



February 23, 2026

Dear Mayor Laesch and Members of the Aurora City Council,

On behalf of PulteGroup and the Del Webb team, thank you once again for the opportunity to present the proposed Phase 4 expansion of the Lincoln Prairie by Del Webb community at your February 17th meeting. We appreciated your thoughtful questions and the Council's engagement with this project. As requested, we have prepared the following follow-up information in advance of our return on February 24th.

1. HOA Board Representation

- The current 5-member HOA Board consists of four developer-appointed seats and one resident-appointed seat. In the coming months, Pulte will relinquish one of the developer seats, allowing for the appointment of a second resident representative. Residents interested in this position are encouraged to reach out through the portal or contact HOA Staff at the Clubhouse.
- Under the community's bylaws, Pulte—as the declarant—retains the right to appoint all board positions until the HOA is formally turned over to the residents at the completion of construction of all homes.

2. HOA Turnover

- Pulte intends to remain the declarant and maintain board majority until the final home in the community has closed.
- Until turnover occurs, Pulte continues to fund all HOA budget shortfalls. To date, we have contributed \$151,000 to support HOA operations.
- While residents may request early turnover under certain provisions of Illinois law, Pulte is not obligated to fund any shortfalls after such an early transfer.

3. HOA Meetings

- HOA meetings are held quarterly and are open to all members.
- The next meeting is scheduled for March 12th at the Clubhouse.

4. HOA Committees



- To encourage resident engagement and help the community take shape under resident leadership, the HOA continues to welcome volunteers for various committees.
- Currently there is a Finance Committee, a Modification Committee, a Civic Committee and a Social Committee. The HOA is also in the process of creating the Property and Grounds Committee and asked for Volunteers on January 29th.
- Residents interested in serving are encouraged to connect with staff via the app.

5. HOA Management and Communication

- Consistent with our other Aurora and regional developments, Lincoln Prairie by Del Webb is professionally managed by a third-party management firm.
- To promote real-time communication and increased resident involvement, a dedicated community smartphone app, “The Cove” was designed specifically for Lincoln Prairie by Del Webb residents.
- Through this app, HOA staff provide updates to residents on an almost daily basis.

6. Marketing Information

- As requested by Alderman Nuñez, we have attached examples of the original marketing materials presented in the Sales Center during the early phases of the community.

We look forward to returning on February 24th to present Phase 4 and respectfully request the Council’s approval at that time. Please do not hesitate to reach out in the interim if there are additional questions or if further information would be helpful.

Sincerely,

Matt Brolley

Division Director, Land Planning & Entitlement

PulteGroup / Del Webb