

## Redevelopment Plans Provide for All

As a homeowner, it is necessary to update your home occasionally in order to maintain its value. A homeowners association has the same role, but on a grander scale. Our community is more than 30 years old and will reach substantial build out next year. At that time, the developer will no longer participate in the development, or rather redevelopment, of the community. It is the job of FCCA to continue to maintain the integrity of First Colony with updates and redevelopments, just as many of you are upgrading your homes.

Similarly, the owner of one First Colony's oldest businesses, McDonalds located at Highway 6 and Williams Trace, recently tore down his facility to build a brand new store in order to compete with newer businesses in the area. "A fresher, brighter, newer look attracts more customers and increases business," said McDonalds Owner Paul Adams.

This is a very exciting time for our community with the recent completion of the Amenities Master Plan. The document is a 10-year update to the original Master Plan created in 1999. The Master Plan is a comprehensive long range plan, prepared by professional park planning consultants and staff, then reviewed and received by the Board of Directors. It offers a general vision to meet identified strategic future goals. As well as a guide for the community's future, the plan must also provide for flexibility and be responsive to the changing recreational needs of the community. FCCA's Amenities Master Plan serves as a road map that will guide future plans for the redevelopment of the community's recreation amenities. The redevelopment efforts outlined in the Amenities Master Plan will create tremendous state-of-the-art recreation facilities for all First Colony residents to enjoy for many years.

Currently, the Amenities Master Plan has been **accepted** by the Association's Board of Directors, but all of its recommendations have not been approved. Redevelopment options identified in the Amenities master Plan are considered on a phased basis. At this time only funding for phase one construction projects has been allocated; no funding or plans are in place to close or demolish any pools at this time. Phase one construction projects include renovations to the Heritage Colony Pool, Edgewater Park and the development of a new pool at the Aquatic Center. A new family-style leisure pool at the Aquatic Center will feature a beach-style entry, new splash pads, a lazy river and water slide. The addition of a summer kitchen, more deck space, additional shade and water volleyball will make Heritage Colony Pool more ideal for large gatherings. Updates to Edgewater Park include new playground equipment, a splash pad, expanded trail access and a picnic pavilion.

As always, the top priority of FCCA is to maintain open communication with its residents. The First Colony Compass and FirstColony.org will continue to publish the latest information on all projects as it becomes available. Residents are also welcome to attend open board meetings and provide member input. You may also contact FCCA's Operations Manager Phil Martin at (281) 634-9503 or [philm@firstcolony.org](mailto:philm@firstcolony.org) with any questions you may have about the plan or projects.