

2018

What's Inside

Live Smart Principles

Homes For Heroes

#PomonaProud

We Are Family

Pomona Teen Advisory Board

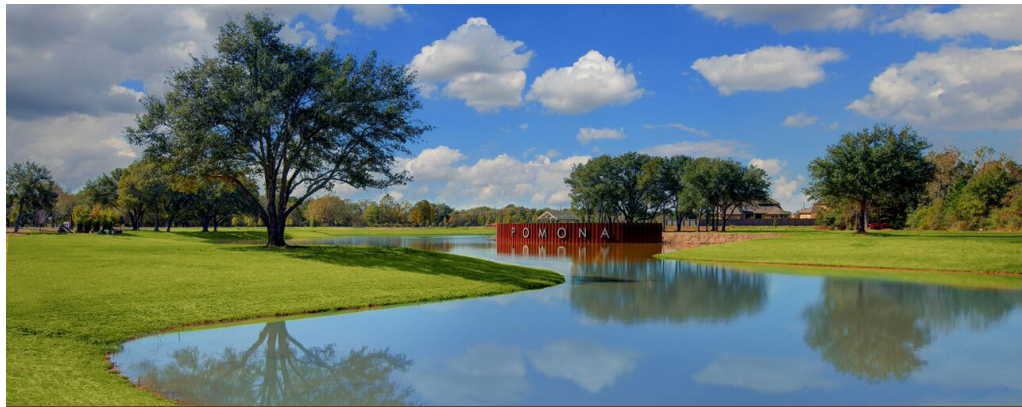
Developer's Corner

Pomona Elementary PTO



POMONA POST

LIVE, LEARN & PLAY



Community Library Now Open

At the start of the summer, some of the kiddos from Maple Oak St. got together and decided they wanted to do something for our community. They all have a passion for reading, so what better idea than to bring a community library to Pomona! To raise funds for the community library they had a lemonade and cookie sale. Through this sale they were able to raise enough money to turn their dream into reality. They partnered with resident, Gina Harris, who built the library in just under a week. From there, girl scout troop 142095 primed and painted the little library. The Vasquez family had the honor of stocking the donated books and delivering the finished product to Camp Pomona for all the residents to enjoy!



Welcome Home

What makes our community different from any around town? I'm glad you asked. Here's what:

At Pomona we create community living. We are different from other communities because we bring back the nostalgic feel of community that you don't really see much of anymore. It's neighbors doing life together—through the ups and downs. The culture of community here is strong. People move here because they want to know their neighbors, they want to make friends, and they want to be active and social. There is a great sense of togetherness and belonging that you just don't see in other neighborhoods.



Fun Fact About Pomona

Our pools are open all year long!!!

WHAT ARE LIVE SMART Principles?

page 2

Live Smart principles bring people together in meaningful ways for a happier, healthier lifestyle!



Fire Truck Splash Down



Scavenger Hunt



Comedy Show



Fall Carnival



Blues, Brews and BBQ



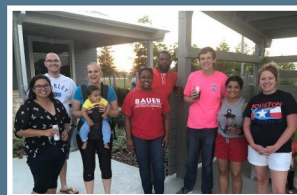
Fishing Tournament



Pancakes & PJs



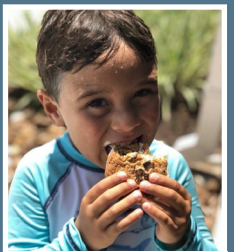
Easter Eggstravaganza



Dive In Movie Night



St. Patty's Day



Ice Cream Sandwich Day



Pumpkin Painting

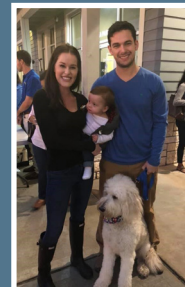
Connection



Summer Snowball Fight



Men's Night



Annual Tree Lighting



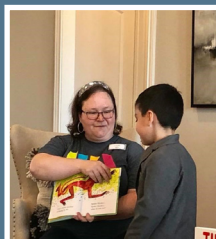
Cinco de Mayo



Gymboree Pop Up Class



Back To School Bash



Story Hour with BCLS



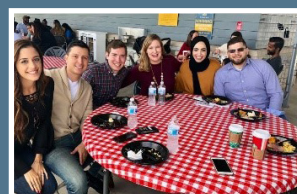
Winter Wonderland



Summer Luau



Women's Wine Night



Friendsgiving

“ We love Pomona because it's friendly and we feel very close to all the neighbors. We have made several friends through all the awesome activities put on by Ms. Lori. We love the pools, Fish Camp, parks and are super excited about the new zip line coming! ”

