

FLAPPINGS

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



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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 Sinclair to enter your reservation for the Table and Chairs. 817-306-8750 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 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



Presidents Corner

By Coy Surles

Our last board meeting set a record for attendance and was graciously hosted by Stephen and Denise Ramsey. Many criticisms were leveled at the board relating to enforcement of deed restrictions CCRs, security, septic and grounds maintenance. Clearly, we have not focused enough time and effort in many of these areas. Fines for unauthorized outside storage, lot maintenance, and the like have not been properly assessed and we must do a better job of ensuring our management company does their part as well. **The PMG representative, Carol Moran, briefed the BOD on the status of the 'Self Help Resolution,'** which will be filed with the county within the next month. Once this step has been completed, HAPA can and will mow lots and then levy the owner with a bill to recoup the costs.

An important facet of CCR & deed restriction enforcement is member participation in the reporting of suspected deed violations. As a HAPA member, you have every right to contact a BOD member or PMG directly for suspected violations. If the issue/concern warrants, you have the right to call the Tarrant County Sheriff's Department and file a complaint.

It was also brought to the attention of all present that a necessary taxiway repair on the second taxiway has taken too long- please rest assured that you should see that repair taken care of very soon. The BOD was also criticized for not making our landscape contractors stay off the septic fields with large tractors. The company we currently employ has invested in smaller equipment and we look forward to improvement. **Be advised, however, that the rain has created quite a dilemma. You can't get a mower on a soggy field for fear of damage, yet you can not expect the field to dry out if you can't mow it. It is indeed a 'Catch 22', one that we all hope will be behind us as we begin to dry out.**

As for the pending lawsuit, the board was embarrassed by learning from a member that mediation had already been ordered. I assure you this board had no reason to withhold that information and a full explanation from our attorney will be forthcoming for posting on our website.

This Board of Directors (as many Boards of the past) has been criticized for many of these same issues in the past. While I take no consolation in that fact, it does add credence to the notion that we are desperately in need of new governing documents. As most of you know, this undertaking will require money and a great deal of board time after which it will require a two third majority vote of the membership. We will be discussing this mission in more detail in upcoming executive sessions.

Now, given the division that exists in our membership you must ask yourself the following question. How we can better utilize both the intellectual and time resources that exist in all camps, and how can we promote and recruit quality people to serve in the future? Please send your thoughts to me directly and take this request seriously. Your ideas could be a major help to our association.

Remember, we have three board seats available in the next election and we need a quality field to pick from. 



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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*

(actual appearance may vary)

Cover: CFI Steve Burney and his proud student Katie Heinzer, age 16 on Solo Day!



Hicks Newest Pilots

By Ron Sinclair

Ninety years ago the first student pilots began arriving at Hicks Field. They still arrive today and hopefully will for years to come. The Canadians established Taliaferro Field one mile South of our airport in 1917 on Hicks Ranch, the name would later be changed to Hicks Field. Canadian and American pilots trained there for WW1 Which was just the beginning of Hicks rich history. Although no one could possibly know how many pilots flew their first solo over this area, I think we can safely assume they number in the thousands.

Pro Aircraft continues the Hicks Field training tradition began back in 1917, and I would like to devote a little space to welcome all those people who have experienced that unforgettable moment when you look over, and realize that *YOU* are the one flying this airplane, and no one is **there to nag you, or save your butt if you suddenly forget everything you've learned to this point!**

The school has been busy this month, and we can welcome many first solo pilots to our small fraternity, or sorority in the case of Katie Heinzer, 16, of Nanuet New York. Katie is the niece of her very proud uncle Mike Heberling, who is an American Airlines pilot based here at Hicks. I stood next to Mike as he called everyone he could think of to report her progress around the pattern.

If you think New York is a far piece for someone to come for flying lessons, then consider Mriyunjah Taylor, Priya Dalal, Kiran Dasila and Aakash Yadav who travelled all the way from India to learn to fly here at our airport. We can also congratulate Saudulla Umar, and Hamadh Hameed who live in the island paradise of the Maldives.

