

# FLAPPINGS

The Greatest Hicks Airfield Related Newsletter On The Planet!  
Almost 300 In Circulation Worldwide  
June 2007



“The Car Guy”

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Table & Chairs

The HAPA Tables & Chairs are available to any current HAPA Member for personal use on the Airport Property for activities such parties, family reunions, meetings, etc.

Please contact Melana to enter your reservation for the Table and Chairs.

Chair: Melana Sinclair 817-306-8750 [hapa\\_asst\\_sec@yahoo.com](mailto:hapa_asst_sec@yahoo.com)

## Submittal Policy

The deadline for submission of articles, advertisements, minutes, and reports will be the 15th of the month.

This should provide sufficient time to edit the lay out of the newsletter so that it can be mailed & posted to [www.t67.org](http://www.t67.org) by the first of the following month. Please provide input in MS Word format, if possible. Flappings will be available online on or about the first of every month. All ads should be submitted in writing to Ron Sinclair, 155 Aviator Dr, Fort Worth, TX 76179 or by email to Ron Sinclair at [rons@concote.com](mailto:rons@concote.com)



# Presidents Corner

By Coy Surles

With many of the runway and taxiway improvements behind us, we are all closer to the airport community look and feel we aspire to. Now, it is time for this board to address some other pressing issues.

I extend my warmest appreciation to those on the field that take pride in the appearance of their property. Unfortunately, it takes only a handful of owners neglecting even the minimum standards of appearance to deter from the value and appeal of our airport. Owners allowing their grass to grow over 12 inches between hangars, adjacent to buildings and in their vacant lots will not be ignored. This is not the image we wish to project and you will be fined. If you are unable to maintain your property, please refer to the advertising section in the back of this publication or call me directly for information regarding mowing options. The same applies for unauthorized outside vehicle storage, pallets, or any other form of junk. Please remove it or look forward to a fine.

Understanding the rain we have experienced over the past several weeks, our common area septic fields are also in deplorable shape and will be aggressively addressed in the following weeks. Concerning our septic challenges, those of you who attended our last board meeting are aware of the many fronts we are working on.

**First**, we need to address the above ground water issue that continues to plague our fields.

**Second**, we need to insure our septic equipment is maintained and receives adequate preventative maintenance in the dry season.

**Third**, we are investigating the feasibility of tapping on to the nearest City of Fort Worth sewer line and what the cost and logistical implications of this would be.

**Fourth**, we are investigating the possibility of "Limited Annexation" as described by David Jefferson (Manager of the City of Fort Worth environmental Health Division) in our last board meeting.

Our board continues to be enriched by those willing to serve. To all of those contributing on a regular basis, please understand your efforts serve us all and we sincerely appreciate them.



*June HAPA Board of Directors Meeting:*

*June 12th, 2007 @ Hangar 155*

**"Let's Talk" at 7:00PM (not to exceed one hour)**

*BoD Meeting to Follow*



(actual appearance may vary)

## North Gate Openers

Get your very own Fully Electronic Remote Control North Gate Opener...or "FERC-N-GO"

*Now on sale for the remarkably low price of only \$13.00!*

*Take advantage of our Spring Special and receive 2 for only \$26.00!*

*Get one for the whole family!*

*See Sandra Browning at Avery Tools, Hangar 111*

*Between the hours of 9:00am to 4:00 pm*

*Or see Don Browning in his FERC-N-GO mobile unit.*

*Cash Or Check Only*

*Cover Photo: Steve Ramsey stands amidst a sea of classic cars at Hicks Airfield*

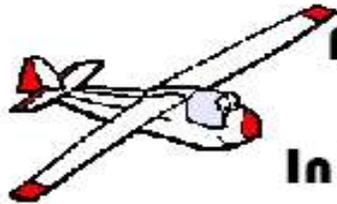
**L&D Consultants/Vintage Aircraft Services**

