

# 2024

NEWSLETTER

## WHAT'S INSIDE

#WeCreateCommunity

#PomonaProud

Pomona Kids

Pomona Pups

Developer's Corner

## 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.

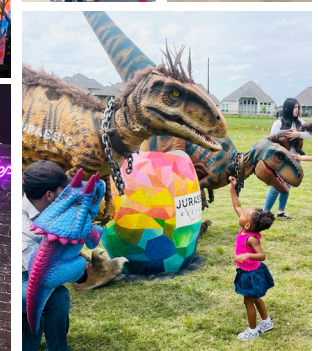
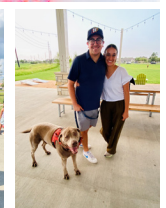
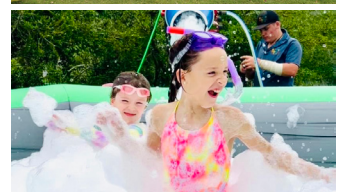
### INNOVATION

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.



## POMONA LIFE

LIVE, LEARN & PLAY



## FUN FACT:

Pomona has two resort-style swimming pools that are open all year long—they never close! Whether it's a sunny summer day or a crisp winter afternoon, residents can enjoy never-ending poolside fun whenever they please!



# POMONA GIVES BACK: SPREADING JOY WITH TOYS FOR TOTS

Pomona proudly partnered with Pomona Elementary and the Manvel Police Department for last year's Toys for Tots drive! Our community's commitment to giving back and supporting families in need is what makes Pomona such a special place to live. Together, we're making a difference.



## #POMONAPROUD

October 2024, Camp Pomona was named Recreation Center of the Year, a testament to our commitment to creating vibrant community spaces. Pomona also earned accolades for Signage of the Year, Best Direct Mail Piece, and Marketing Campaign of the Year, recognizing our efforts to connect and engage with the community in innovative ways.



We appreciate the GHBA for the prestigious recognition. And a special congrats to our Marketing Manager, Lori Evans, for being named GHBA SMC Board Member of the Year - thank you Lori for your continued leadership and dedication to our team and industry!



# POMONA KIDS

Pomona kids are making a big impact in our community, and we love celebrating their achievements to inspire others to reach for the stars. Today, we're shining a spotlight on three incredible young residents who are striving for excellence!



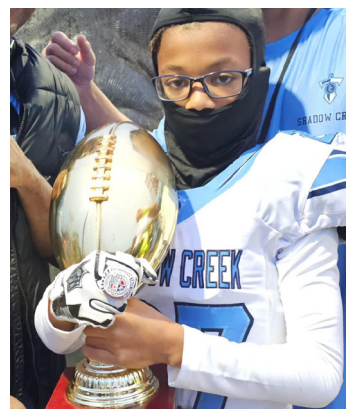
## ANAIHAH HODGES

Anaiah Hodges is an 8th grader at Rodeo Palms Junior, a competitive dancer and she's been baking her way to success on Food Network's Kids Baking Championship.



## KIMMI DUBOIS

Kimmi Dubois is an 8th grader at Rodeo Palms Junior High who is part of the Scouts of America. She was named Eagle Scout last fall which makes her the youngest Female Eagle Scout in the State of Texas.



## RASAAN JAMES JR.

Rasaan James Jr. is a 5th grader at Pomona Elementary School who serves as the Student Council Treasurer, a member of the Jack and Jill of America Inc. and plays wide receiver and cornerback for the Shadow Creek Titans winning the Superbowl last December.

# POMONA PUPS

We love our Pomona pups! From Yappy Hour at the Bark Park and our Howl-O-Ween Pet Photo Contest to meeting Sheriff K-9 Sully at National Night Out, there's always something fun for our furry friends. With plenty of activities to run, play, and wag their tails, Pomona is a paradise for pets!



# ACTIVE RESIDENT GROUPS



- Basketball Club
- Book Club
- Bourbon Club
- Desis at Pomona
- Line Dancing Club
- Pomona Parents
- Pomona Walkers/Runners
- Pomona Wine Lovers
- Sage Souls
- Veterans Club
- Volleyball Club

# FAMILY TESTIMONIES

## The Nour Family



“We have been a proud member of the Pomona community for almost two years. It is an honor to share how deeply this community has impacted our family.

