



Union Park™

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.

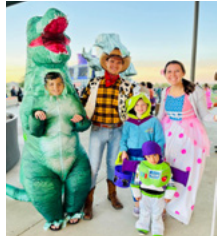


2023 Year in Review

#UNIONPARKFAMILY

It has been an exciting year here in Union Park!

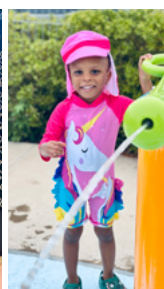
Connecting old and new neighbors is what keeps our community culture of doing life together thriving. We have neighbors in every stage of life and in 2023 our award-winning lifestyle program hosted hundreds of events and activities to create a strong sense of community. Everything from snowball fights, community 5k's, Murder Mystery parties, barnyard animal visits, live music at the Porch, and so much more. Union Park isn't just a community, it's a family!



In April of 2023, Union Park was honored with the top lifestyle honors at the Dallas Builders Association's 2023 McSAM Awards, which recognizes the best master-planned communities, builders, and developers in the metroplex. Union Park won Best Lifestyle Program and Jenny Laible won Lifestyle Director of the Year! We appreciate the Dallas Builders Association for the prestigious recognition!



Union Park developer Hillwood Communities was recognized as the Developer of the Year for the second consecutive year at the 2023 McSAM Awards. Hillwood's master-planned communities have set benchmarks for quality, innovation, and lifestyle in new home communities.

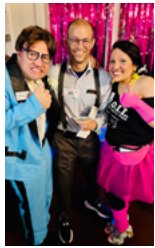


Doing Life Together!

YEAR OF FUN AND MYSTERY

No matter what stage of life you are in, Union Park has something for everyone! We had many firsts this year and it was so great seeing new faces and bringing families together in the neighborhood.

From the first Adult Easter Egg Hunt (oh my!) to Oktoberfest fun for DieFamilie at the Oidn Wiesn of Union Park and our very favorite yet, the Adult Murder Mystery Parties! Murder At The Juice Joint, Totally Rad 80's Prom Gone Wrong, Murder in Margaritaland, and Homicide for the Holidays brought unforgettable suspense, laughter, and fun for all! We cannot wait for the next one!



"Union Park neighbors and events are why we moved to this community, the character whodunit mysteries have been a fantastic way of meeting and laughing with friends!"

- FRANK

“I recently had the pleasure of attending the Murder Mystery event at Union Park, and it was nothing short of an amazing experience. From the moment I stepped into the venue, I was transported into a world of intrigue, suspense, and excitement.

The attention to detail in creating an immersive atmosphere was truly impressive. The setting was beautifully decorated, evoking the ambiance of a classic murder mystery. The actors were not only incredibly talented but also remarkably engaging, making you feel like a part of the story from the very beginning.

The plot itself was cleverly crafted, keeping the audience guessing at every turn. The twists and turns in the narrative added an element of surprise and suspense that had everyone on the edge of their seats. It was a fantastic blend of suspense, humor, and interactive engagement.

What truly set this Murder Mystery event apart was the audience involvement. We were encouraged to ask questions, interact with the characters, and even participate in solving the mystery. It felt like we were living out our own detective fantasy.

The evening was perfectly complemented by a delectable dinner, and the service was impeccable. The staff at Union Park were not only attentive but also enthusiastic about ensuring everyone had a memorable experience.

In summary, the Murder Mystery event at Union Park is a must-attend for anyone seeking a unique and unforgettable night out. It's a perfect blend of entertainment, engagement, and exceptional storytelling. I can't wait to return for another thrilling adventure and highly recommend it to all mystery enthusiasts and those looking for a night filled with suspense, laughter, and great food.”

- ROSS

Our Favorite THINGS TO DO

Every day is a celebration of memories and friendships in Union Park!
A place to build lifelong memories. A place families are proud to call home!



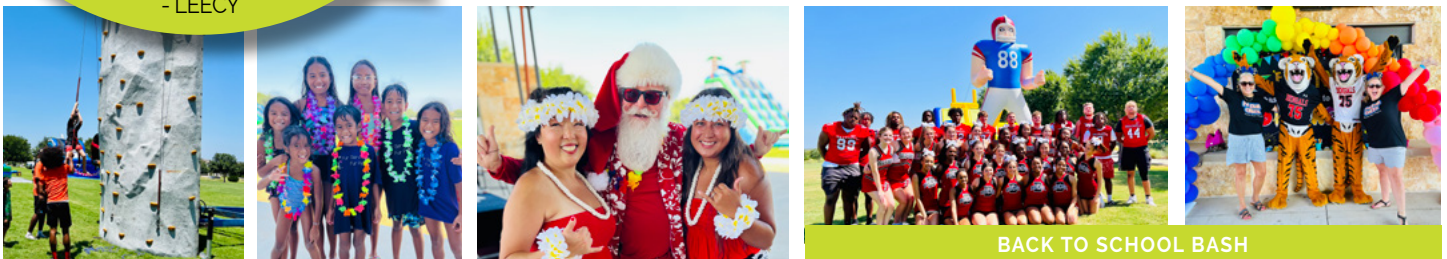
SPRING BREAK FUN!

