



# UnionPark™

BY HILLWOOD COMMUNITIES

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## GUIDING PRINCIPLES

Quality that endures & creates enduring value.

At Hillwood Communities, we see placemaking as a responsive, continuous evolution.

Innovation not for innovation's sake, but for real-life experiences that are meaningful and ever better. Guided by the principles below, our approach has led to a proven history of delivering long-term results for customers, partners, and investors.

### Sense of Community

*Create a culture of belonging*

Design and programming that inspires people to live life together for greater joy and mutual support.

### Well-being

*Nurture healthy living*

Creating environments that contribute to a sense of health, wholeness and connection to others and the natural world.

### Enrichment

*Empower lifelong learning*

Inspired opportunities that promote the experiences, skills and knowledge that lead to continual growth.

### Stewardship

*Contribute to a more sustainable society and planet*

Generational thinking that values the land's heritage and local culture, conserves resources and gives back to the community.

### Innovation

*A spirit of curiosity that advances quality of life*

A commitment to creative thinking and constant improvement that makes life better now and for generations to come.



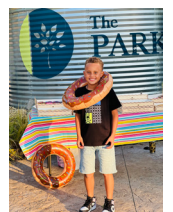
## 2022 Year in Review

#UNIONPARKFAMILY

This year was definitely a year filled with unforgettable experiences and fun memories in Union Park! With ongoing pride and a strong sense of belonging, our community lives life to the fullest by simply stepping outside the front door and enjoying life together with a calendar of events that makes every day a celebration. Everything from carriage rides, whiskey cheers & laughs, live music in the park, EGGstravaganza celebration, safari adventures, color wars, foam parties, adult pool parties, fall fest, winter wonderland, and so much more!



Union Park is more than a community; it is a family and a place to call home. The perfect place for all ages and interests, we always find new ways to connect neighbors and build life-long relationships through hundreds of events and activities, fitness opportunities, homeowner events, and food trucks. No matter what stage of life you are in, Union Park has something for everyone!



"My husband and I bought our home in 2020 and love the community! We were a military family prior to living here. I was worried we would lose that sense of having a 'village' when we transitioned to civilian living, but this community has truly become our new village. We love our neighbors, the community events, and the amenities. We can't picture living anywhere else!"

-Katharine Mauch





# SNOW Much Fun to a HOT ONE TO REMEMBER!

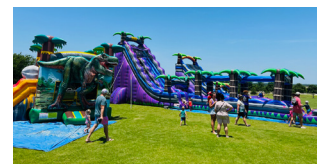
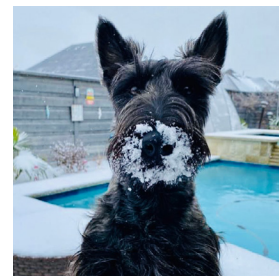
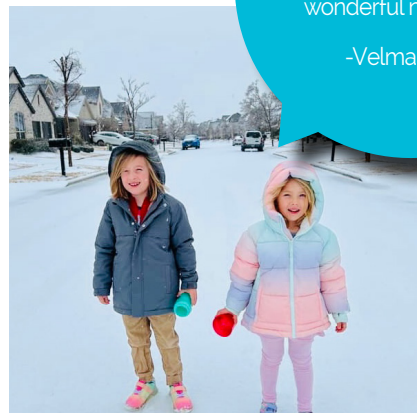
From icy conditions, freezing pipes, and closed schools, to a record-breaking summer of heat and no rain! WOW! Neighbors quickly embraced the extreme temperatures and came together to help one another.

Snow flurries created magical moments throughout the community, while the month of July was the second hottest on record that exceeded the brutal summer of 1980 when all 31 days of July reached a temperature of 100 degrees or higher. While we did not break that record, it certainly felt like it!



"I love living here because of the amenities, the beautiful streets, and wonderful, wonderful neighbors!"

-Velma Hines



"Union Park is not just a neighborhood. The way the community comes together in times of need is something I've never seen before! Everyone is so caring and we all genuinely want the best for each other. All the fun events certainly help too. I love where we live!!"

-Cyndi Gomez

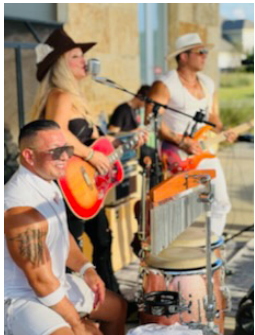




# Unforgettable Events FOR EVERYONE!

"I love living in Union Park because they have so many events throughout the year for adults and children. Now that I have a baby, I am excited for her to take part in all the events. I also have had the opportunity to meet a lot of great people at these events. Although I am not near family, it is great being able to build connections."

-Soumya Mohan



FRIENDSGIVING



CHRISTMAS IN JULY



WINTER WONDERLAND



RED, WHITE & BOOM



FOAM PARTY!



TRUNK OR TREAT



BACK TO SCHOOL BASH



SPRING BREAK FUN!





# What our Neighbors ARE SAYING

Our residents say it best! Who better to tell you about Union Park other than our very own residents? For some, it's a great place to watch their families grow. For others, it's all about connecting and making new friends. Regardless of your why, it's the best place to call home!

The Milam family is just one of many special families in our community. Chris and Jessica opened their hearts and home to Alexa, Khloe, Kalleigh, Rebeka, McKenzie, Maximus, and Christopher this summer.

We are thrilled they became a village in Union Park!