– The Mahaney sisters
Ages 12 and 9

Enrichment



Mad Science with Prof. Neutron



All About Animals with Prof. Neutron



Building Robots



Alvin ISD Book Bus



Slime Making Fun



Wreath Making



Champagne Tasting



Crocodile Encounter



Holiday Crafting



Fishing with Brazoria County Parks Department

Stewardship



Wildflower Preservation Areas



Horticulturist talk

Convenience



Farmer's Market



Inside Apps with BCSO

Well Being

“ We absolutely love living in Pomona, especially because we have Fish Camp right in our backyard. What brought us to this community from Sedona lakes was the lifestyle program. We just love all the different activities that are available to our family! ”

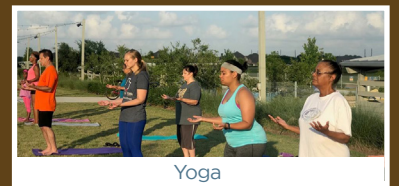
– Cody Greene



Capture the Flag with Camp Gladiator



Soccer Superstars



Yoga



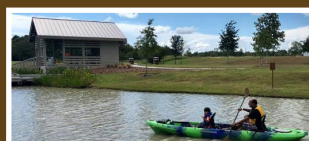
Fruit Art & Healthy Eating



Flag Football with Pros



Water Aerobics



Kayaking



Boot Camp

Homes For Heroes

page 4



Pomona's developer, Hillwood Communities, is partnering with the national non-profit organization, Building Homes for Heroes along with McGuyer Homebuilder, Inc. to say "Thank you for your service". U.S. Army Specialist Jeremy Visbal found out he was the lucky recipient during a surprise presentation Saturday, December 8. The Army veteran, his wife and four children were attending a Veteran's Holiday Celebration in Manvel's Pomona community when it was announced the Visbals would be receiving the keys to a mortgage-free home next year in Pomona.

"I really don't know what to say but thank you," Visbal told the crowd attending the celebration. "It's always been my life goal to help people whenever I can, and I always told myself that one day something good would happen and today is that day. You have changed my family forever, so I want to say thank you to everyone involved. God bless everyone."

The home is being built under MHI's Plantation Homes brand on a homesite donated by Hillwood Communities, developer of Pomona. "Receiving a mortgage-free home would provide peace and stability for my family and allow me and my wife to focus on our mental health and tend to our children's ongoing health care and well-being," Specialist Visbal said.

“ Our family loves living in Pomona. We both grew up in small towns and even though we work in a large city, we wanted our son to grow up in a place where he knows his neighbors. Our neighbors are absolutely the best. They are friendly, fun, encouraging, and always ready to lend a helping hand. We have enjoyed so many planned and unplanned events with our neighbors. Some of our favorite events have been the Crawfish boil, Easter Egg Hunt, Women's Wine Nights, Men's Nights, Paint balling, Margaritas by the Pool, Breakfast with Pomona Bingo, Free Yoga Classes, and the list goes on and on.

Pomona was absolutely the right choice for us. When we turn onto Pomona Parkway every night on our way home, we feel a sense of peace and relaxation come over us; we are truly able to let the stress of the day go when we make it to Pomona. Our son loves splashing in the resort style pools, playing on the playground at Camp Pomona, and we are looking forward to teaching him how to fish at the Fish Camp. The best part is that this lifestyle community is so close to restaurants and shopping. There is so much to do in Pomona and around Pomona; our weekends are never boring!

We love Pomona and the lifestyle it provides us. It was the absolute perfect fit for our family and we feel so blessed to live here, surrounded by the best neighbors. If you want to live in a place where your neighbors are your friends, your social calendar is booked for you, and everyone loves to be happy, encouraging, and helpful, then come join us and be our new neighbor in Pomona!

- Alicia Bollu

We Are Family

Building community is one thing but when generations of families move into the same community that is truly something special. Whether it's parents moving closer to help their children with the grandkids or family just wanting to enjoy life together, it's all about making memories.

We have many multi-generations living in Pomona!



These sisters are choosing to raise their families together at Pomona!

Pomona Teen Advisory Board

Our 2018-2019 officer positions for the Pomona Teen Advisory Board:

President: Kaley Watson
Vice President: Jacob Johnson
Historian: Trinity Grays
Secretary: Ava Vasquez

The PTAB was created to teach leadership, encourage community service and allow our teens to plan their own activities. Our teens helped plan events such as scary movie night, glow in the dark pool parties, car wash for first responders and the 1st annual 3x3 basketball tournament with 8 teams participating. Needless to say the event was a huge success and it benefitted the Pomona Elementary PTO.



