## Mutts & Margaritas – End of the Summer Party

We featured dog margaritas and human margaritas with some splashing time in the dog pools!



## Halloween Howl

We had a Halloween costume contest for the pups and they were all so adorable!



## Mutts & Mingles

End of the year holiday party where we featured pupachinos (whipped cream in a cup), a food truck, and live music.

# SERIES EVENTS

Our goal was to plan something for homeowners that they could actually make a plan for and in 2020, our plans went out the window. Our lifestyle manager, Dana, wanted to create a special time for homeowners to come together and meet their friends and new neighbors through series. A series event would be a guaranteed day that they could look forward to in the month.

A couple of successful events that really took off:



## Rhythm & Brews

Featured local live music, local eats food trucks, and sponsored cold brews and soft drinks. It became a family night every 2nd Friday of the month!



## Morning Mixer

Featured coffee and a light breakfast on the First Friday of the month!



## Lunch Bunch

Featured local restaurants in Georgetown and the surrounding areas for a monthly lunch offsite at the location for the last Friday of the month. This was a way for homeowners to connect a way from Wolf Ranch and support a local restaurant.



# COMMUNITY CULTURE

## How did the community flourish after the pandemic lockdown?

The community and the neighbors really flourished during the pandemic and we were getting out of lockdown and figuring out how to navigate the new normal and new beginning through 2021. The connection was our friend this year and homeowners really wanted to connect in multiple ways one of which was through community groups!

At Wolf Ranch homeowners have tons of ways to get plugged into social groups within the community and meet friends quickly. We offer various types of groups from Book Club, Cycling, Mahjong, Bunco, Welcome Committee, Care Group and more! At the beginning of 2021, we added TEN new community groups; Papercrafting Club, Night Owl Bookies, Ironworks Men's Group, Walking Group, Hiking Group, South Fork Drinks on the Driveway, Veterans Wolf Pack, Moms of Wolf Ranch, Yoga with Your Neighbor, and Monday Men's Coffee Club.

This has to show you that CONNECTION is what our community drives for! We love when neighbors want to meet new neighbors with their common interests.



“ We truly love our Wolf Ranch family! All the fun activities, groups, and community events make it really easy to come in and find your tribe. Our growing Moms group makes it easy to connect with other Mamas and gives all of our littles planned playdates to look forward to. ”

– Samantha



# DEVELOPER'S CORNER



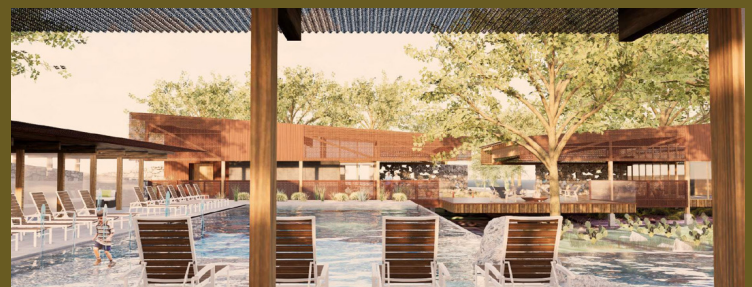
2021 was a year marked as one with lots of momentum in Wolf Ranch. During 2021, the Hillwood team opened Phase 1G, the first residential phase within in the Guy Family Ranch portion of Wolf Ranch. As a background note, Wolf Ranch is a combination of two ranches that were previously owned by separate families that have a long history in Georgetown, the Wolf Family and Guy Family. Hillwood acquired these individual ranches in 2014 and 2018, respectively, that have been combined to create today's Wolf Ranch. It is also exciting to note that in addition to delivering Phase 1G, Hillwood began construction on 273 residential lots and broke ground on our next amenity center, River Camp, in late 2021. Our team was also busy planning more than 300 future residential lots that are expected to start in the coming months and completed the sale of its final multi-family site located along Hwy 29.



New home sales within Wolf Ranch in 2021 totaled 230 marking another strong year of activity despite some significant constraints within the homebuilding industry and supply chain impacts felt across all industries. On a cumulative basis, we are proud to relay our builders have sold 775 homes since our homebuilders began sales activity in Wolf Ranch (November 2016). As we communicated last year, our builders reported that positive references from existing homeowners was again a leading reason for those buyers to choose Wolf Ranch. Hillwood and our builder partners would like to, once again, express our sincere appreciation to you, our residents, for that tailwind.

As we move forward in 2022, our team is focused on starting at least two new additional residential phases. In terms of new phases being delivered, our team is focused on opening three new phases this year that will provide approximately 350 new residential lots for our home builder partners. Another major initiative for our team will be to complete River Camp by year end 2022. River Camp will have a variety of goodies for our residents from an onsite gym, outdoor exercise equipment, a playscape, a sleek pool and splash pad and breath-taking views. Stay tuned for the progress reports that we will relay in the coming months.

We are excited about the future of Wolf Ranch and would like to express our gratitude to all the families who have chosen to call this wonderful community home. Below are a few renderings of the new amenity center, River Camp.



# HIGHLIGHTS OF 2021





# WOLF RANCH<sup>SM</sup>

GEORGETOWN, TX

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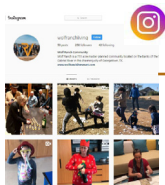
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Wolf Ranch by Hillwood



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# HIGHLIGHTS OF 2021