"Our son found the golden ticket egg at the sensory egg hunt! We can't thank you enough for putting together a special area for those Littles who are very overwhelmed by a lot of people and loud music. You truly made this such a fun day for our little boys. Thank you for all you do!!"

- LEECY



EGGSTRAVAGNAZA



BACK TO SCHOOL BASH



CHRISTMAS IN JULY

FREEDOM FEST



WILD WILD WEST FEST

ANNUAL TRUNK OR TREAT



WINTER WONDERLAND

Making a DIFFERENCE

Union Park strives to give back to the community. Whether we are fighting hunger in our community with LovePacs Aubrey, keeping our community beautiful on Earth Day, or saving neighbors in need of lifesaving blood transfusions with Carter BloodCare Drives, we are a community making a powerful commitment and dedication.

For those who have served their nation, Union Park fosters an environment of unity and respect to help our Veterans feel valued and integrated through Veteran Breakfasts and a family PurpleUp! celebration supporting military children during the Month of the Military Child.

Engaging with the Town of Little Elm Police and Fire to build trust and respect with the community through National Night Out, Donuts with Cops, National Police Week, and a Bike Rodeo are just a few of the ways we connect and engage our neighbors to improve the overall morale of neighbors.

Through these community events, our residents have fun, meet new neighbors, and make memories, all while making a difference.



In 2023, LovePacs Aubrey served over 150 families in our Union Park Elementary, Navo Middle, and Braswell High School communities. Through generosity and special efforts, Union Park neighbors are able to fight hunger in the community by partnering with Lovepacs Aubrey to provide food for children in need. Lovepacs Aubrey provided snacks, as well as weekend and holiday food bags, to over 400 students in 18 surrounding schools throughout the school year.

Our community generated over three thousand dollars in donations through the Teen Council Back to School Bash Dunk Tank event, a Summer Food Drive, and the Adult Murder Mystery parties.



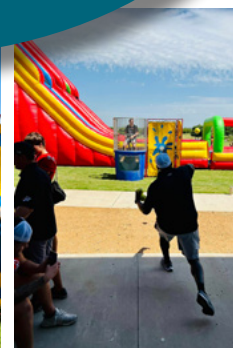
"Cops are cool! Both of these officers have personally impacted my daughter's life. Sergeant Maxie has watched her grow from elementary school to high school. Officer Gikas, now implementing safety and protection for her daily at Braswell. Thank you for serving our community!"

- STEPHANIE



"I've been working with LovePacs Aubrey for over seven years and it has changed my life forever. And, even though the numbers have changed, the children move on, the counselors' role shifts and the socioeconomic situation fluctuates, one thing is constant...the connection with the community. The relationships I have built over the years have been organic, open, respectful, spirited, and full of joy. It is what drives me to serve, to give, to love, and to fill the need in our schools. It keeps me engaged and inspired. It shines a light on the humanity of others and gives me hope. Thank you for allowing me to be a part of Union Park and your amazing community!"

- KAREN MATTSON, COMMUNITY LEADER



Ways To Connect **WITH FRIENDS**

We have a very diverse community with homeowners from many different walks of life and parts of the world. In addition to the hundreds of HOA-sponsored events, our residents stay even more connected with many homeowner groups and homeowner-led activities that create a sense of belonging and help our neighbors feel even more connected.

Neighbors gather for the Union Park Small Business and Networking Professionals Spring and Fall Expo where residents support small businesses. Holiday Mixers and Holiday Ornament Exchange Parties are planned. The annual Halloween Haunted House, Union Park Pickleball and Volleyball League are just a few ways our community comes together.

We have groups like the Union Park Veterans & Active Military, Ladies of Union Park, Bad Moms of Union Park, Union Park Homeschoolers, Union Park Foodies, Union Park 55+, Union Park Golf Cart Crew and so many more!

Union Park **LITTLES**

Union Littles meets regularly to promote a sense of belonging for stay-at-home moms, grandparents, and caregivers at home during the day to provide the opportunity for children to socialize with others and learn new, fun things.

This group has grown each year and we love seeing new faces. From shaving cream battles, bubble parties, princesses, painting classes, superheroes, and pinecone turkeys, we created so many fun and exciting activities this year!



