

HACKBERRY CREEK VISION – 2022

Hackberry Creek will continue to be recognized as a premier gated country club community, featuring an unparalleled lifestyle and a unique location, making it one of the Dallas/Fort Worth area's most desirable residential neighborhoods.

- **LIFE STYLE**

- Strong neighborhood identity with a feeling of pride and belonging
- An inclusive neighborhood that welcomes a diversity of residents
- Active participation in Homeowners Association, Women's Club and Men's Club activities
- Community building, neighborhood and Country Club-centered activities

- **PHYSICAL / ENVIRONMENT**

- Upscale, architecturally diverse, Master Planned single-family community
 - + Attractively lighted and landscaped entrances
 - + Well-maintained homes and lawns
 - + Street scene and home design which conform to the Architectural Design Guidelines of the Hackberry Creek Home Owners Association and The Las Colinas Association
 - + Well-maintained streets, sidewalks, alleys, bridges, parkway trees, parks and common areas
- Safe streets with access to the Village controlled through fully-staffed and electronically monitored gates
- Regular security patrols and alarm monitoring by The Las Colinas Association
- Rigorous enforcement of CC&R Protective Covenants by the Homeowners Association
- Actively monitor and influence nearby land development that impacts the neighborhood

- **COMMUNICATION / COMMUNITY RELATIONS**

- Effective communication program to keep residents informed of issues, activities and events, both in our neighborhood and in the broader community through both print and electronic media
- Actively solicit resident input relating to matters of concern and interest to the community
- Active internal and external programs to foster strong property value appreciation by:
 - + Communicating the many positive attributes of the neighborhood to new and prospective home buyers
 - + Publicizing our prestigious Las Colinas location with its convenient shopping, excellent restaurants and nearby DFW International Airport
 - + Promoting a positive image for Hackberry Creek throughout the City of Irving and the Dallas/Fort Worth Metroplex
- A high level of involvement by Hackberry Creek residents in local civic and governmental affairs
- Active involvement by the Hackberry Creek Home Owners Association in local civic and governmental affairs as appropriate to promote and protect the interests of the Village

- **FINANCIAL**

- Annual and Special Group Assessments used to fund the operation of the Association
- Balanced annual operating budget
- Use of a Capital Reserve Fund to finance the timely replacement or renovation of Village infrastructure
- Capital Reserve Fund invested in conservative debt instruments selected by a professional manager
- Active and fiscally responsible program to monitor and enhance the value to residents of Association expenditures including an annual independent audit

- **MANAGEMENT**

- Active Board of Directors responsible for formulating the Vision, policies and goals for the neighborhood
- Well-managed by a professional management company
- Appropriately staffed management office located within the neighborhood to serve residents' needs