



WOLF RANCH

GEORGETOWN, TX



2024
YEAR IN
REVIEW



WOLF RANCHSM

2024 YEAR IN REVIEW



#WOLFRANCHLIVING

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2024 Year in Review

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HIGHLIGHTS OF 2024



BEER & WINE



CAMP OUT

MURDER MYSTERY



CAMP OUT



CAMP OUT



CAMP OUT



HALLOWEEN



1ST PLACE



2ND PLACE

SPOOKTACULAR DECORATION



MUMMY WRAP



VETERAN'S DAY

BUILDING COMMUNITY



AWARDS

We brought home 5 Max Awards:

- Master Planned Community
- Master Planned Community Amenity
- Best Lifestyle Director
- Internet Marketing Campaign
- Television/Video Promotion

It's connecting neighbors that keeps our community culture of doing life together flourishing. It's how we get through the tough times and celebrate the good times. What a year it has been, 2024 really has flown by! This year, we planned and executed 370 events including lifestyle events, clubs, food trucks, and fitness!

It was our first full year hosting events in our new amenity center, River Camp, and our lifestyle manager exceeded our expectations. We brought this space to life with one of our crowd favorites, Rhythm & Brews, a music on the lawn series. From April to November, we hosted live music, local food trucks, and sponsored beverages on the event lawn and stage. Residents enjoyed bringing blankets and chairs to mingle with new friends and neighbors. We had about 75-200 attendees at each event, and it's been amazing to watch this event grow with our community.

A few more crowd favorites featured at the new amenity center this year included Cinco de Derby, Spring Fling, Crawfish Boil, Memorial Day Picnic, Summer Kickoff, Red, White & Blue Celebration, Hawaiian Luau, and the Harvest Moon Fall Festival!

In May, Wolf Ranch by Hillwood was honored with 9 Regional MAX Awards as finalists with the Austin Home Builders Association.

- Master Planned Community -Developer
- Master Planned Community Amenity (River Camp)
- Lifestyle Director - Developer
- Event - Master Planned Community (River Camp Grand Opening)
- Event - Master Planned Community (Spring Tour of Homes)
- Television/Video Promotion - Developer - (Testimonial Video)
- Internet Marketing Campaign - Developer
- Marketing Campaign - Developer
- Billboard Branding - Developer



ORGANIC RESIDENT EVENTS

GROWING COMMUNITY CONNECTIONS

We saw a quite a few organic events organized by neighbors and it has created a snowball effect. Part of living in Wolf Ranch that neighbors enjoy is how easy it is to connect with neighbors and how comfortable it is to say hello and greet each other on the driveways.

Canyon View Road

One particular street stands out when you are talking about organic events planned by neighbors that has become tradition with the community. Canyon View Road started a Halloween Trick or Treating Block Party back in 2020 and it really took off! Now it has become a staple for neighbors from all over the community to stop by and enjoy the festivities.



The Easton's on Canyon View, started the celebration in 2020.

They wanted to keep Halloween fun and engaging during Covid. They invited neighbors from the entire community to participate and set up a table at the end of their cul de sac to pass out candy. It encouraged neighbors to come out of their house during that time and set up a table so kids could go driveway to driveway quickly and get candy.

The event became a tradition for young trick or treaters come to and it gets bigger every year. The Easton's would have large candy bars, popcorn, and bounce houses at the end of their street and then neighbors would add to the flair in their driveways.



Now in 2024, the Halloween block party has become a tradition for folks and neighbors to throw a party with other neighbors on both sides of the community! We love how organic things happen! This year, for the first time our South Fork neighbors came together and hosted an after-hour trick or treating celebration with Halloween karaoke, snacks and good times!

