

Pecan Creek Village Renovation



From left: Nathan Brown, First State Bank of Burnet; Sallye Long, FSB; Cary Johnson, president of FSB; SueAnn Parsons, FSB; Benjamin Farmer, president of F&H Construction; Carol Wright, FSB; Shawn Offutt, Cross Architects; Kathy Masonheimer, director of Lampasas Economic Development Corp.; Danna Hoover, vice president of Hamilton Valley Management; and Nena Hoover, president of 5G Development.



“I never want to move out of here. I want to stay here.”

— Beatrice Garza
longtime Pecan Creek resident

Numerous people were on hand Wednesday for groundbreaking ceremonies to initiate the \$4 million upgrades to Pecan Creek Village Apartments.

Renovation of Pecan Creek Village Apartments is underway after local, state and federal entities united to make 40 units of senior and disabled living spaces more economical.

“It took some vision from the mayor and City Council, city manager and others to invest in this property with their economic development corporation,” said Danna Hoover, vice president of Hamilton Valley Management. “In essence, they made it happen by doing that.”

Financing for the renovation project — more than \$4 million — was secured in part by the USDA, Texas Department of Housing and Community Affairs, Lampasas branch of First State Bank of Burnet and Lampasas Economic Development Corp.

That money will go toward energy-efficient appliances, fixtures and exterior items like doors and windows, said Benjamin Farmer, president of F&H Construction.

Farmer said more than 120 workers, including subcontractors, take pride in their work to make homes for local residents.

“With senior housing, these people take a lot of pride of ownership in these individual units,” he said. “That’s their house. We have a lady that’s been here since it opened in 1990. Their investment and our

investment come together.

“We take pride in them taking pride — it’s different than a family unit.”

Beatrice Garza, who has lived at Pecan Creek since it was built, said the place is perfect for her.

“I don’t know if I deserve it,” the 94-year-old woman said. “I never want to move out of here. I want to stay here.”

She said she is excited to have new appliances and was given a golden shovel to help with the groundbreaking ceremony Wednesday morning.

“When I have a need, somebody comes to me,” the resident said. “I don’t have to wait or nothing. The managers are ready to answer my call and help.”

Hoover said residents like Ms. Garza are why Hamilton Valley Management kept with the renovation project which it initiated in 2012.

“We choose to make a living in a way that we feel is able to constructively be a part of the communities in which we are involved,” the company vice president said. “We want to be beneficial members of that community, and one of the ways we can do that is to be good managers and stewards of this asset.”

John Hoover, CEO of The Hoover Companies, said he wants to make

the apartments last another 30 years.

“This is a jewel for Lampasas,” he noted.

Lampasas City Manager Finley deGraffenried said the city contributed its support, as the project meets a community need and will be a worthwhile investment.

Economic Development Director Kathi Masonheimer said the Lampasas EDC provided the interim financing in order for the project to continue.

“Anytime we can provide gap financing in a project that’s going to create housing and job opportunities within Lampasas, we’re more than happy to look at those projects,” she said.

Mrs. Masonheimer also noted Lampasas is a certified retirement community that meets or exceeds the needs of older residents.

“We’re thrilled that they invested in Lampasas 25 years ago, and we’re glad to see that it’s a worthwhile endeavor for them to renovate,” she said of the Pecan Creek Village Apartments.

Owner of the property is 5G Development. Hamilton Valley Management is the developer on the project. Cross Architects designed the living spaces, and F&H Construction will bring those designs to life.