



Ford's Colony: Our Lifestyle

A Welcoming and Caring Community

Ford's Colony is an award-winning, multigenerational master-planned community with more than 5,600 residents. Founded in 1985, it was selected by the national Community Association Institute (CAI) as a large-scale Community Association of the Year and remains in the CAI Hall of Fame to this day.

- Our 3,200-acre gated community is designed and built along landscaped roads that meander around ponds, wetlands and woodlands. More than half of the total acreage is designated as open space. Ford's Colony has received numerous federal, state, county and local conservation awards over the years for promoting "green" solutions within its common areas and across the community. This has had a highly positive impact on our environment while often reducing operating costs.
- With more than 60 clubs and interest groups, there are activities here to suit residents of all ages. Recreational amenities include two community pools, hard and clay tennis courts, six pickleball courts, a bocce ball court, a nature trail, walking and bicycle paths, as well as the membership-optional Ford's Colony Country Club with three 18-hole golf courses. Many of our residents are active volunteers serving Ford's Colony and organizations across the Historic Triangle.
- Management, maintenance and care of our community is the responsibility of our self-governed Ford's Colony Homeowners Association (FCHOA). All owners are FCHOA members. The FCHOA is led by an elected Board of Directors and 13 Standing Committees staffed with resident volunteers. The FCHOA Board contracts with a management company which is responsible for the daily operation and maintenance of the community. Ford's Colony operates under an annual budget of \$6 million that provides for maintenance and upkeep of its common areas and facilities, roads, walking trails, drainage, security and support of the community's clubs and activities. The annual budget also includes funds set aside for capital maintenance and renewal as required by Virginia law.
- 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*. New residents are greeted by our Welcome Committee and provided with a package of community and local information. The Newcomers Club meets monthly to help familiarize new residents with the area. Newcomers are encouraged to join social groups including BYOBs, Wine & Cheeses, Wine & Dines, Men's and Women's Lunch Groups and Book Clubs. These groups provide opportunities to quickly establish a social network and often lead to life-long friendships.

In our 2020 Annual Resident Satisfaction Survey, 89% responded they were "satisfied" to "very satisfied" with living in Ford's Colony based on key factors such as community governance, fees and assessments, safety and security, general appearance of the community, and recreational amenities and social lifestyle.

A Destination With Wide Appeal

Ford's Colony is situated in the center of Virginia's Historic Triangle, comprised of Williamsburg, Jamestown and Yorktown. It is 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.

- Virginia is becoming an increasingly popular destination for relocation and retirement. In its "2021 Best State" rankings, *U.S. News & World Report* rated Virginia seventh based on health care, education, economy, infrastructure, opportunity, fiscal stability, crime and corrections, and natural environment.
- *The Wall Street Journal* reported that while Florida has been the number one destination for Americans who left their home state for retirement in the last ten years, in 2020, "the most popular state was Virginia, attracting 15 percent of all retirement moves from out of state" based on a study conducted by *HireAHelper.com*.
- Ford's Colony resides in James City County, adjacent to the City of Williamsburg. As of 2019, the population of James City County was a little over 76,000. The local area is thriving, offering a temperate climate, steady job growth, and relatively low housing costs and tax rates.
- James City County and the City of Williamsburg (WJCC) participate in a joint public school system. In its *2021 Best Schools in America* report, Niche, a leader in K-12 school rankings, rated WJCC Public Schools #10 of 131 school districts in the state.
- There are also several excellent private schools in the area, such as Walsingham Academy, Williamsburg Christian Academy and Williamsburg Montessori. Williamsburg is also home to the nationally ranked College of William & Mary and Thomas Nelson Community College. The Osher Lifelong Learning Institute (sponsored by William & Mary) provides a wide array of adult continuing learning opportunities.

The James City County property tax rate is \$0.84 per \$100. (On a property assessed at \$500,000, this would result in a real estate tax of \$4,200.)

Live. Enjoy. Thrive.

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