When we first joined Pomona, we were

seeking support, connection, and purpose after moving from Virginia. What we found here exceeded all our expectations. Through the vibrant community events, the incredible community school, and, most importantly, our amazing neighbors, Pomona has enriched our lives in countless ways.

This community is a celebration of diversity, welcoming and embracing people from all walks of life. Here, we not only found practical resources but also formed lifelong friendships and rediscovered a profound sense of belonging.

Thank you, Pomona, for being a place we are proud to call home. We love you! ”

## The Chu Family



“We absolutely love the activities and outdoor spaces in the Pomona Community! The Backyard Park, The Dock, and The Pool are some of our favorite spots to relax, enjoy the fresh air, and stay active.

The variety of events and activities for all ages each month make it even more

fun and special! It's a joy to experience it all alongside such wonderful and friendly neighbors.

Truly, this is unlike any other community we've lived in! ”

## The James Family



“After starting our family on the East Coast, we decided to move back to Texas to build our dream home in Pomona. When we purchased our lot in 2016, we were mainly drawn to the community's vision.

Now, nine years later, we couldn't be happier with our decision!

Our family has formed friendships, enjoys monthly date nights with our favorite couples, has annual cookouts, and, most importantly, has created lifelong bonds for our children. It is a blessing to know that our kids have found their best friends in Pomona! ”

## The Eagleson Family



“We love Pomona. There is so much to enjoy here...the parks, the amenities, the events! We feel blessed to live in such a wonderful kid-friendly community. Our twin girls were just 4 yrs. old when we moved here in 2020 and the Pomona kids' events have been amazing.

The girls have been living their best life here going to snowball fights in July, swimming with mermaids at the pool, playing with dinosaurs in the park, and singing along with Elsa & Anna just to name a few loved highlights!

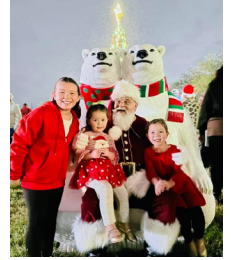
Now, events are enjoyed with their Pomona pals from school. We are grateful. So many great childhood memories are being made here. ”



# MOST MEMORABLE POMONA MOMENTS

## POMONA VISITORS

This year, we brought storybook characters to life with magical visits for Pomona kids! It was a fantastic way to spark their imagination and make their favorite tales feel real. The Snow Queen Elsa filled the air with snowy magic, The Grinch proved once again why he's on the naughty list, Santa spread plenty of holiday cheer, and Winifred Sanderson from Hocus Pocus cast her whimsical spells. It was a storybook adventure come to life!



## POMONA TRIATHLON

Over 300 athletes took on the challenge at Pomona's 2nd annual triathlon, showcasing incredible strength and determination. It was a day filled with grit, endurance, and unforgettable moments for all of the athletes who participated in the competition.



## POMONA HOLIDAY LIGHTS WINNERS

In our first-ever Pomona Holiday Lights Showdown, over 150 votes were cast, and the community crowned Gloria Sanchez as the overall winner with her enchanting Santa's Wonderland display!

A big shoutout to Katie Hansen and Anna Perosky for securing spots in the top three! It was a joy for Pomona Lifestyle Manager, Nikki, to personally deliver their awards and celebrate their holiday magic.







# POMONA™

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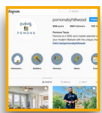
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# DEVELOPER'S CORNER

2024 was a great year as we continued to develop our last phase of Pomona. It's hard to believe that our residential development of the community is coming to an end. Our first home sales were in 2015 and we're projecting home sales to continue through 2027. Now that we are mostly complete with the development of the roads and the residential portions of the community, we are continuing to build out the parks, trails, and landscaping. Much of these improvements will be completed in 2025 so there's much to look forward to this next year.



As part of our continued development of residential areas in Pomona, we added a new type of home with our "Specialty Product" in our newest section. This new section features smaller homesites mixed with homes that have garage access off of alleyways. This will offer a unique and different streetscape for the neighborhood. Highland Homes and David Weekley Homes will build in this new section. Homes will range from 1,500 to 2,800 square feet with prices starting from the \$320s.

Commercial activity continues to follow the additional rooftops. The Learning Experience will open at the beginning of 2025. Additional retail space has been planned for some of the other parcels. With additional commercial opportunities available, Pomona will continue to grow in the years ahead.

