



FORD'S COLONY: A PREMIER MASTER-PLANNED COMMUNITY

Ford's Colony at Williamsburg is a multigenerational, gated community located in Williamsburg, Virginia. It is situated on a beautiful 3,200-acre landscape of golf courses, ponds, wetlands and woodlands.

Established in 1985, Ford's Colony now consists of over 2,740 single family homes (complete or under construction), 80 townhouses, 24 condominiums, and approximately 140 privately owned undeveloped lots. Two condominium-townhome projects, totaling 62 multi-family units, are under construction. Ford's Village, a continuing care community is in the Ford's Colony Master Plan, but not in the Ford's Colony Homeowners Association. The foregoing will complete the Master Plan within the next few years.

The community is home to Ford's Colony Country Club, which is independently owned and managed by Up to Par Management and features three championship 18-hole golf courses and a clubhouse. Marriott's Manor Club at Ford's Colony is a 200-unit vacation ownership resort.

In 2024 (using REALTOR® statistics), 114 homes were sold at an average price of \$235 per square foot. The average sales price for homes was \$800,253. Sale prices for single family homes generally ranged from \$500,000 to over \$1,400,000, with smaller townhouses selling at an average of \$470,000. In 2024, there were 26 new homes approved by the Architectural Review Committee. Currently, there are 45 new homes and 62 multi-family homes (Country Club Villas and Marsh Hawk Villas) under construction.

Successful Self-Governance

The Ford's Colony Homeowners Association (FCHOA) is self-governed with seven elected board members. A Management Agent company with employed staff handles daily operations and reports directly to the board. Governance is ably assisted by over 200 resident volunteers serving on 12 standing committees and associated support services committees. Volunteer Coordinators were appointed to lead Volunteer Management and the Green Team. By lending their time and talents, these engaged residents also help to offset HOA expenses.

Ford's Colony operates under a yearly budget of approximately \$8 million that provides for maintenance and upkeep of its common areas and facilities, roads, walking trails, drainage, security, and support of clubs and activities. The annual budget also includes funds set aside for capital maintenance and renewal as required by Virginia law. The Annual Assessment is billed quarterly at a rate of \$585. Since 2022, a Capital Contribution Fee, to be paid by the Purchaser at Settlement, in the amount equal to one-half the FCHOA Annual Assessment, is added to property transfers to help defray capital expenditures.

Award-Winning Planned Community

Over the years, Ford's Colony has earned numerous planned community awards including:

- Named to the National Community Association Hall of Fame by the Community Association Institute.
- Voted Number One Master Plan in the Continental U.S. by the American Resort Development Association.
- Named Community Association of the Year (2014 & 2018) by the Community Association Institute's Central Virginia Chapter.

Multigenerational Appeal

Ford's Colony has over 6,700 residents comprised of working professionals in general businesses, government, education, healthcare, and military; semi-retired professionals; and retirees.

Based on recent school enrollment, there are approximately 550 school age children residing in Ford's Colony attending K-12 public or private schools, with additional children home-schooled. Many of our college-age residents attend The College of William & Mary, Thomas Nelson Community College or other nearby public and private colleges and universities.

Facilities That Serve a Range of Lifestyles

Supporting the varying lifestyles of our residents is a major focus of the Ford's Colony culture. Our facilities include:

- Swimming pools (2) with clubhouses (one with zero-depth entry and children's waterslide)
- Tennis courts (8) - Bocce Ball court (1)
- Pickleball courts (6) - Exercise studio (1)
- Paved leisure trails (12 miles) - Children's playgrounds (2)
- Nature Trail (1.3 mile) - Kayak launch

- Multi-purpose athletic field - Softball field
- Outdoor Basketball Courts (one full court and one half-court)
- RV/boat storage lot
- Community Services building (on-site administrative offices and meeting rooms)
- Community clubhouse with two large meetings rooms, fully-equipped kitchen and audio-visual equipment, one smaller meeting room, and resident-stocked library

Throughout the community, 47 water retention ponds support a lively population of largemouth bass, bream and carp that are available to residents for catch-and-release fishing. (Safety limitations apply to ponds on the golf courses.) Designated as a Bird Sanctuary, Ford's Colony also is a haven for herons, eagles, ospreys and other feathered friends.

The active social life enjoyed by residents of Ford's Colony has always created a strong sense of community and a welcoming social environment. The range of approximately 62 active clubs and organized activities includes bowling, bridge, model railroading, kids' art, bocce ball, pickleball, tennis, gardening, bird watching, master swim and water aerobics. There are more than 4,200 participating members, with many residents belonging to more than one club or activity. Forming new clubs and activity groups supported by the Board is an easy process that requires only 15 resident members. Clubs formed within the last five years include Photography Enthusiasts, Youth Snazzy Tennis, Green Team and Ranges & Rounds.

Contributions to the Local Community

Residents of Ford's Colony provide significant resources to the local Greater Williamsburg community. In 2024, approximately \$15.9 million in residential real estate taxes were contributed to James City County based on the County's property tax rate of \$0.83 per \$100 of assessed value—contributing about 9 percent of the County's revenue (\$176.3M General Property Taxes). Real estate assessed values in the County's FY20254 were approximately \$1.92 Billion for residences and lots, with an additional \$92 Million for the Ford's Colony Country Club and the Marriott Manor Club.

Ford's Colony residents are highly accomplished individuals with unique and diverse skills. As such, many are engaged civic volunteers providing their expertise to better the community at large. Here are just some of the volunteer activities supported by Ford's Colony residents:

- **Service Organizations**—James City Lions Club, Kiwanis, Rotary, League of Women Voters, Women's Club, Daughters of the American Revolution, and the National Society of Sons of the American Revolution.
- **Education**—Literacy for Life instructors, Volunteers for Education (public school mentors), William & Mary Mason School of Business Executive Partners, and Osher Lifelong Learning

(sponsored by The College of William & Mary which provides many continuing education programs to the community).

