



# WELCOME TO FORD'S COLONY

## Our Vision

Ford's Colony aspires to be *the preferred residential community in the greater Williamsburg area, attracting families and individuals of all ages who value an active, involved lifestyle in a gracious living environment.*

To achieve this vision, Ford's Colony's strategic plan focuses on the following themes/goals:

- The natural beauty, landscaping and architectural integrity that set Ford's Colony apart from other residential communities will be enhanced and preserved.
- Ford's Colony is committed to being recognized as a premier multi-generational community offering facilities and services that support a wide variety of clubs, activities and social functions for young families, active retirees and seniors.
- Ford's Colony will preserve its welcoming and caring community culture where safety and security are maintained and enhanced.
- Ford's Colony will continue to promote mutually beneficial relationships, programs and activities with the Ford's Colony Country Club and Marriott's Manor Club.
- Ford's Colony will maintain and enhance its unique culture of community and civic volunteerism that is central to many of our shared values and the ability to govern ourselves affordably.
- Ford's Colony will facilitate and enable the continued adoption of practical, cost-effective "green" practices in water conservation/storm water management, landscape maintenance, energy conservation, new construction/remodeling approaches, recycling and the safe disposal of hazardous materials.
- The governance of Ford's Colony will remain highly effective, fiscally responsible and sustainable with the FCHOA Board of Directors focused on achieving our vision and strategic plan.

## Our Values

Core values support the vision, shape the culture and reflect the essence of Ford's Colony identity. Our Homeowners Association, including its Board and Committees, and our Managing Agent will:

- Act with integrity in a financially prudent manner.
- Promote an active, civically engaged multi-generational community.
- Preserve Ford's Colony's natural environment and distinctive aesthetics.
- Be inclusive and respectful by considering the diverse needs of our community in all activities and decisions.
- Operate openly, ethically and professionally.

# About Us

Ford's Colony is an award-winning multi-generational master planned community with over 5,400 residents. Founded nearly 30 years ago, Ford's Colony was selected by the national Community Association Institute (CAI) as a large-scale Community Association of the Year and remains in the CAI Community Association Hall of Fame to this day.

We are situated in the center of Virginia's Historic Triangle, comprised of Williamsburg, Jamestown and Yorktown, readily accessible to Richmond, the Hampton Roads area and Washington, D.C. Conveniently located in the southeastern Virginia I-95 and I-64 corridor, Williamsburg also has Amtrak service and is a short drive from two international airports. With nearby Chesapeake Bay and Atlantic Ocean beaches to the east and the beautiful Shenandoah Valley and Blue Ridge Mountains to the west, Ford's Colony is surrounded by a wide range of outdoor activities, entertainment, arts and cultural venues, good shopping and great dining.

Ford's Colony is a 3,200-acre gated community, designed and built along landscaped roads that meander in and around ponds, wetlands and woodlands. Nearly 54% of the total acreage is designated as open space. Ford's Colony has had tremendous success and received numerous federal, state, county and local conservation awards over the years in applying "green" solutions within its common areas and promoting "green" practices across the community. These solutions have had a highly positive impact on our environment while often reducing operating costs.

The community has activities to suit residents of all ages, with nearly 60 clubs, two community pools, hard and clay tennis courts, a nature trail, walking and bicycle paths, as well as the Ford's Colony Country Club with three 18-hole golf courses. Many of our residents are active volunteers, both inside our gates and with organizations across the Historic Triangle.