**Spring Thing**

**Annual Block Party**

**June 9<sup>th</sup> 2007**

**In front of Hangar 637**



4:00 Car Show Check-In

*6:00 Food*

RC Airplane Simulator

Fun with NASCAR

Awards

Sundown Dance



637 Aviator Drive

Hicks Airport T67

123.05 UNICOM



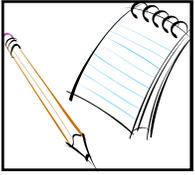
We'll have burgers and hot dogs and all the fixin's to enjoy and we can spend the evening visiting. We'll have iced tea for the adults and Kool-Aid for the kids. Otherwise BYOB

You may want to bring a few chairs just in case.  
Hope to see you there!

**Point of Contact:**

**L. Henson 817-296-3405**

**B. Goebel 940-627-5938**



# BoD Meeting MINUTES

By Don Browning, Secretary

A regular meeting of the Hicks Airfield Pilots Association Board of Directors was held on 8 May 2007 in Hangar 155. A quorum being present, the meeting was called to order at 8:09 pm after one hour and nine minutes of open discussion. At the invitation of the Board, Mr. David Jefferson, Tarrant County Environmental Health Division Manager explained the history of the county's policies regarding our septic systems. Also at the invitation of the Board, Mr. James Sims, a HAPA member and the professional engineer who designed the Hicks Airfield cluster systems explained some of the factors that affect our systems. **Both gentlemen answered members' questions.**

Board members present were Mr. Coy Surlles (President), Mr. Ron Sinclair (Vice President), Mr. Jim Usher (Treasurer), Mr. Bill Akin, Mr. Bob Kraft, Mr. John Unangst and Mr. Don Browning (Secretary). Principal Management Group agent Ms. Carol Moran was present at the invitation of the Board. Thirty seven members of the Association were also present as observers.

Mr. Usher handed out copies of the First Quarter Budget to Actual Financial Report. After a brief explanation of it he answered members' questions.

Mr. Stephen Ramsey and Mr. Bob Avery (Infrastructure) reported that the runway lights were intermittently failing, three north threshold lights were inoperative and three septic pumps had been replaced.

Mr. Surlles made a motion that the Infrastructure Committee investigates suggestions made by Mr. Akin regarding airport drainage options. The motion passed.

Mr. Surlles made a motion that we develop a septic system strategy that could involve connecting to the City of Fort Worth's sewage system and addresses the on-going maintenance necessary to prevent our systems from failing. The motion passed.

The meeting was adjourned at 8:51 pm.

Respectfully submitted by:  
Don Browning



## postcard from the editor

I hope that most of you are enjoying flappings as much as I am enjoying editing our humble newsletter. It is my goal to make an attempt at improving each issue that comes out, and this is where I would like to make yet another request to all of you closet writers out there. Send me some stories, photos, and even complaints... I'm sure there's a Gordon Baxter or Richard Collins on this field somewhere... I'll even take another Lane Wallace at this point!

Remember, this is *your* newsletter, and should be filled with *your* stories and articles. Some of you may have noticed a new segment I have titled "**TRIBUTE TO A FRIEND OF HAPA**". This is intended to highlight someone every month who has stood up to be counted amongst those precious few volunteers who help make the day to day operation of Hicks Field a success. My criteria for a Tribute is simple; **Be someone who has volunteered their time for the improvement of Hicks Field... whether it be an officer or any volunteer past or present.** So please feel free to call or e-mail me with your nomination of anyone you feel worthy.

Thanks, Ron Sinclair



# Tribute to A friend of Hapa

## "The Car Guy"

Steve Ramsey, An airport advocate with heart and a sense of humor.

By Don Browning

### The Car Guy Shares His Thoughts

*Recently Stephen Ramsey (Car Guy C.G.) talked with Don Browning about his life and his concerns about our airport.*

*Don* Stephen, thanks for taking time away from your busy schedule to converse with us about your life and what you think. Were you born in Texas?