"We moved to Union Park from a close by, similar style Master Planned Community. We had watched UP grow and saw all of the events and activities they were doing that were current and relevant and fun! We knew it was a community we wanted to raise a family in. Just after moving to Union Park, we ended up fostering-to-adopt seven amazing siblings, and the Union Park Community not only welcomed us with open arms - but the events and activities we were able to participate in really gave our kids a sense of belonging and a place to meet other kids. We love that there are events and activities throughout each month that are fresh, fun, and inclusive of not just the kids, but adults as well. Living in Union Park has been an incredible transition from our last community and has really blown us away when we compare what we thought was the best ... to what truly is the best neighborhood ever!"

-Jessica Milam



"Prior to living in Texas, feeling part of a community and knowing your neighbors wasn't a thing. It's nice raising our son in Union Park because he has neighborhood friends that he goes to school with and we love knowing and spending time with our neighbors at events."

-Stefanie Howard



This year we chose Lovepacs Aubrey as the philanthropy to support. Lovepacs was created to provide meals to students at risk for food insecurity, who would otherwise go hungry during school holidays. Through coordination with local schools and volunteers, Lovepacs Aubrey supports schools with essential meals, snacks, and pantry staples for weekend bags, school holidays, long breaks, and summer.

Through the generosity and special efforts, Union Park neighbors were able to fight hunger in the community by serving 75 students in the community and providing weekend bags, and snack options throughout the school year.

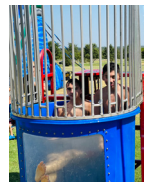
"It has been exciting to see the people of Union Park coming together for a common purpose and goal. We hope to continue to work with these faithful philanthropists and see how the love of humanity shines through in their willingness to serve and their generosity."

-Karen Mattson, Lovepacs Aubrey

## Union Park TEEN COUNCIL

We are so excited the Union Park Teen Council was created this year to empower and inspire young teens in the community. Teens provide an important voice in planning activities that interest them, serve, and support philanthropy efforts, and provide leadership in the community.

Through Council efforts, the teens raised hundreds of dollars through a Dunk Tank raffle for a Union Park bike to support Lovepacs Aubrey! We are very excited to see this group grow even more in 2023!





# Ways to Connect With Friends

## Union Park Groups

A community is only as strong as neighborhood relationships. Our tight-knit community of neighbors stay connected with many homeowner groups that help our neighbors feel even more connected. These groups give our large community a sense of belonging and a special bond they share with neighbors. We have groups like the Union Park Golf Cart Crew, Union Park Veterans and Active Military, Union Park Pool Owners & Backyard Oasis, Bad Moms, Ladies of Union Park, Union Park Small Business & Networking Professionals Group, Union Park Bark Park, and so many more!

In addition to the HOA-sponsored events, we are grateful to our residents for leading amazing events including the Union Park Golf Cart Crew second annual Trunk or Treat, Blue Star Baggers Cornhole League, Union Park Small Business Fall Holiday Expo, the Rodgers family's third annual Halloweenie Haunted House, Turkey Trot, Holiday Mixer, third annual UP ladies Christmas Ornament Exchange, and a generous group from the Church of Jesus Christ of Latter-day Saints, who participated in a day of service commemorating 9/11 working in the neighborhood. Thank you to everyone for your small acts of kindness!



## Union Park FITCAMP

Union Park Fitcamp meets twice weekly to help the community get healthy and active, whether you are looking for results or to meet neighbors to help motivate and encourage you to be your best self! A fun fitness-style workout designed for all fitness levels and ages instructed by a fellow neighbor and personal health coach.

"I can't believe it's been over a year since we started! When I moved to Union Park I saw an opportunity to help the community with health and nutrition education. As a health and wellness coach being able to build relationships with people and witness changes in energy levels, strength, and fitness is a passion of mine. My mission is to equip people with the tools to allow them to succeed and have support from each other in the process. Our fitcamp is a family and that's what I love most about it."

-Damian Lopes



## Union Park ACTIVE ADULTS 55+

When our Active Adults came together in 2021, we had no idea how quickly this group would flourish! Our 55+ neighbors come together for weekly coffee to socialize, meet people with common interests, and plan events. This group not only meets in Union Park, but they also gather for lunches, dinners, day trips, wine tastings, movie nights, and so much more!

"We built our "forever" UP home in 2017. This is such an amazing group of neighbors comprised of couples, singles, employed, retired, and most are empty nesters. We get together for coffee, dinners, wine tastings, movies, game nights, shopping, lunches, trips, and more! Ed and I are extremely grateful for these "forever" friendships." -Shelley Haven

"John and I recently met friends in this group that I feel we've known forever!! I love this group, and I've had more fun than I have in years!!!!"

-Sherry Owen Scott







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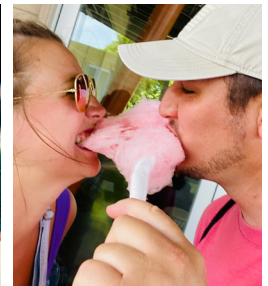
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# Live Your Best Life AT UNION PARK



## Developer CORNER

2022 was a very active year in Union Park. 700 new lots were completed bringing the total number of homesites in all of Union Park to close to 3,000. 450 new homes were sold in 2022 with over 2,300 sales from inception! Drees Homes, Coventry Homes, and Highland Homes are nearing buildout. Tri Pointe Homes opened their models and are building their first homes in Union Park. Union Park Boulevard was completed to be four lanes from FM 1385 to Highway 380. Starbucks opened, Einstein Bagel and Qdoba had their construction plans approved by the Town of Little Elm, and Slim Chicken's closed on their site next to Starbucks. Union House, the multi-family community developed by Hillwood, was completed and is almost fully leased. The growth of Union Park has been exceptional. It is wonderful to see so many families out in the parks and on the trails when driving through the community in the evenings and on weekends.