“We moved from Baton Rouge Louisiana to the Houston Texas area after our home flooded in August of 2016. We knew we would need to find new places to eat and settle back into a neighborhood. We did not expect to find a home and a community like Pomona. The motto Perfectly Pomona isn't just a motto as we love every single aspect of this community. The neighbors are all friendly, the community is in a great area and Lori keeps fun and entertaining events on the calendar year around. My wife is adamant that if we do need a larger house years from now, if and when our family grows a lot, we would have to find a home in the neighborhood for sale.”

- Richard Jones

#PomonaProud

The Shadow Creek high school varsity football team made it to the State Championship game. This is their first official football year in Alvin ISD and they crushed it. We can't wait to see what they do in the future.

Way to go Sharks (especially our very own Courtney Brown Jr.)!



“When my husband and I were looking for our forever home in the suburbs of Houston we had lots of choices. We knew we liked the Pearland area because of the proximity to the Medical Center for our jobs. It also is close to Hobby airport and less than an hour away from the beach. When looking at all the options we found Pomona and we fell in love. We wanted a community that was conveniently close to the highway but had great outdoor amenities. We also wanted to have access to excellent schools for our two young daughters. Last but not least, we wanted a community filled with neighbors who were invested in getting to know each other and becoming a family. Driving into the community you will always get a friendly wave and often will be stopped to ask how things are going. When a neighbor posts that they need help with something, the request is almost always answered within hours. During the hurricane, everyone watched out for each other to ensure all of the residents were safe. We look forward to watching our kids grow up in this community, playing outside with their friends, going to events at the pool, playground, Fish Camp and walking to school.”

- Lauren Guzman



POMONA

DONNA GRICE
GENERAL MANAGER
281.692.2808
DONNA.GRICE@FSRESIDENTIAL.COM

LORI EVANS
LIFESTYLE MANAGER
832.914.8757
LORI.EVANS@FSRESIDENTIAL.COM



FirstService
RESIDENTIAL

C/O FIRSTSERVICE RESIDENTIAL
4545 POMONA PARKWAY
MANVEL, TX 77578

ACCOUNTING/BILLING QUESTIONS
877.378.2388
ACCOUNTSERVICES.TX@FSRESIDENTIAL.COM

RESALE & REFINANCE CERTIFICATES
888.679.2500
WWW.FSRESIDENTIAL.COM/RESALE.HTML

24/7 CUSTOMER CARE
877.378.2388

Are You Social?
We Are!



Facebook:
Pomona by Hillwood
Communities



Instagram:
PomonabyHillwood



Twitter:
PomonabyHillwood



Developer's CORNER



As we look back on 2018, I'm reminded that we have a lot of great people working behind the scenes to develop the very best community for our residents. Pomona had a phenomenal year in sales this year. We sold 30% more this year than we did in 2017 which means you all have so many new neighbors to welcome.

With this growth, we have developed just over a third of Pomona and expect to develop the rest over the next 4-5 years. To accommodate the growth this year, we finalized the plans and started construction of the new recreation center and clubhouse. We can't wait to open up this new facility later this Spring and introduce the new fitness center in the Summer. In addition to the expansion at Camp Pomona, we will be constructing a brand new park called The Backyard. It's everything you asked your mom and dad to build in your backyard, but they said no. Well, we didn't and you can bet this will be a popular hangout for both kids and parents alike. We will also be constructing additional homesites for our builders that will include the connection to CR 48 which will continue to help mobility in the area while also extending our trail system. We have also purchased an additional 40 acres to add to our great community. The land is behind Cottonwood Creek and off Big Island. This area will feature additional homes as well as an 18-acre lake that will be used for paddle boarding, kayaking, and more fishing! We hope you are enjoying your new home and your new neighbors and look forward to getting to know you through all of our great activities planned this new year!

Community Philanthropy

POMONA ELEMENTARY PTO

2018 Partnered events include:

Polar Bear Plunge
3x3 Basketball Tournament
Color Fun Run
Crawfish Boil for a Cause

Back to School Bash
3rd Annual Tree Lighting
Ceremony
Homes for Heroes Event

Our community, in conjunction with the developer, Hillwood Communities, has donated over \$15,000 since the start of our partnership with the PTO. The raised funds helped purchase a covering for the playground area which was installed Fall 2018.