“We are so grateful to have so many fun activities for the kids here at Union Park. It’s one of the reasons we moved to this community! Jenny and Serina are fantastic at developing creative activities for the children like story time, pumpkin painting, superhero fun, and tons of themed events. And they always have fun treats for the kids – even getting coffee for the adults, too! I’d swear they were event planners/ photographers/ school teachers in a past life. We look forward to taking our daughter to Union Littles every Wednesday and appreciate this resource right in our neighborhood!”

- PRIYA

Union Park **55+**

What started with weekly coffee, the Union Park 55+ homeowner group has now quickly grown into a very active group organizing weekly events and activities including day trips to the Dallas Arboretum, shopping trips, movie outings, winery visits, game nights, Bookworms Book Club, and so much! This homeowner group is moving and shaking!



"UP 55+ Group changed my life! After a 40 year career in sales, retirement hit me hard. It wasn't the job I missed, but instead the feeling of purpose and camaraderie.

After months of isolation, and sitting on the couch, playing way too much sudoku, I was introduced to the UP 55+ group. I have to say it changed my life! More than just having a lot of fun (which we do!), I have a new sense of belonging. I found friends who truly care about me, and I know I'm not alone in this new phase of my life. We're all here for each other in the good times and the not-so-good. There's no judging, no rejection, but a safe place to be yourself.

I'm so thankful God put these new friends in my life. It was an answer to my prayers!"

- SHERRY

Living **HEALTHY AND WELL**



At Union Park you can enjoy a healthy, active lifestyle with a variety of recreation right here in the community. So many opportunities to improve and maintain your healthy, active lifestyle are conveniently available.

Whether you are participating in the community Brrry Scrrry, Freedom Run, or Ugly Sweater 5k, attending the first Annual Pickleball Tournament, Volleyball League, or the weekly Union Park Fitcamp led by a resident. There is something for everyone a few steps away from your front door!



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Live Your Best Life AT UNION PARK

4795 UNION PARK BLVD. E
AUBREY, TEXAS 76227

AMANDA GREEN
GENERAL MANAGER
AMANDA.GREEN@FSRESIDENTIAL.COM

JENNY LAIBLE
LIFESTYLE MANAGER
JENNY.LAIBLE@FSRESIDENTIAL.COM

KENNETH AGNEW
ASSISTANT GENERAL MANAGER
KENNETH.AGNEW@FSRESIDENTIAL.COM

SERINA WALKER
ADMINISTRATIVE ASSISTANT
SERINA.WALKER@FSRESIDENTIAL.COM



“Our team is growing and changing! Congratulations to our Administrative Assistant, Serina, on becoming Mrs. Walker, and welcome our new Assistant General Manager to the team, Kenneth Agnew!”

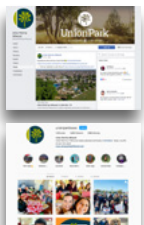


C/O FIRSTSERVICE RESIDENTIAL
14951 DALLAS PARKWAY SUITE 600
DALLAS, TEXAS 75254
www.FSResidential.com

ACCOUNTING/BILLING QUESTIONS
214.871.9700
ACCOUNTSERVICES.TX@FSRESIDENTIAL.COM

RESALE & REFINANCE CERTIFICATES
888.679.2500

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Developer CORNER



Union Park was named a Top 50 Selling Master Planned Community in the Nation for the 3rd year in a row by RCLCO. 2023 continued to bring more families, more homesites, and more retail. Over 400 homesites were developed in 2023 including the new Garden Collection Homes for Tri Pointe that brought a new product to the community. The last phase of homesites in Union Park will be completed in 2024. Home sales continue to be very strong with over 350 new homes sold in 2023, bringing the total to over 2,600 sales (including Del

Webb) since inception! Highland Homes, Drees Custom Homes, Coventry Homes, Beazer Homes, and DR. Horton are all sold out in the community. It is anticipated that Del Webb and American Legend will sell out in 2024 leaving Tri Pointe and Bloomfield the only active builders in Union Park. Union Park was awarded a Texas Parks and Wildlife Department (TPWD) grant for a multi-purpose natural trail. This trail system will be 4+ miles of natural surface trails that meander through the wooded area on the west side of Union Park adjacent to the Lake Lewisville watershed. This exciting trail grant is under final review with TPWD. We expect to start construction on the trail in 2024. Retail is active along Highway 380 with Starbucks, Einstein Bagel, Slim Chickens, Qdoba, and McDonalds. Union Park is growing remarkably fast. It is wonderful to drive through the community to see and feel the harmony, the diversity, and the prosperity!