

#WOLFRANCLIVING

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WOLF RANCH<sup>SM</sup>

# 2022 YEAR in REVIEW



## #WolfRanchLiving

What a year it has been, 2022 really has flown by! Our award-winning Lifestyle Program featured 444 events including all lifestyle, clubs, and fitness! Needless to say, this year, our homeowners wanted to CONNECT.



### What does community mean to us?

It means connection, building relationships with your neighbors, and being able to knock on the door and greet your neighbor with a pie and actually know their names. At Wolf Ranch, we help create that connection with your neighbors through block parties, live music on the green, beer tastings, star gazing, craft classes, parades, fun runs, themed events, and community festivals! We want you to have those everlasting memories and friendships.

In June 2022, Wolf Ranch by Hillwood took home a second MAX award for Lifestyle Director of the Year at the Home Builders Association of Greater Austin. We are proud and honored to have another award under our belt.



### QUOTE FROM YOUR LIFESTYLE MANAGER, DANA LAMOUREUX

“ One of my favorite parts about my job is not only creating a fun event but seeing neighbors connect with people that they didn't know when they arrived at the event and leaving with new friends! ”





# EDUCATIONAL PROGRAMS

This year, our goal was to feature more educational events in our lifestyle programming. We featured something for everyone from storytime with the fire department, financial 101, stargazing astronomy, mixology, charcuterie board making, board and brush, cookie decorating from a pro, and canvas painting. With all of these programs, each of our homeowners walked away learning something new. We hosted a family session and an adult session which worked so well because everyone loves learning new tasks and lessons.



# COMMUNITY CULTURE OF COMMUNITY GROUPS

In 2022, our focus was helping launch a couple of co-ed community groups and a men's group. Our homeowners enjoy connecting through resident ran groups! We love when neighbors want to meet new neighbors with common interests. We can't wait to see the growth in all of our other groups. We have a total of 17 community groups.

We had three new groups that flourished and started with a small amount of interest and by the end of the year, their numbers in attendance increased with lots of interest. We love the way Wolf Ranch has grown this past year.

## Pickleball Club

Two homeowners kicked off a pickleball group this summer and started with about 18 people interested and the more demo events that had the more people joined. Now they have about 30-40 residents in this co-ed club and play in the parking lot of the Den and at the local recreation center and compete against other locations.



## Moms of Wolf Ranch

The Moms of Wolf Ranch started last year with a small group of ten moms and littles. With the growth in our community, we have watched this group flourish to thirty (or forty) plus this year!



## Men's Retired Coffee Club

The Men's Retired Coffee Club kicked off their group last fall and started with 5 guys every Monday. They just celebrated a year of being a group and now have about 20 men that meet regularly!



# COMMUNITY ENGAGEMENT

Our Community Engagement this year kicked off and we hosted our monthly Morning Mixers which featured a community engagement component where we invited our city of Georgetown members.

Every other month, we invited the police, fire, and city councilmen out to speak on new happenings going on in Georgetown. This was a way for homeowners to ask questions and engage with the members of our city.

We hosted our first National Night Out in October enhancing relationships between neighbors and law enforcement while bringing back a true sense of community. We featured a touch-a-truck event where neighbors could get in and touch the fire truck engine, police car, and swat truck.

We actively engaged with all three of our local Georgetown schools; Wolf Ranch, Tippit & East View for our annual fundraiser called Harvest Moon Festival and hosted our first meet-the-principal meet and greet with all three school principals.



# HIGHLIGHTS OF 2022



“Thank you so much for planning all these wonderful events. You have no idea how much it means to my family. We never lived in a community like this. I am grateful for Wolf Ranch and all the events planned each month. We found some of our closest friends here.”

- Isabella T.



“We love participating in all the youth events with our two-year-old from the bookmobile, storytime, and the petting zoo! There is so much to do for young families here! Wolf Ranch is a great place to raise a family.”

- Krissy & Peter Z.



“I love Wolf Ranch for all of my wonderful neighbors who make us feel like we are part of their families, it's serenity and beauty. The trails and parks are so much fun. We are here to stay.”

- Shawn B.



# DEVELOPER'S CORNER

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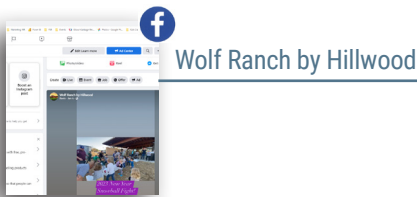
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2022 was another year marked as one with lots of momentum in Wolf Ranch. During 2022, the Hillwood team opened Phase 3B, our final phase within the Wolf Ranch Hilltop region of the community, as well as Phase 2G and Phase 5 in the South Fork region of the community. The number of single-family residential lots delivered across those phases totaled 350. Our team also sold a large residential area west of the Southwest Bypass to a longstanding builder customer, Coventry Homes. We look forward to the activity that will occur in this region in the coming months.

Our team has continued to focus on planning of future phases so that we are well prepared for the anticipated growth that is poised for our region of the market. Hillwood is planning to start two new phases in 2023 that will complete in early and mid-2024. We are excited to report that all of the planning and focus on building our next amenity center, River Camp, will come to fruition for our residents in late Spring 2023. More to come on the festivities that will surround that exciting milestone! To cap off the development activity for 2022, we would like to congratulate the leadership teams of Lennar Homes and ICON Build on their unveiling of the first 3-D Printed Home community in the world. Hillwood is honor to have Wolf Ranch selected as the initial community to launch this exciting endeavor and we look forward to the enhancements that this collaboration will bring to the homebuilding ecosystem.

Regarding new home sales within Wolf Ranch in 2022, we anticipate reaching between 180 to 185 by the time we round the corner to watch the New Year's ball ring in a new year. While the supply constraint pressure dynamic appears to have eased, the recent rise in interest rates has resulted in slower sales in the second half of 2022. On a cumulative basis, we are proud to relay our builders have sold over 950 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 gratitude to you, our residents, for that tailwind.

As we move forward in 2023, our team is focused on starting at least two new additional residential phases. Another major initiative for our team will be to complete River Camp by late Spring 2023. 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.

We are excited about the future of Wolf Ranch and would like to express our true appreciation to all the families who have chosen to call this wonderful community, Home.

Duke Kerrigan, Austin General Manager  
 Hillwood Communities