*C.G.* No. I was born in Shreveport, Louisiana, but my mom pursued my dad across the border into **Texas as fast as she could and I've lived in the DFW Metroplex since I was five months old.**

*Don* When did you come to Hicks Airfield?

*C.G.* About nine and a half years ago we came here and rented some space from Ed Wheeler. Then we built this two hangar complex and moved our businesses into it about five years ago.

*Don* So, you have two businesses operating here.

*C.G.* Yes. We have the Car/Hobby business and the Appraisal/Insurance business. The insurance business is what Stated Value is and it represents 28 insurance companies in the state of Texas. We provide claims information to them such as diminished value, origin and cause, accident reconstruction, and actual cash value. We are also an SIU which is a special investigative unit. We do this SIU service for two major insurance companies. We have been in business for 36 years.

*Don* When you say "we", what do you mean?

*C.G.* Denise, my wife, is the mainstay of what goes on in my life. All good men depend on good women for support.

*Don* Okay. I agree with that. So when did you get interested in the Car/Hobby business?

*C.G.* When I was eleven years old growing up on the south side of Fort Worth I had a yard mowing route. My dad was a strict disciplinarian and money manager. So my spending money depended on what I earned mowing yards. Many of these lots had old cars on them. When I was eleven it was 1955, **so a used car then could have been a 1938 Ford. With the money I'd earned and with some help from my dad and granddad I would buy these cars.** At one time we had 120 cars, or so, in various states of repair. My interest in cars continued to grow and when I was 21 years old I owned quite a few cars.

*Don* So cars have always been your primary focus.

*C.G.* Not entirely. When I was 21 I also owned some property in Fort Worth. I would borrow money from banks and buy properties on the south side, which was considered a middle class area in those days. When I was 30 years old, I owned 27 properties there. Then when Harris Hospital would be developing a parking lot, or expanding in some other way, they would run into my real estate.

*Don* Was the Paris Café there then?

*C.G.* Sure. I love it. I ate there before it was the Paris Café.

*Don* So how did you get in the Appraisal/Insurance business?

*C.G.* I took over Stated Value from my dad when it was a fledgling company. I had been attending the University of California at Berkeley and when I got home I had a really long pony-tail. When I took off **my ball cap and the end of it fell down below my waist, my dad said that maybe it wasn't such a good idea to have sent me to California.**

*Don* Other than sowing wild oats, did anything else of significance occur while you were at Berkeley?

*C.G.* Yes. I became friends with a guy named Hilmar Schneider. We cruised around together, two young guys making the most of the situation which was basically the center of the Hippie movement. **Hilmar invited me to visit his family in Germany and until I met his parents I didn't realize that his father, Dittmer Schneider, had the controlling interest in the tenth largest bank in the world.** These people owned enormous tracts of land and lived in homes that are 700 years old which they called castles, because they are.

*Don* Wow. Then what happened?

*C.G.* Due to this connection they hired me as a courier for the bank. I traveled all over the world: Germany, Russia, Switzerland, Poland.

*Don* When was this?

*C.G.* **In the late 1970's and almost all of the 1980's.**

*Don* Anything interesting happen?

*C.G.* **I've filled two passports with visa stamps. The State Department wanted to know what I was doing. I received, and still have, correspondence from President George Bush Sr. I have ridden trains from Poland to Siberia four times. I've been on the flight deck of foreign airliners drinking vodka with the pilots.**

*Don* Not while you were airborne?

*C.G.* Sure. Vodka is considered a cleansing fluid in Russia. What better time to have some than when **you're piloting an airplane filled with passengers?**

*Don* Unbelievable.

*C.G.* In Munich once, while attending Oktoberfest, I got married 27 times. You get a certificate, like a marriage license, and there is a little ceremony. You drink a lot of beer there during Oktoberfest.

*Don* Are these marriages consummated?

*C.G.* Not necessarily, . . . . . but I could have handled it.

