

What is Fairfield Glade?

Fairfield Glade (FG) is a master planned, 14,000-acre community primarily focused on resort style retirement living with a wide array of resort amenities. It is an age targeted rather than an age-restricted community. Fairfield Glade had 5626 homes completed (including 113 new homes in 2023) as of 12/31/2023, with an additional 112 under construction. It is home to approximately 9400 residents.

The Fairfield Glade Community Club (FGCC) is a not-for-profit Home Owners Association (HOA) whose purpose is to establish policies to enhance property values in FG. Fairfield Glade is a deed-protected community (HOA) with Covenants and Restrictions to help achieve this purpose. Fairfield Glade has rules for the appearance of homes and property. All major outside changes and improvements must be approved by the Architectural Control Committee (ACC) in advance.

Fairfield Glade is a 'pay as you play' community. Dues are comparatively low as they do not pay for 100% of the community amenities but they do subsidize these amenities. Instead, residents choose the amenities they wish to enjoy and pay for each accordingly. An Amenity Rate Schedule is published annually. Property owners may load funds on their Member ID so it becomes a Preferred Member ID card that can be used as a debit card with additional discounts for certain amenities such as golf, racquet sports, and pools.

Currently (2024) the FGCC dues are \$78 per month (if you have a home on a lot). Additionally, members pay \$30 per month for sewer if their home is on the sewer system and \$9 per month for trash collection. The Board of Directors are elected by all parties who have a financial stake in the community. Each property that is part of FGCC is entitled to 1 vote.

Wyndham Destinations manages our eight Timeshare Associations. As the former developer it also owns over 1,300 lots for which it pays dues. Like all property owners, it has 1 vote for each lot it owns. Timeshare Associations are also property owners and have 1 vote for each timeshare unit.

Mr. Tom Anderson is our current Developer who also has 1 vote for each lot for which he is paying dues. He also owns additional undeveloped land for future development which is not part of our governing documents so he doesn't pay any dues for this land and has no votes related to this land.

For more information www.fairfieldgladeresort.com

A Condensed History of Fairfield Glade

1969-1979: 8,300 acres of Plateau land was purchased, covenants were established on May 1st, 1970 and Fairfield Glade was now official. Ninety mobile homes were installed as visitor units. Virginia Gilbert, a retired school teacher becomes the first permanent resident. The first nine holes of Druid opened in 1971. St. George Marina was constructed in 1972 and the second nine at Druid was finished. The first sewer treatment plant was built – 200,000 gal/day. Over the next several years a clubhouse, pool and tennis courts were added, Wilshire condos were built, 1,800 acres in Dorchester area were purchased. Also, during this decade 142 Lakeshore Terrace Condos were built, Pomeroy dam was completed, various clubs and churches were established. The Lodge hotel was built, Malvern Dam built and over the next several years Dorchester Golf Course was constructed. By 1979 there were approximately 1,000 residents.

1980 – 1990: Kirkstone Dam, Dartmoor Dam and the construction of Stonehenge Golf Course are completed. This period also saw the start of the Heatherhurst Golf complex, twenty-seven holes completed. Many townhomes and timeshare facilities were constructed, Dorchester swimming pool and tennis courts, new stables, construction of Preston Woods Estates and VEC Substation installed. Sewer Plant expands to 400,000 gal/day.

1991-2000: More building of town homes, timeshares, pro shops and marina updates. Water lines and sewer lines installed. Tennis Center purchased from the developer. Docks and piers installed at Dartmoor and St George Marinas, walking paths installed, renovations of Community Club facilities and the final nine holes at Heatherhurst were completed. Resident population at this time numbered 4,855 in 3,118 housing units. In 1997 all of the daily operations of the community were turned over to the members and new Organizational Documents were approved by the members.

2001-2011: Major expenditures were incurred with the sewer expansion, the purchase of Stonehenge Golf Course, the Community Center construction and golf course irrigation systems installed at Druid and Stonehenge. Extensive dam work was completed, the North and South fire Stations were constructed. CMC Wellness Center constructed, Nottingham Villas constructed and Northridge, Hickory Ridge and The Bluffs neighborhoods were developed. The new building for The Art Guild at Fairfield Glade was completed. In 2011 the Good Samaritan Society Continuing Care Facility was opened and continues to expand. By 2011 the 2010 Census noted that there were approximately 4,700 homes in the Glade with a population of 7,100.

(NOTE: The above history through 2011 is from the book "Fairfield Glade History", by Thomas Martin; the U.S. Census Bureau and information supplied by Fairfield Glade Community Club – "Glade Timeline 1980 to Present Day".)

2012 – 2015: The first Strategic Plan was developed and strategic tasks focused on upgrading amenities and infrastructure. A new drip disposal field was installed near the wastewater plant, a kitchen and restrooms were added to the St. George Marina pavilion, new pool cabanas and pavilions were constructed at the Dorchester and Druid Hills pools, a new irrigation system and cart paths were installed at Dorchester golf course and the new Dorchester clubhouse opened in August 2015.