

#WOLFRANCLIVING

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WOLF RANCHSM

20 20 YEAR in REVIEW

OUR COMMUNITY CULTURE

During 2020 life threw a lot of twists and turns at us but our community truly came together. The heart of our community is the personal side of building relationships, connecting, listening, encouraging, and supporting our neighbors. We leaned on digital spaces to make initial connections, kindle relationships, and keep the pulse of the community strong. Our lifestyle culture goes beyond events and activities.

We have a diverse group of neighbors who have many different interests. Thankfully, social media allows our neighbors to connect and meet others who have similar interests. We offer various groups from book club, cycling, Women of Wolf Ranch, mahjong, photography, and bunco! In 2020, two new important homeowner groups were formed, Wolf Ranch Care Group, and Welcome Committee. Each of these groups connected residents by providing neighbors with one-on-one support and welcoming new neighbors to the community.

Our neighbors found creative ways to help local businesses, first responders, and our community's schools. They connected through creative digital events or face-to-face while grabbing dinner from a food truck, soaking up some fun at the pool, hiking our trails, and checking out an outdoor event!

Our success during this time was that our presence was still felt and our bond as a community was strengthened. We will continue to look for fun things to do for our neighbors in months to come!



HOME IS WHERE YOUR HEART IS...HOME IS WHERE YOU TREAT YOUR FRIENDS LIKE FAMILY AND YOUR FAMILY LIKE FRIENDS... HOME IS WHERE YOUR STORY BEGINS.



Debra Dillon, Elton Morris, AJ Dillon, Joni Dillon, Aaron Dillon, Croix Dillon, Audrey Dillon, Briggs Dillon, Roxanne Tonkin & Skip Tonkin

Wolf Ranch is proud to say that it is HOME to a three-generational family living in the community together. Would you move into a neighborhood with your family just a short walking distance away? Well, for the Dillons and Tonkins, having family close by is what they needed, especially this year!

Skip & Roxanne Tonkin were from the Houston area and wanted to be closer to their children and grandchildren in Austin. They loved the hill country views and community atmosphere at Wolf Ranch, so they packed up and moved to Wolf Ranch in October 2018. "Having the whole family in the same neighborhood has made it easy to get together for a family gathering!" says Roxanne.

The Dillons, Joni (daughter) & Aaron (son-in-law), and kids Audrey (age 4,) Briggs (age 7,) Croix (age 9) attended a couple of the activities in The Den with their grandparents. They were excited to learn about the new Wolf Ranch Elementary opening in fall 2020 and also learned of Primrose Preschool right up the street. So one thing led to another, and it didn't take long for them to decide to buy a house in Wolf Ranch too! They moved in exactly a year later, in October 2019. "It was not in the plans to move, but we wanted to be closer to our parents, who both lived in Georgetown. We liked the convenience of living down the street and loved the hill country views that Wolf Ranch brings!" says Joni.

Within a few months, the bug to move to Wolf Ranch caught Aaron's mom, Debra Dillon, and step-dad, Elton Morris, who lived in an old house on Main Street in Georgetown. They decided it was time to downsize as the upkeep and maintenance on an old house was a struggle. One day Elton surprised Debra and took her to Wolf Ranch to look at home. With the help of his daughter, Christie, a local realtor, they bought a home and moved in a month later, in February 2020. "Everybody is so friendly. We love the community aspect and being closer to our kids and grandkids!" says Elton and Debra.

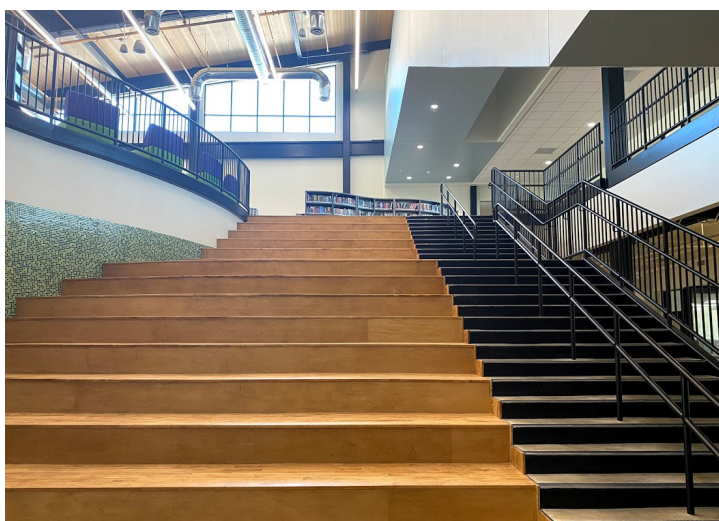
They all live .7 miles away from each other, what a small world! Quarantining during the pandemic meant more family time together for this close-knit family. "When we had to do virtual learning for the first ten weeks, it was nice to have both sets of grandparents here to lean on for help." Aaron D., The whole family, loves to have family dinners, play games, vacation to South Padre, and exploring the hiking Wolf Ranch trails!

What a sweet story of three generations intentionally living life together and making lasting memories! We're glad they are part of our Wolf Ranch family!

WOLF RANCH ELEMENTARY



Wolf Ranch Elementary opened in August 2020. 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.



Learning Steps



Collaborative Space

“ I love Wolf Ranch Elementary and how modern it is! Many neighbors go there. I like that we can get together outside of school. ”

– Croix D, Age 9

“ I love climbing on the playground and meeting new friends. ”

– Addison S., Age 7

“ We have been very happy with our children attending Wolf Ranch Elementary during this difficult year in education. The communication has been excellent, and the teachers have demonstrated that they truly care about our children’s education and their social, emotional development. The school and the District have also given parents ample opportunities to have a voice in the decisions being made. ”

– Stacie S.