*Don* Sounds like fun. So, when did you meet Denise?

*C.G.* I bought a car from her. She lived in Colleyville where she was the Principal of Cannon Elementary School. I called her and then visited her to look at the car. I asked her to deliver the car to the trailer home I was living in while some work was being done on my house. And she did. I told her I was going to Russia for two weeks, which turned out to be eight weeks. While I was gone she called and talked to my housekeeper. Denise thought that my housekeeper was a lady that I had mentioned **I was dating so she wouldn't leave her number.**

While I was in Russia, all I could think about was Denise. When I returned home, my housekeeper told me about some woman calling that wouldn't leave her number. So I called Denise and we started dating and within two months we were married. We took a year off and traveled and enjoyed ourselves. That was thirteen [*sixteen*] years ago.

*Don* How did Denise get involved so deeply in the business?

*C.G.* Well, she is a very driven person. She has a Masters degree in education. So she became interested in Stated Value and worked with it at home. Then she wanted to hire an appraiser. I didn't want our home to become a business place so we moved here to Hicks.

*Don* So you started out renting an office from Ed Wheeler and now you have this office complex. Do you attribute that to Denise.

*C.G.* Yes. She grew the business through determination, intelligence and hard work. It is probably the largest company of its type in the United States; based on the number of invoices she completes.

*Don* **That's a great story, Stephen. Thanks for sharing it with us. I'm glad you and your wife are here.**

*C.G.* **Thank you. We'd like to be totally glad, but there are some issues that give us concern.**

*Don* Would one of those concerns be the comment attributed to you about Hicks being better off as an industrial park?

*C.G.* **Yes. I made that statement, but whoever passed it around left off half of it. It's flattering that a comment I made would cause such controversy, but I would be more flattered if it had not been taken out of context. What I said was that Hicks should be a well run and well organized airport, because that's the beauty of investing in hangars, but it should also allow for some growth of the industrial part. That is the only way the value will increase and stabilize out here. So, yes, I'm in favor of the industrial development of the airport, but not at the expense of Hicks being an airport.**

*Don* Stephen, thanks for your time, your honesty and your courage in speaking your mind.

*C.G.* I would ask that anyone who has questions or comments about things that I say would call me (817-439-3300) or visit me (Hangar # 633). I'm normally here five days a week and the office is open. Peace.



# Financial reports

## *HAPA Income Statement*

<b>INCOME</b>	<b>March 2007</b>	<b>YTD 2007</b>
Scheduled Income		
Regular Assessments	8,669	26,017
Runway Fees (470 Lots)	10,612	31,882
Total Scheduled Income	19,281	57,899
Other Income		
Late/NSF Fees	126	377
Fines	0	25
Gate/Miscellaneous Income	0	0
Interest Income	136	401
Total Other Income	262	803
Total Income	19,543	58,702
<b>EXPENSE</b>		
Administrative Expenses		
Bad Debt Expense	0	399
Bank/Check Charges	25	80
Collection Services	0	300
Copies & Postage	389	925
Data Processing	0	438
Rental/Storage	477	658
Licenses/Permits/Inspec Fees	0	0
Meetings	125	125
Supplies	(25)	0
Printing	198	396
Member Relations	25	90
Professional Services		
Accounting/Audit	0	0
Legal & Professional	1,129	1,129
Management Fees	854	2,562
Taxes and Insurance		
Directors and Officers Liability	0	0
General Liability Insurance	0	0
Taxes - Other	0	0
Property Taxes	0	337
Utilities		
Electricity	1,830	3,875
Telephone	3	5
Contracts		
Lawn Maintenance Contract	1,851	2,685
Courtesy Patrol Contract	0	0
Repairs and Maintenance		
Electrical/Lights	134	933
Fences/Gates/Walls	237	302
Equipment/Tractor Repairs	0	0

