

The Colony at Williamsburg

<http://www.thecommunityfirm.com/colonyatwilliamsburg>

3rd QUARTER 2026



PRESIDENT'S REPORT

My mother always told me that I should never wish time away. I have tried to live by that principle, but I have to say I am so glad to see triple-digit temperatures become a thing of the past—for now. It is nice to see more neighbors outside and enjoying the better temperatures. Fall is my favorite time of the year, and I look forward to seeing the fall decorations begin to pop up throughout our neighborhood.

For those of you who have lived here for many years, you know that it is unusual to have very many houses for sale at one time here at The Colony at Williamsburg. With times as they are now, we are seeing more houses than usual for sale in our neighborhood. And we all want to

see these houses sell. Let's make sure we keep our yards and the fronts of our houses looking their best as potential buyers travel through our neighborhood. This is also the time for those of you who have not kept some type of outdoor lighting on your house to do so. We want to make our neighborhood look as inviting and friendly as possible for potential new residents.

The Colony at Williamsburg has had a Facebook page for some time now. I know it has been difficult for people to find, and joining the page has been even more difficult. Now that we have one of our board members as the administrator of the page, we hope to make it easier for those of you who haven't joined to become members of our Facebook page. If you have tried to join and have been unsuccessful, please reach out to Connie Eddy, and she will do what she can to help you.

It is important for all of us to remember—or learn—the purpose of **The Colony Facebook** page. This page is for announcements about neighborhood events and for celebrating joys and good news concerning residents and events in our neighborhood. The Facebook page should not be used as a forum to rant and rave about a problem you are having, and certainly not as a place to call out a neighbor over a situation with which you have an issue. If you are having a problem or need help, please reach out to a board member. Do not start by posting negative things on the Facebook page. If you choose to do this, your post will be removed. Think about it. We have several houses for sale in our neighborhood. If a potential buyer goes online, finds our Facebook page, and reads posts where neighbors are bickering or complaining about something, how does that look for our neighborhood? It doesn't look good, and it is simply not appropriate to use the Facebook page in that manner. It would be great to see more pictures of our beautiful common areas, special holiday decorations, birthday wishes for neighbors, inspirational posts that everyone can relate to, and well wishes for the speedy recovery of those who are ill or in the hospital.

GOOD NEWS FOR ALL RESIDENTS

At the first of the year, I shared that this board reviewed our insurance options and discovered that we could receive the same coverage we had been receiving in the past at a much lower rate. We have been able to save over \$20,000 in insurance premiums. Also, in late fall of 2025, I was put in charge of investigating new property management companies for **The Colony at Williamsburg**. Previously, there was a thought that there simply wasn't another property management company out there that could meet our needs. I formed a committee of residents in our neighborhood. Three of those committee members are board members this year. We researched, interviewed, studied, and compared, and we were able to find a property management company, **The Community Firm**, that not only provided expertise in the area of property management, but was owned by a professional moderator/mediator and attorney who has spent many dedicated years in the field of property management law and procedures. The best news at the time was that this management company could provide the service we needed at a greatly reduced monthly price compared to what we were paying at the time. So, in December 2025 and the beginning of 2026, we went into partnership with **The Community Firm**. As a result, our Association started saving over \$1,200 in monthly management fees. With the savings in insurance and property management, you can see that the board was able to save a significant amount in yearly costs. Therefore, this board recently reviewed budgets, considered work being done now and potential work in the future, and we felt strongly that we should pass these savings on to the residents of **The Colony at Williamsburg**. So, beginning in **January 2027**, your monthly HOA dues will go from \$325 to **\$295 a month**. I feel very good about this board decision, and I certainly believe it is the right thing to do for the residents of **The Colony at Williamsburg**. We will continue to monitor ongoing

projects like our aging neighborhood sprinkler system, retaining walls, common-area upkeep, and more. We will soon be sharing a long-range plan for painting our units, and we will continue to monitor our street needs. But for now, the savings we have been able to secure are coming back to you.

In other news, in November we will have elections for board terms that are expiring. My two-year term is up at the end of this year. I do plan to run for re-election, as there are a few more things I want to accomplish before passing the gavel on to other able and dedicated residents.

But I promise I do not plan to make a career of serving on the board!

We have another two-year term expiring, and that is the position **Eddie Adams** now holds. At this time, I do not believe he has decided if he is going to run for re-election.

And finally, **Leonard Sever** was elected to fulfill the remaining year of service vacated by a previous board member. The position Lenny holds will be up for election for a two-year term.

If you would like to be on the ballot in November, please contact **Rebecca Fincher** at The Community Firm to submit your name.

It was great to see so many people at our last community luncheon at The Hideaway. Thanks, **Carole and crew!** I am looking forward to another fun community event like what we had in June with our tour of homes. Be watching this newsletter for information about a planned activity by our Special Events group.