WOLF RANCH GIVES BACK

The spirit of giving was strong in Wolf Ranch in 2020! The community came together to serve others in many creative ways throughout the year. It was a year of GIVING without a thought of getting anything in return. The love for the community and neighbors came through in many ways including these efforts below:



Cards for First Responders



Blue Santa Toy Drive



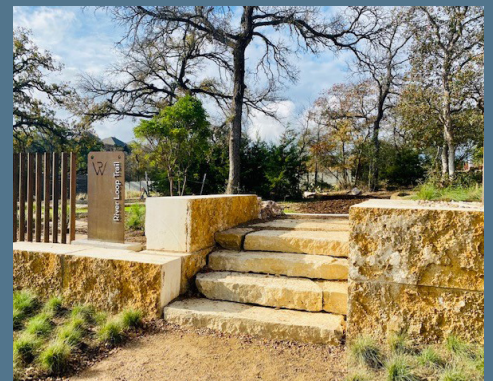
Meals to St. David's Hospital Staff

WOLF RANCH PAWS WE LOVE OUR FURRY FRIENDS!



WOLF RANCH NEW TRAILS

The Wolf Ranch trails opened in Spring 2020 with trailheads conveniently accessible in the community. River Loop & Cumberland are in Hilltop across the bridge and Dry Creek & Discovery Trail are in South Fork. The trails in South Fork lead into the Georgetown Regional Trails and follow the San Gabriel River. Neighbors enjoy hiking and exploring the new trails.



HIGHLIGHTS OF 2020



BUILDING HOMES FOR HEROES

A VETERAN RECEIVES A MORTGAGE-FREE HOME AT WOLF RANCH IN TIME FOR THE HOLIDAYS!



Hillwood, Perry Homes, and Building Homes for Heroes team with Sgt. Kristopher Biggs



Sgt. Kristopher Biggs in his new home

Wolf Ranch by Hillwood Communities, a Perot Company, and its partner Wolf Legacy, LP, together with Building Homes for Heroes and Perry Homes, gifted a mortgage-free home in December. The well-deserving recipient was U.S. Army Veteran Sergeant Kristopher Biggs. The Building Homes for Heroes program is a national nonprofit organization that builds and modifies homes and gifts mortgage-free homes to wounded veterans and their families who served after September 11, 2001.

Sergeant Biggs served in the U.S. Army for seven years, including two deployments in Iraq. During his second tour in 2007, he was severely injured. After several years in rehabilitation, he became heavily involved in athletics, particularly adapted surfing, as a form of therapy.

For his bravery, dedication and service, he received the Purple Heart, Army Commendation Medal, Army Achievement Medal, Global War on Terrorism Expeditionary Medal, Global War on Terrorism Service Medal, Iraq Campaign Medal with Campaign Star, National Defense Service Medal, South West Asia Service Medal, USA/USAF Presidential Unit Citation, and the Combat Action Badge.

In August, the Wolf Ranch community celebrated in Sgt Biggs honor with a ground-breaking parade and ceremony at his homesite. After a dedication parade in December, the community welcomed Sgt. Briggs to Wolf Ranch!



“ Thank you so much; I have never owned a home before. I am truly grateful for this day. I thought I was going to live in apartments for the rest of my life. Now I have a place for my son and me to relax. I love how all the doors of the home are completely adapted, so now my friends in wheelchairs can come, and nothing will hold them back. Out of all the things that stand out is my new front door because that is where life begins; there will be lives coming in and out throughout the years. As Jaxson grows up, he will be going in and out, and I will have bad days and good days going in and out of those doors, but that is where life is going to happen. I am truly excited about that! I am grateful for all the people in my life and this day. ”

– Sgt. Kristopher Biggs

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DEVELOPER'S CORNER

2020 can be summarized as a year filled with unforeseen circumstances, but our team is thankful and proud for how Hillwood wrapped up another year in Wolf Ranch. In 2020, the Hillwood team opened a new residential section in the Wolf Ranch Hilltop area of the community (Phase 3A) and played a critical role in opening the Georgetown ISD's newest elementary school, Wolf Ranch Elementary, located in the South Fork region of the community. As a reminder, our team rebranded the regions on the north and southside of Hwy 29 to Wolf Ranch Hilltop ("Hilltop") and Wolf Ranch South Fork ("South Fork"), respectively, to improve the marketing campaigns for prospective homebuyers. On that note, we are pleased to announce that our homebuilders reported 242 new home sales in 2020 ranking Wolf Ranch as the eight (8th) top selling new home community in the great Austin area for the year! Our builders reported that positive references from existing homeowners was again a leading reason for those buyers to choose Wolf Ranch. With that, Hillwood and our builder partners are very thankful to you, our residents.

Our team is underway on our next residential phase in South Fork (Phase 1G), which is targeted to be delivered this fall. Phase 1G will be home to our next amenity center, River Camp, which is planned to break ground this summer. The new amenity center will consist of a community center, pool, gym, and ample outdoor play equipment. River Camp is targeted to open in late summer 2022. In addition, our team is targeting to commence construction on our final phase in Hilltop (Phase 3B) this spring and begin construction on another phase in South Fork (Phase 2G) in the fall. Lastly, a new apartment community will begin construction along Hwy 29 near the intersection of the future Southwest Bypass in South Fork (Phase 6) that is expected to open in 2022.

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.