Sign Repair	0	0
Pavement Repairs	(205)	0
Plumbing	0	0
Septic Field Repairs	6,747	6,747
Gas/Oil	0	0
Other Expenses		
Misc. Expenses	205	205
Reserve Contributions		
Deferred Maintenance Reserve	0	0
<b>Total Expense</b>	<u>13,999</u>	<u>22,191</u>
<b>Net Income/(Loss)</b>	<u>5,544</u>	<u>36,511</u>
<b>Maintenance Projects</b>	<b>March 2007</b>	<b>Total Project</b>
New Runway Expense	0	316,619

*BALANCE SHEET—HAPA As of Feb 28, 2001*

**ASSETS**

Current Assets

Operating Cash - PMG	31,125
Community Association Bank	
Runway Fee Reserves - PMG CAB & Countrywide	102,711
Operating Cash - BOD Justin State Bank	3,480
Short-term Investments - PMG	18,574
Beal Bank	
Clearing Account - PMG	0
Total Cash	<u>155,890</u>
Accounts Receivable*	30,852
Total Current Assets	<u>186,742</u>

Other Assets

Prepaid Expenses	0
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Total Assets	<u>186,742</u>
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Note:

*Assessments 30 - 90 days	5,153
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*Assessments over 90 days	20,464
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**LIABILITIES**

Current Liabilities

Accounts Payable	114
Prepaid Assessments	68,225
Accrued Expenses Payable	834
Total Current Liabilities	<u>69,173</u>

Other Liabilities

Collection Cost/ Other Escrow	2,061
Total Other Liabilities	<u>2,061</u>

Total Liabilities	<u>71,234</u>
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**OWNERS' EQUITY**

Reserves

Deferred Maintenance Reserve	21,818
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Equity

Retained Earnings	57,180
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Total Owners' Equity	<u>78,997</u>
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Net Income/(Loss)	36,511
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Total Liabilities and Owners' Equity	<u>186,742</u>
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# Fly Ins & Outs

-  Friday, June 7th — Fort Worth, C.R.Smith American Airlines Museum 7:00 PM  
Spend an evening with Dr. Sergei Khrushchev as he speaks about the 50th Anniversary of the Russian space program. Following the lecture the Dr. will be on hand for a book signing. Tickets to this event are: \$15.00 per person (CSRM members) \$20.00 for non members.
-  Friday-Sunday, June 8th—10th Gainesville, Texas Antique Airplane Association Chapter Fly-In (GLE) **Friday night BBQ, Parking for RV's, Aircraft Judging, Aircraft related Vendors, Fly Market, Fly-Bys, and Much Much More!** 817-468-1571
-  Saturday, June 9th — Lufkin, Texas EAA Chapter 1219 & Angelina County Airport (LFK) Fajita Fly-In Every 2nd Saturday 10:00–2:00 Discount Fuel for fly-ins
-  Saturday, June 9th — New Braunfels, Texas Pancake Breakfast Fly-In (BAZ) Every 2nd Saturday- Free pancakes, coffee, and discount fuel
-  Saturday, June 16th— Tyler Pounds Field Fly-In/Drive-In Breakfast 8:00-11:00 Every third Saturday hosted by CAP
-  Saturday, June 23rd— McKinney, Texas 9th Annual Poker Run Collin County Regional Airport (TKI) Hosted by EAA Chapter 1246: Come join us for a day of Fun, Food, and Flying! TKI-?-?-?-TKI Prizes for 1st, 2nd, 3rd, and worst hands. Hamburger/Hot Dog cookout to follow the poker Run. Registration from 9:00-9:30 am at the Cutter Aviation lobby @ TKI Rain or Shine!
-  Saturday, June 23rd— Ft. Worth, Texas Meachum Swap Meet (FTW) Aviation swap meet in the main parking lot in front of terminal building. To find out more, or rent vendor space contact Dave Wood @ 817-441-9651
-  Sunday June 24th-Saturday June 30th Galveston, Texas 39th Annual International Cessna 170 Convention (GLS) From Welcome Dinner Sunday night to departures on Saturday, a week packed with flying fun, comraderie, useful Cessna 170 maintenance and flying tips. Featuring tours of Lone Star Flight Museum, NASA Manned Spacecraft Center, and fine dining.