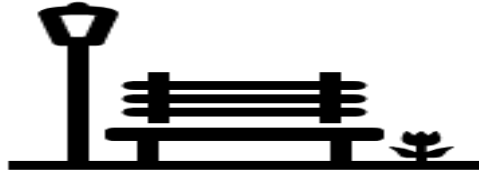
Happy Fall, Y'all!

Jack Cooper

President, The Colony at Williamsburg HOA

Vice-President's Report

Happy Fall, Neighbors Halleluiah!!!! It is finally fall. Besides this being my favorite time of the year, I am so ready for cooler weather and some rain.



The family of Harry Kocurek (Unit 121) donated the park bench which was on his patio to **The Colony**. It has been placed close to the pond on the north end. We appreciate their thoughtfulness.

We are looking for volunteers to paint all of our benches in the neighborhood. If you would like to spruce those up for us, please let us know. The Colony will furnish you with the paint.



FACEBOOK

We now have figured out the mystery of the administrator of our FACEBOOK page. So you can now request to join the page if you are not a member already.

We hope to use this page for neighborhood news, photos, and light-hearted things. Hopefully it will let us all get more familiar with each other.

Announcements of Board Meetings, Lunches, or any gatherings we have will be posted.

Everyone should be able to know what is going on.

The website for **The Colony** is now up and running. I shared the link last newsletter, but there was a problem with the server.

There is a website for **The Colony** where you can read Current By-laws and the CCR (Conditions, Covenants & Restrictions) and our financial Reports

<http://www.thecommunityfirm.com/colonyatwilliamsburg>

When page comes appears, scroll down and find community newsletter

Find Financial report

If you prefer a hyperlink, please email Connie.

Connieeddy50@gmail.com

Connie Eddy – HOA Vice President

TREASURE'S REPORT

Thank goodness the heat wave is finally weakening, and perhaps we will enjoy a short taste of fall! It is hard to believe that I am approaching eight months of serving on the HOA Board. During this time, many things have been accomplished, and, as always, there is still plenty to do. I am grateful for the opportunity to serve our community and look forward to continuing the work.

The Colony at Williamsburg is experiencing something we have not seen in many years: an unusually high number of homes are currently on the market at the same time.

The housing market remains challenging, with mortgage rates around 7%. For homeowners who need or want to downsize, selling their family homes in the current market can be difficult.

This situation also affects potential buyers who are waiting to sell their existing homes before moving forward with their plans to downsize. As a result, the market has slowed, creating challenges for both sellers and buyers.

Despite these challenges, there is much to be positive about in our community. We will continue working together to maintain and improve **The Colony at Williamsburg** and to address the needs and concerns of our residents.

For transparency purposes, the financials are always available to all residents and can be electronically delivered to you or you may view the financials on our private website

Marilyn Conley – HOA Treasurer

marilynconley@sbcglobal.net

Secretary's Report

In January of this year the new board formed some new committees. One of those was “Resident Welfare & Communication”. Jimmie Massey (#135) accepted responsibility for gathering this information. This has already proved to be a much-needed committee for **The Colony**.

Here is a list of individuals who have received a card for such things as surgeries, family health issues, residents' health issues, deaths of **The Colony** residents and family members, unfortunate falls, etc.

Eileen Tingler (#124)	Bonita McCoy (#143)	De Stimson family (#144),
Sh'rae Smoot(#117),	Barbara Johnson (#136)	Judy Smith (#128)
Diana Adams (#158)	Joyce Baker(#145)	Kay Jones (#116),
Ruth Strozdas (#156)	Noma Lunsford (#147)	Connie Eddy (#146).

These expressions of caring continue to show what a great place to live in today is **The Colony**. We all know that sometimes friends are closer than family and we want our residents to know we care about them and our prayers are with them in difficult times.

Sheila Brown – HOA Secretary



Maintenance Report

It's been a difficult summer for sprinklers. Due to dry hot conditions which moves the clay around we had two major leaks in the neighborhood. Each time took at least two days to fix causing the sprinklers to be off. The second one we had difficulty locating, so we had the well company to check and make sure our leak wasn't at the well. We then found that leak. Then a couple days later I got a call that the sprinklers weren't working again. This time the line from the well was turned off. Probably was the city who I had called to look at 5 leaks on their side.

We also repaired two roof soffit that were damaged.

Seven vent screens that were tore open. Probably from raccoons. We also replaced seven patio posts that were barley cracked.

Hopefully we will have some beneficial rain and put this summer behind us.

Eddie Adams (918)630-7214

Lenny Sever (405)471-4430

Committee Reports



BREW AND



CHEW

Come have coffee and donuts

Thursday morning, October 22nd at 10 am

Middle Street

Just a fun and casual get together for all residents to mix and mingle and share what is going on in their neck of the woods!!!!

Denise Smith