



REF: Y TO  
ATTENTION OF

DEPARTMENT OF THE ARMY  
US ARMY INSTALLATION MANAGEMENT COMMAND  
HEADQUARTERS, UNITED STATES ARMY GARRISON, FORT HOOD  
FORT HOOD, TEXAS 76544-5000

ENCLOSURE 1: ESTABLISHMENT OR AREAS RECOMMENDED FOR OFF-LIMITS DESIGNATION:

IMWE-HOD-ZA

JUN 23 2010

MEMORANDUM FOR All Service Members within the Fort Hood, Texas Area of  
Responsibility IAW AR 5-9

SUBJECT: Establishments or Areas Recommended for Off-Limits Designation

1. On 24 June 2010, I approved the recommendation of the Armed Forces Disciplinary Control Board (AFDCB) to place off-limits Colonial Real Estate Property Management, Sales & Investments, Inc. (Colonial). The AFDCB made the recommendation based upon facts presented that indicate longstanding unfair commercial practices of Colonial directed at Service members in the Fort Hood area.
2. Service members are prohibited from entering into residential lease or property management contracts with Colonial on or after 1 July 2010.
3. For Service members that have existing property management or residential lease contracts as either the owner or renter, these Service members are permitted to maintain the property management contract until it expires, or lease contract for as long as they choose to remain at that same property. Service members who have existing property management/lease contracts should refer to the attached info paper to clarify questions regarding their situation.
4. Paragraph 2 of this memorandum is punitive and intended to be a lawful general order within the meaning of Article 92 of the Uniform Code of Military Justice (UCMJ). Violation of that paragraph may result in punitive action under the UCMJ, adverse action, or both.

Encl

  
WILLIAM F. GRIMSLEY  
Major General, USA  
Acting Commander

INFORMATION PAPER

MAJ ELIZABETH A. MCFARLAND

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Subject: Existing Lease Agreements with Colonial Real Estate Property Management, Sales & Investments, Inc.

1. Reference. The Armed Forces Disciplinary Control Board recommendation and the Commanding General's decision to place Colonial Real Estate Property Management, Sales & Investments, Inc. off limits to Service members. This company will be referred to as Colonial Property Management.
2. This info paper is intended to serve as a guide for Active Duty Service members who currently have entered into a lease agreement and are leasing property managed by Ms. Patsy Cooney or Colonial Property Management.
3. Colonial Property Management should not be confused with another Real Estate Company with a similar name, ERA Colonial Real Estate. ERA Colonial Real Estate who currently enjoys a Better Business Bureau rating of A- is not off-limits; however, the company Colonial Property Management is rated at D- and is off-limits. ERA Colonial Real Estate is physically located across from Colonial Property Management. This fact may cause some initial confusion. Please be advised that Colonial Property Management is currently headquartered at 580 E. Central Texas Expressway, Harker Heights, Texas 76548 in a shopping plaza whereas ERA Colonial Real Estate has its own separate building located at 777 Indian Trail, Harker Heights, Texas 76548. According to the information provided to the Armed Forces Disciplinary Control Board ERA Colonial has no current affiliation with Colonial Property Management or Ms. Patsy Cooney or her agents, associates or business partners.
4. CURRENT RENTER: All Active Duty Service members who currently have entered into any lease agreement with Colonial Property Management will be grandfathered from punitive sanction during the terms of their existing contract if the contract was entered into before 1 July 2010. Please note that your grandfathering exception authorizing continued leasing of a residence serviced by Colonial Property Management shall expire when you move from your residence.
  - A. If you are currently renting and have entered into a lease agreement prior to 1 July 2010 with Colonial Property Management, we recommend that you take no action to curtail your lease agreement during its current term. We expect Colonial Property Management to continue to fulfill their responsibility under existing leases and we are hopeful that questionable business practices will cease in the future. Should Colonial