

## Five Year Strategic Plan

## Three Colonies Homeowners Association

CLUBHOUSE						
Priority		Interval	1 yr.	<5 yrs.	<10 yrs.	Completion Date
4	Repair urinal in mens bathroom		X			2024
6	Fix two shower stalls – use as storage			X		2024
5	Purchase ice machine		X			2025
3	Repair sheetrock upstairs		X			2024
8	New ceiling tiles		X			
1	Wall below windows upstairs needs replacing		X			2024
2	Wood repair on pergola above emergency exit		X			
10	Replace upstairs carpet				X	
9	Update kitchen				X	
7	Replace flooring downstairs in clubhouse					2024
11	Handicap accessible				X	

SPECIAL PROJECTS						
Priority		Interval	1 yr.	<5 yr.	<10 yrs.	Completion Date
1	Home on Gem Court		X			2025
10	Internet Access – clubhouse and guardhouse		X			2024
6	Drainage issues/paving		X			
5	Perimeter fencing – Fox Drive	Y	X			2024
4	Pressure wash tennis courts	Y	X			2024
7	Colony II and III circle issues – paving, etc.		X			
11	Paint a pickleball court at Lox Drive or one tennis court			X		
3	Paint playground equipment	Y	X			2023
9	Create a Three Colonies google account for document storage	M				2023
8	Cameras for front entrance			x		2024
2	Replace entrance sign		X			2024
	Create monthly newsletter	M	X	X	X	Ongoing

SECURITY						
Priority		Interval	1 yr.	<5 yrs.	<10 yrs.	Completion Date
1	Continue current security guard contract	Y	X			2024/ongoing
4	Increase and improve perimeter security		X			
7	Speed enforcement	M	X			
3	Additional stop signs		X			2024
2	Towing policy	M	X			
5	Link into FPD camera system			X		
6	Gate or alternative access			X		

COLONY I MAINTENANCE						
Priority		Interval	1 yr.	<5 yrs.	<10 yrs.	Completion Date
6	Roof replacement			X		
4	Repair walkways behind townhouses - drainage		X			2025
3	Remove dead tree roots		X			2025
2	Repair or remove broken asphalt and tree stumps behind Keg and Dow Courts		X			2025
5	Storm Drains ( Manna Church)cleaned	Y	X			2025
9	Gutter cleaning	4 x Y	X			2025/ongoing
7	Repairs of townhouses			X	x	2025/ongoing
8	Vinyl siding for all units				X	
1	Complete work orders	M	x			ongoing

GROUNDS/CORRAL						
Priority		Interval	1 yr.	<5 yrs.	<10 yrs.	Completion Date
8	Improve landscaping – common areas	y	X			ongoing
1	Remove old and dead bushes		X			2025
5	Clean along Keg Ct. past the chain link fence to the railroad tracks		X			
2	Replace sprinkler heads	y	X			2024-25
4	Dead tree removal	y	X			2024/ongoing
3	Remove dead trees by tennis courts		X			2024
6	Electronic marquee		X			
7	Perimeter fencing (pressure washing, painting, repair)			X		2023/2024

POOL						
Priority		Interval	1 yr.	<5 yrs.	<10 yrs.	Completion Date
1	Increase pay for pool attendants		X			2024
2	Pressure wash and clean pool		X			2024
3	Pressure wash all concrete areas	Y	X			2024
4	Clean and replace plants in beds and pots	Y	X			2024
5	Complete needed repairs	Y	X			2024
6	Replace 4 broken umbrellas		X			2024
7	Annual Inspections		X			2024
8	Install steps and railing to pool			X		
9	Assess long term pool requirements			X		2025

WEBSITE						
Priority		Interval	1 yr.	<5 yrs.	<10 yrs.	Completion Date
3	Enhance communication: web emails, etc.	Y	X			2025
4	Digitize office files from 2020 to current			X		
	Generate mass emails	M	X			2023
1	Generate mass texts	M	X			2024
2	Develop social media presence (Facebook – private page)	M	X			2024

COLONY I, II, AND III COVENANTS/RULES/REGULATIONS						
Priority		Interval	1 yr.	<5 yrs.	<10 yrs.	Completion Date
2	File copies of all violations in google drive folders	M	X			ongoing
1	Maintain dates of violation calls, letters, and etc.	M	X			ongoing