Please feel free to drop me a line concerning any fly-ins coming up in the future. A lot of times my sources do not include fly-ins that are more 'grassroots'. The small events always seem to be the most fun. So let me know about any Type Club Fly-Ins or events you feel your neighbors may enjoy.

Be Safe, and Have Fun!

*Ron Sinclair*



# CLASSIFIED ADVERTISING

**Mowing at Hicks**  
A Cut Above The Rest!  
Reasonable rates.  
Call anytime.



**Jim Usher , Hangar #410**  
(817) 236-7506 or (817) 891-2989

## **DON DAVIS REALTY**

**JAN LARY @ 817-656-1040**  
Cell: 817-715-4693 or [jlldr@sbcglobal.net](mailto:jlldr@sbcglobal.net)



*Lots for sale and hangars with offices, unimproved space, or lofts.*

## **Utility Trailer For Sale**

Flat Bed Single Axle Trailer  
6 ft. by 12 ft. Heavy Duty w/ side rails  
Complete with extra tires. 1st \$400.00 takes it.  
Call Gary 817-929-6460

## **FOR RENT**

**2 Bedroom, 1½ Bath, Fully furnished on airport, all utilities plus dish.**  
Call 817-439-4545 for more info.



## **Aircraft Hangar Space For Rent**

654 Aviator Drive  
Restroom & Electrical  
Provided.

For more info call  
(682)831-1344 or (682)465-2936



# CAFE

## *"Home of the Bonanza Burger"*

Daily Lunch Plate Specials  
Friday & Saturday Night—Gourmet Specials,  
or order from our regular menu

Call In Orders  
(817) 439-1041

### ***New Hours***

*Tuesday—Thursday 11 am to 3:30 pm*  
*Friday & Saturday 8am to 8pm*  
*Sunday 8am to 3:30 pm*

## **FOR CONTINENTAL (TCM) ENGINES AT ANNUAL OR 100 HOUR INSPECTION** *(Or any time a suspect cylinder is in doubt)*

TCM Service Bulletin SB03-3 states: "TCM requires a cylinder borescope inspection be accomplished in conjunction with the differential pressure test." (This is NOT an FAA mandate.) With the development of recent borescopes, this inspection becomes an excellent tool that will affect your decision on a suspect cylinder, regardless of engine manufacturer.

***We have a solution: a borescope based here at T67.***  
For an appointment please call  
**Jim Usher @ 817-236-7506 or Robert Read @ 817-439-0757.**



# Your June 2007 FI appings!

The Official Newsletter of Hicks Airfield Pilots Association



## Notices:

- The Official Hicks Airfield website is [www.T67.org](http://www.T67.org)
- If you would prefer *NOT* to receive a paper copy (and view FLAPPINGS online at [www.T67.org](http://www.T67.org)) please send an email to Melana Sinclair at [hapa\\_asst\\_sec@yahoo.com](mailto:hapa_asst_sec@yahoo.com)
- We are continually updating the online version of the HAPA membership directory- if your info needs updated please email Mike Reddick at [michaelreddick@yahoo.com](mailto:michaelreddick@yahoo.com)
- **If you haven't yet provided an email address, please do!** We would like to be able to contact as many **HAPA** members as possible via email
- BoD Meeting, June 12, Hangar 155, 7:00 PM. Call Coy Surles or Don Browning to get a topic on the Agenda
- Spring Thing, June 9 5pm—??? Everyone is invited! Owners and friends of the airport get together for an evening of good cheer. A good time had by all! See page 4 for more info. ***Sponsored & organized by Hangar 637 and their business partners.***

HAPA Asst Sec  
155 Aviator Dr  
Ft Worth, TX 76179



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