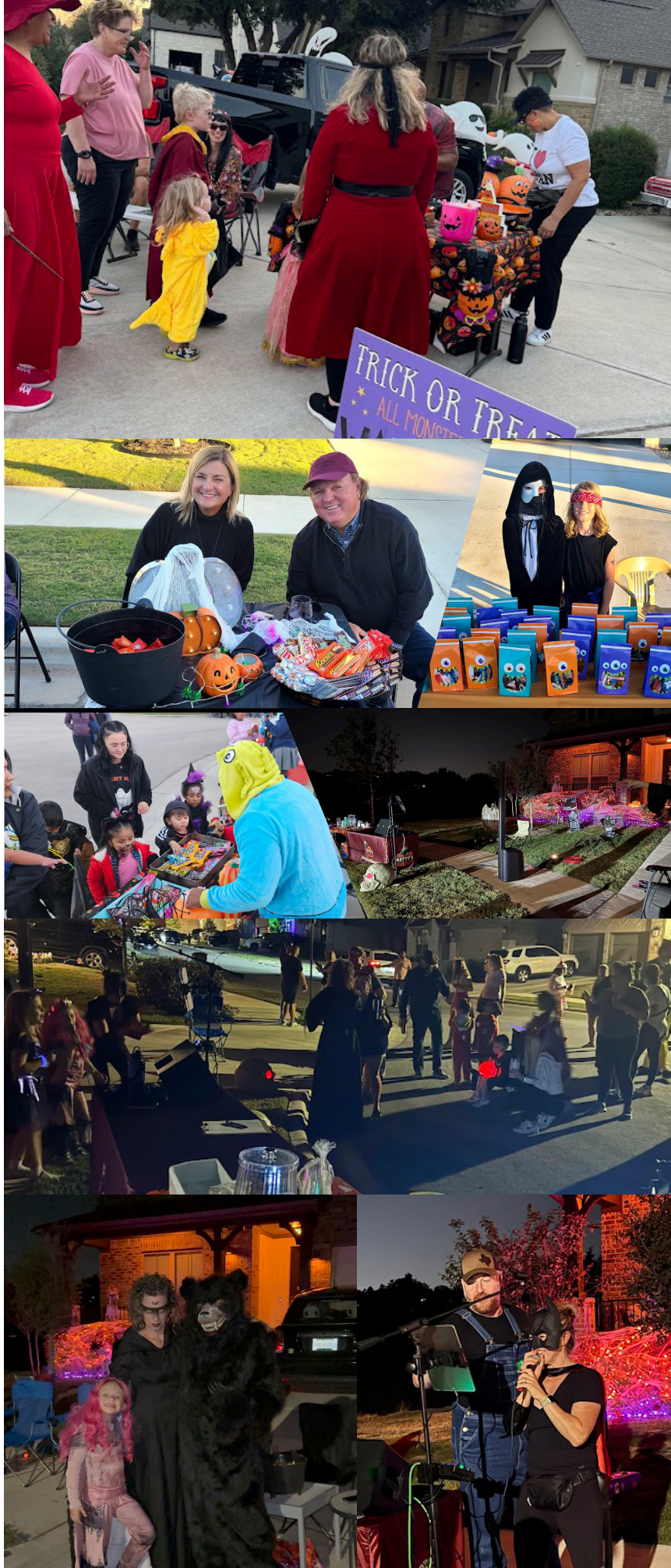
South Fork

Another example of a great neighborhood tradition that grew organically is Drinks on the Driveway! A group of neighbors in South Fork organized a casual social on their driveways. During construction of their home. Neighbors kicked off a “slab party” with their neighbors. It became a way they could watch their house being built and connect with neighbors on their street. Then it came a regular monthly driveway party hosted by different neighbors.

What began as a simple byob gathering with a “bring-your-own-chair” vibe quickly turned into a regular monthly event, rotating between different driveways. Some hosts added seasonal themes, while others kept it low-key and relaxed. Either way worked, it was just a great way to meet new neighbors which became forever friends.

So many people were interested, a community group was formed and soon, Hilltop neighbors joined in by starting their own Drinks on the Driveway. In the beginning both group leaders from both sides of the community delivered interest flyers on their neighbors’ doorway. Those interested not only joined in but expressed interest in becoming the next host!

In 2025, the Drinks on the Driveway groups are excited to combine their group and add something new for 2025! Stay tuned!



SPORTS COURT GRAND OPENING



We celebrated the grand opening of our new courts in June!

Due to the unprecedented demand in the community, Hillwood graciously invested in a new sports court. Residents joined us in the morning to kick things off with a pickleball demo by our community Pickleball group, and then residents had an opportunity to play! We hosted a fun basketball shootout competition for both youth and adults. About 50 attendees gathered, with a strong showing from the pickleball community.



Guests enjoyed complimentary Gatorade, water, and vibrant branded sweat towels as giveaways to keep cool and energized. Adding to the comfort of the day, our developer provided shaded picnic tables, creating extra seating for spectators to relax while watching the games.

We shared details on how residents can reserve the court through the Wolf Ranch Life app, making it easy to stay active in the community. The event wrapped up with raffle prizes, including new pickleball and basketball gear.

