



# Ford's Colony: A Premier Master-Planned Community

## Live. Enjoy. Thrive.

Ford's Colony 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 today consists of more than 2,600 single family homes, 80 townhomes, 24 condominiums and approximately 270 privately owned undeveloped lots. The master plan allows for an additional 104 multi-family units.

In 2020, 129 homes sold at an average price of \$160 per square foot. Sale prices for single family homes generally ranged from \$500,000 to more than \$1.2 million, with townhomes selling at an average of \$270,000.

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

## Successful Self-Governance

The Ford's Colony Homeowners Association (FCHOA) is self-governed with seven elected members of the Board of Directors. Daily operations are handled by an on-site Management Agent company that reports directly to the Board. Governance is ably assisted by over 200 resident volunteers serving on 13 standing committees and support services committees. 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 \$6 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 includes funds set aside for capital maintenance and renewal as required by Virginia law.

## Multigenerational Appeal

Ford's Colony is home to more than 5,600 residents, including working professionals in general businesses, government, education, healthcare and the military; semi-retired professionals; and retirees.

Based on recent school enrollment, approximately 550 school-age children reside 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 public and private colleges and universities in the Hampton Roads area.

## Active Lifestyle

The active social life enjoyed by residents of Ford's Colony creates a strong sense of community and a warmly welcoming environment. The range of approximately 65 active clubs and organized activities includes bowling, bridge, travel, model railroading, gardening, bird watching, hiking, biking, swim clubs for adults and kids, kayaking and fly fishing as well as a dance band, theatre club and rock band.

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. Acknowledged as a Bird Sanctuary, Ford's Colony also is a haven for herons, eagles, ospreys and other feathered friends.

Our amenities and facilities include:

- Salt Water Swimming Pools (2)  
*Covered lounge areas; one pool with zero-depth entry and children's waterslide*
- Tennis Courts (8)
- Bocce Ball Court
- Pickleball Courts (6)
- Exercise Studio
- Community Clubhouse  
*Event and meeting spaces, fully equipped kitchen, audio-visual equipment and resident-stocked library*
- Community Services Building  
*On-site administrative services and conference rooms*
- Leisure Trails (12 paved miles)
- Playgrounds (2)
- Multipurpose Athletic Field
- Softball Field
- Outdoor Basketball Courts (2)
- Nature Trail (1.3 mile)
- Boat/RV Storage Lot

## Contribution to the Local Community

Residents of Ford's Colony provide significant resources to the Greater Williamsburg community. Our residents contribute approximately \$11.6 million in residential real estate taxes to James City County based on the County's property tax rate of \$0.84 per \$100 of assessed value—accounting for almost 12 percent of the County's revenue while only comprising about 8 percent of the County's population.

Ford's Colony residents are highly accomplished individuals with unique and diverse skills. Many volunteer with organizations that serve and sustain the community at large. Examples include:

- *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 to provide educational programs for adults)
- *Healthcare Services* – Sentara Williamsburg Regional Medical Center, Riverside Doctors' Hospital Williamsburg, and the Lackey Clinic and Olde Towne Medical and Dental Center, (which provide healthcare services for uninsured adults)
- *SCORE* – offering mentoring and education 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* – participating in 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* – Faith in Action, Toys for Tots, Meals on Wheels, and Williamsburg House of Mercy and FISH (organizations that provide food, clothing and other support to those in need)

## Award-Winning Community

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

- *National Community Association Hall of Fame* – Community Associations Institute
- *Number One Master Plan in the Continental U.S.* – American Resort Development Association
- *Community Association of the Year* – Community Associations Institute, Central Virginia Chapter (2014 & 2018)
- *First place in Virginia and national finalist in "Take Pride in America"* – 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* – U.S. Fish and Wildlife Service
- *Certificate of Excellence for Conserving America's Natural and Cultural Resources* – U.S. Department of Agriculture
- *Merit Awards for Advocating Conservation of Soil, Water and related Natural Resources* – Soil and Water Conservation Society and Commonwealth of Virginia Colonial Soil and Water Conversation District
- *Historic Virginia Land Conservancy "Protected Properties"* – More than 10 acres of scenic natural habitat officially designated for permanent preservation and conservation (2006)
- *Commendation for Preserving Our Historical Resources* – The Colonial Williamsburg Foundation
- *Community Beautification Award* – Williamsburg Area Council of Garden Clubs
- *Clean Business Award* – James City County (2018)
- *Best Communications Award* - Community Associations Institute, Central Virginia Chapter, for *Talk of the Colony*, the official FCHOA monthly magazine for residents (2019)

## **Security of a Gated Community**

A gracious gated community with 24-hour security, Ford's Colony affords residents peace of mind whether at home or away. There are 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 issue remote passes to their guests using our dwellingLIVE® guest entry system.

Our Security team members are trained in first aid, and a number of patrol unit members are certified as Special Conservators of the Peace, working closely with the James City County police and fire departments. In addition to patrolling the 50 miles of FCHOA-maintained roads, our Security team conducts courtesy house checks upon request for residents who are out of town and responds whenever calls are made for medical assistance.

These efforts are supplemented by the Ford's Colony Community Emergency Response Team (CERT). Resident volunteers are trained by James City County to support local first responders and help residents prepare, respond and recover in the event of a hurricane or other natural disaster.

## **Keeping Residents Connected**

In addition to our monthly magazine *Talk of the Colony*, residents are informed of events, updates and other items of interest through a variety of channels, including *What's Happening in Ford's Colony*, a weekly e-newsletter; ad hoc Official Announcements; Facebook postings; and the FCHOA website ([fchoa.org](http://fchoa.org)).

Residents are invited to attend monthly Board of Directors and standing committee meetings; town hall meetings for operational, budget and other important topics; and forums with elected officials from James City County. Live-streamed or pre-recorded meetings are posted on [fchoa.org](http://fchoa.org). Board members also host *Coffee With the Board*, a series of small, informal chats with residents.

## **Local Attractions Abound**

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.

- 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 include Busch Gardens, Water Country USA, numerous public and private golf courses, miniature golf, water sports, go karts, rope courses and miles of parks, trails and beaches.

**For more information about Ford's Colony, visit [fordscolonyliving.com](http://fordscolonyliving.com).**