- **Healthcare Services**—Sentara Williamsburg Regional Medical Center, Riverside Doctors' Hospital Williamsburg, the Lackey Clinic (which provides healthcare services for uninsured adults) and Olde Towne Medical & Dental Center (OTMDC). Ford's Colony residents have generously donated over \$1 million to OTMDC which allows medical care for low-income patients. Residents have also generously supported research for breast cancer and other meaningful local health issues.
- **S.C.O.R.E. (Senior Core of Retired Executives)**—providing business guidance to local entrepreneurs and business startups.
- **AARP's Tax Aide Program and VITA (Volunteer Income Tax Assistance)**—providing area seniors and lower income families free tax preparation assistance.
- **Master Gardeners Program**—participation on various educational and community landscape maintenance projects in the Williamsburg/James City County area.
- **Historic Triangle Tourist Operations**—Colonial Williamsburg, Jamestown, and Yorktown historic areas.
- **Non-profit Charitable Organizations**—Williamsburg House of Mercy, Faith in Action, Toys for Tots, Meals on Wheels, and FISH, an organization that provides food, clothing, and other support to those in need. Residents also contribute annually to local school supply drives.

A Leader in Conservation and Storm Water Management

Ford's Colony residents are keenly aware of the inherent natural beauty of their community and the importance to protect and nurture these assets for the enjoyment and benefit of everyone. For its efforts, Ford's Colony has received numerous national, state, and local conservation awards for preserving the community's natural beauty, environment, and resources:

- **"Take Pride in America" First Place in Virginia and National Finalist** —awarded by the U.S. Department of the Interior and the Commonwealth of Virginia for outstanding efforts on behalf of America's public lands and natural and cultural resources.
- **Commendation for the Preservation of Endangered Plants and Species**—awarded by the U.S. Fish and Wildlife Service.
- **Certificate of Excellence for Conserving America's Natural and Cultural Resources**—awarded by the U.S. Department of Agriculture.
- **Successive Merit Awards for Advocating the Conservation of Soil, Water, and related Natural Resources**—awarded by the Soil and Water Conservation Society and Commonwealth of Virginia Colonial Soil and Water Conversation District.

- **Commendation for Preserving Our Historical Resources**—presented by the Colonial Williamsburg Foundation.
- **Community Beautification Award**—given by the Williamsburg Area Council of Garden Clubs.
- **2018 Clean Business Award**—presented to Ford’s Colony’s Management Agent by James City County.

Located within the Powhatan Creek Watershed, Ford’s Colony has 47 retention ponds to assist with storm water management. The Homeowners Association maintains 13 ponds as common area and Up to Par Management, owner of the Ford’s Colony Country Club, maintains the remainder. These retention ponds are recognized “best practices” in water conservation in that excess rainwater captured is used to maintain common area landscaping within Ford’s Colony and the Country Club’s three golf courses.

A Gated Community With 24-Hour Security

Ford’s Colony has nine gated entrances, two of which are staffed. A Radio Frequency Identification (RFID) system provides residents with secure, hands-free gate entry. Residents can manage visitor access and provide guests with remote passes using our dwellingLIVE® guest entry system. In 2024, a total of over 290,000 approved passes were issued to contractors and visitors.

Our Security Department consists of 23 members who are trained in first aid. Patrol unit members also receive certification as Special Conservators of the Peace. They work closely with and supplement the James City County police and fire departments. In addition to patrolling the 50 miles of FCHOA-maintained roads to assist in enforcing traffic regulations, in 2024 the Ford’s Colony Security team completed approximately 16,000 house checks when residents were out of town and responded to more than 420 medical assistance calls.

Trained by James City County, the Ford’s Colony Community Emergency Team (CERT) has been in place since 2004. In support of local first responders who provide fire, rescue and medical services, the team of more than 20 resident volunteers works to help the Ford’s Colony community and its residents prepare for, respond to and cope with the aftermath of natural disasters.

Keeping Residents Informed and Connected

A variety of communication channels are used to keep residents informed of events, updates and other items of interest including a monthly print and digital magazine; weekly e-newsletter; ad hoc Official Announcements; Facebook postings; and the Ford's Colony website (*fchoa.org*). *Talk of the Colony*, the official FCHOA monthly magazine for residents, received the 2019 Best Communications Award from the Central Virginia Chapter of Community Associations International.

The Board of Directors and 12 standing committees conduct monthly meetings which are open to all residents. Additional meetings include "Discussions with the MA"; town hall meetings for operational, budget and other important topics; and meetings with elected officials from James City County. Some of these meetings may be either live-streamed and/or recorded and posted on the portal.

Local Attractions

With nearby Chesapeake Bay and Atlantic Ocean beaches to the east and the beautiful Shenandoah Valley and Blue Ridge Mountains to the west, residents and visitors can enjoy a wide range of outdoor activities, entertainment, arts and cultural venues, good shopping and great dining.

- Managed by Up to Par Management, the Ford's Colony Country Club offers three 18-hole championship golfcourses and a full-service clubhouse. Social and Golf Memberships are optional for residents.
- The 200-unit Marriott's Manor Club at Ford's Colony brings many out-of-town visitors to the Williamsburg area.
- Historic attractions include Colonial Williamsburg, Jamestown Settlement, Yorktown Battlefield, the American Revolution Museum, and the College of William & Mary, the second oldest institution of higher learning in the U.S.
- Entertainment attractions such as Busch Gardens, Water Country USA, golf courses, rope courses, parks, water sports, go karts, miniature golf appeal to visitors of all ages.

For more information about Ford's Colony,
visit www.fordscolonyliving.com.