5TH ANNUAL HARVEST MOON FESTIVAL



Our 5th Annual Harvest Moon Festival at River Camp was truly one for the books! This event, a cherished partnership with Georgetown ISD, has grown tremendously since we first hosted it in 2020 with just 75 attendees and a small 1-mile Fun Run on our trails. This year we had over 600 people in attendance! We're incredibly proud to see how far this festival has come and how it has become a favorite for our community!

Thanks to the incredible support of our attendees, sponsors, and Hillwood Communities, we reached our \$5,000 fundraising goal this year for Georgetown ISD schools.

This year's festivities included our signature spooky Fun Run, a pumpkin patch, Halloween-themed games, a petting zoo, video game truck, inflatable games, vendor market, and exciting raffle prizes. We couldn't be more grateful to everyone who made this event a success—thank you for being part of this community milestone!



DEVELOPER'S CORNER



It has been a very busy 2024 from the Developer's Corner. As this pen makes its way across the page (November 26th), we are proud to share that our team has delivered on several major objectives and is focused on completing those that remain underway.

To shed some light on these details, Hillwood completed the extension of Wolf Canyon Rd and Wolf Ranch Pkwy which now allows for connectivity from Hwy 29 to the Southwest Bypass through our community. This extension was a major improvement to open the West Bend region of Wolf Ranch. In addition, our team started construction on over 600 single family lots. So far this year, 330 of those lots have been delivered to our homebuilders and the remaining 270 lots will be delivered by spring 2025. To put all of this into context, when the last bit of asphalt for those phases' dries, Wolf Ranch will be considered roughly 90% (on the infrastructure side) Complete! But not to worry, we have lots left to do.



Over the coming months, our focus will now shift to finishing various entryway features, installing an ample amount of landscaping and continuing to add to our park plan program that we feel brings the community to life.

As part of our park plan expansion, our team is excited to announce that we will start construction on a 3-acre dog park located in the South Fork region of the community just west of River Camp (in between Phase 4G and 3G) this spring and are targeting to open it in the late fall.

In addition, our team will continue to grow our trail system network with both nature trails and an extension of the Georgetown Regional Trail along the South Fork segment of the San Gabriel River. The HOA will keep you up to date on the status of those improvements over the coming months, especially as we start to see the bluebonnets sprinkle the horizon.

Lastly, our team has been diligently working with our designers and engineers on a comprehensive park enhancement plan located in the West Bend region of the community. There are more details to come but note these improvements are currently planned to come online in mid-2026.

Regarding new home sales within Wolf Ranch (as of November 26th), our builders have reported 240 home sales so far this year which is a 23% increase over the number of home sales reported during the same period in 2023. We are optimistic that our builders will exceed 250 home sales in 2024 which will be the highest number of annual home sales since we opened.

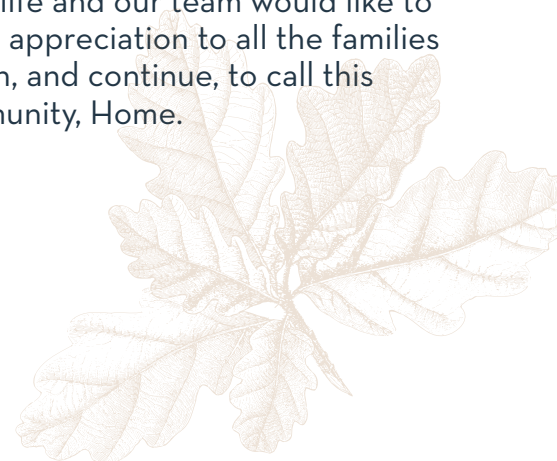
As a follow up to where home sale activity wraps up in 2025, we are looking forward to seeing a robust level of homebuilding activity in both South Fork and West Bend.

On that note, we are also excited to announce that TriPointe Homes will begin selling homes in Wolf Ranch West Bend this coming Spring. With that addition, Wolf Ranch is now home to nine (9) active homebuilders! More importantly, we are thrilled to report that our builders crossed the 1,400th home sales mark this week, or just over 55% of the total projected home sales planned for all sections of Wolf Ranch.

As we have conveyed in all prior years, the key feedback we receive from our builders on why home buyers continue to choose Wolf Ranch as their place to call home, stems from the sense of community that exists. This feedback is a true highlight and major driver for those of us in the Developer's Corner. Hillwood and our builder partners would like to, once again, express our sincere gratitude to you, our residents, for that attribute.

We hope you are proud of the community you have brought to life and our team would like to express our true appreciation to all the families who have chosen, and continue, to call this wonderful community, Home.

Thank you.



THE HILL COUNTRY IS CALLING



www.WolfRanchbyHillwood.com | www.WolfRanchHOA.org



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