Management, maintenance and care of Ford's Colony is the responsibility of the Ford's Colony Homeowners Association (the "FCHOA"), a self-governance structure which has been owner-controlled since 2000. All owners are FCHOA members. The FCHOA is led by an elected Board of Directors and 12 supporting committees, staffed with resident volunteers, which govern our community and assess fees. The FCHOA Board contracts with a management company which is responsible for the daily operation and maintenance of the community. The FCHOA structure operates with an annual consolidated budget of over \$5.7 million consisting of an annual operating budget of over \$4.5 million and a capital reserve budget of over \$1.2 million which:

- maintains and improves our 50 miles of roads;
- maintains and improves our landscaping, ponds, and drainage systems over 350 acres of common area;
- provides 24-hour security and safety services which includes four gated entrances;
- maintains and improves our meeting facilities, two pools, 10 tennis courts, 10 miles of walking paths and a two-mile nature path;
- provides funding for our monthly magazine (*Talk of the Colony*), our website ([www.fchoa.org](http://www.fchoa.org)), our Facebook page (Ford's Colony Living), and regular weekly email newsletters;
- operates the Architectural Review Committee (ARC) which implements the "Purchaser's Handbook for Single Family Homebuilding;" and
- supports nearly 60 FCHOA [clubs and interest groups](#).

According to our 2014 Resident Survey, people selected a lot or home in Ford's Colony for five main reasons: the general appearance of the community, safety and security, our architectural standards, the presence of the country club with its three golf courses, and our HOA activities and clubs. Furthermore, 98% of our residents indicated they would recommend Ford's Colony to their friends.

New residents are greeted by our Welcome Committee and provided with a package of community and local information. The Newcomers Club meets monthly and is very helpful in familiarizing new residents with the area. Newcomers also encourages people to sign up for monthly social groups including BYOBs, Wine and Cheeses, Wine and Dines, and Men's and Women's Lunch Groups, and book clubs. These are social groups all aimed at providing opportunities for new people to get to know each other quickly, often establishing life-long friendships. The "welcoming and caring" aspect of our community has been widely recognized. Ford's Colony was featured as a Community Harmony and Spirit case study in the Foundation for Community Association's Best Practice Report.

Also located within Ford's Colony is the [Ford's Colony Country Club](#), owned by ClubCorp. Membership in the country club is optional for owners and residents. Another entity within the overall development is the [Marriott Manor Club at Ford's Colony](#), a 201-unit highly rated time share property. Many current Ford's Colony residents decided to buy here as a result of their initial stay at the Marriott.

## More Local Area Information

Ford's Colony is located in [James City County](#) adjacent to the city of Williamsburg. Our postal address, however, is Williamsburg, VA 23188. Williamsburg is an independent city (not part of James City County) with a population of about 14,000 in 2010. The James City County population in 2010 was about 70,000. Counties have no "county seat" in Virginia, but the James City County Court House is located just about three miles from Ford's Colony.

A 2015 study by Bankrate.com listed Virginia as the 5th most desirable state for relocation in the country. The Williamsburg area in particular appears to be thriving as it affords relatively low housing costs, temperate climate, lower tax rates, lower crime rates and job growth above the national level.

The property tax rate for Ford's Colony homeowners is set by the James City County Board of Supervisors. Currently, the rate is \$.84 per \$100.00, and would result in a real estate tax of \$4,200 on a property assessed at \$500,000 ( $$.0084 \times \$500,000 = \$4,200$ ).

James City County and the City of Williamsburg participate in a joint public school system that serves the area. School Management Magazine, which rates school systems nationally, has consistently rated this system in the top 17% nationally of systems evaluated. The overall ranking for schools in the area is "above average" by the Virginia Department of Education. There are also several excellent private schools in the area, such as Walsingham Academy, Williamsburg Christian Academy, Williamsburg Montessori and Providence Classical School. Ford's Colony Volunteers for Education are very involved with helping students and their schools through a variety of mentor programs. In addition, the nationally ranked College of William and Mary and Thomas Nelson Community College are located in Williamsburg. The Christopher Wren Association also provides a wide array of adult continuing learning opportunities.

# A PLACE TO CALL HOME

Ford's Colony is a premier community where you can live, enjoy and thrive.

WELCOME!



Live. Enjoy. Thrive.

Ford's Colony Drive | Williamsburg, VA 23188 | 757-258-4230

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Issued October 2016