Last but not least, Dan Miles and Connor Hubbs who were sponsored by the Daedalian Foundation to solo, recently accomplished that landmark goal. The foundation awards two scholarships a year to the top Aviation Branch ROTC Cadets. These two outstanding students have begun what we all hope will be a distinguished military career in aviation here at Hicks.

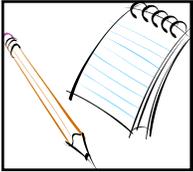
So next time we're out flying around and we hear student pilots on the radio screwing up everything they say... or doing something other than what they say... let's cut 'em some slack and remember that was all of us at one time, and that's what this field was established for ninety years ago this September.



Hicks around WW1



Hicks Today



BoD Meeting MINUTES

By Don Browning, Secretary

A regular meeting of the Hicks Airfield Pilots Association Board of Directors was held on 21 August 2007 at hangar 629. A quorum being present, the meeting was called to order at 8:15 pm after one hour of open discussion. Items discussed during the open session were:

1. Transfer fees and re-sale certificate charges.
2. Timely taxiway repair.
3. Taxiway incursion & business for gain on easement.
4. Avery lawsuit and HAPA mediation.
5. Children driving ATVs on airport.
6. Mowing company
 - a. Insurance.
 - b. Heavy mowers on drain fields.

Board members present were Mr. Coy Surles (President), Mr. Bill Akin, Mr. Bob Kraft, Mr. Stephen Ramsey, Mr. John Unangst and Mr. Don Browning (Secretary). Melana Sinclair (Assistant Secretary) was present. Principal Management Group agent Ms. Carol Moran was present at the invitation of the Board. Thirty two members of the Association were also present as observers.

Mr. Browning on behalf of Mr. Usher (Treasurer) reported the following:

1. There is approximately \$64K in the bank as of the end of June.
2. On 2 August he (Mr. Usher) signed a twelve month contract with Stream Energy for electric service that should save us about \$300 per month.
3. Galaxy Gate Company has quoted approximately \$20K to install either a slider or cantilever gate. This bid includes a 400 foot trench for cables from the power source.

Mr. Surles made a motion that the following statement be included in these minutes:

"On August 20, 2007, the Board met in Executive Session with one of HAPA's attorneys regarding the Court's ruling on the motion in the Avery lawsuit, what the ruling means, and HAPA's options for the next course of action."

Mr. Browning made a motion that Plumber Lonnie Van submit invoices to the Septic Committee Chairman for review and approval. Once approved, the Septic Chairman will submit the invoices to PMG for payment. The motion passed.

Mr. Browning made a motion that Transfer Fee and Resale Certificate explanation be provided to the **T67.org webmaster for inclusion on the website for the members' edification. The motion passed.**

Mr. Browning made a motion that budget planning executive sessions be scheduled immediately due to the anticipated increase in legal expenses for 2008. The motion passed.

The meeting was adjourned at 8:45 pm.

Respectfully submitted by:

Don Browning
HAPA Secretary

*September HAPA Board of Directors Meeting:
September 11, 2007 (Location to be posted when available)
"Let's Talk" at 7:00PM (not to exceed one hour)
BoD Meeting to Follow*

Correction

It seems that there was a typo in last month's article "Airport Life". It was erroneously stated that "The general rule is not to park within 15 feet of the taxiway centerline." The point of the article was to use common sense & courtesy while parking. The 'general rule of thumb' is 'park far enough away from the taxiway, such that an aircraft can get by safely', or more simply put- 'do not obstruct the taxiway'. In the CCRs (DEED RESTRICTIONS FOR HANGARS, 5(a) and Section 6), that is defined as 35 feet from the centerline.

No matter how many times we proofread something, it seems we see 'what I meant to say' - not what is actually written! Even though the Flappings editor, Ron Sinclair, spends a lot of time working on getting things 'just right', and several folks review and proofread each issue before printing, errors can and do occur. In the future, if a reader should find an error in Flappings, a quick phone call to the editor (Ron Sinclair) or Melana Sinclair, the HAPA Assistant Secretary, would be much appreciated!

Resale Certificates & Transfer Fees

Resale Certificates & Transfer Fees have been a topic of interest on the airfield of late. Carol Moran, of Principal Management Group (PMG) provided the following explanation. On the [adjoining page you will find the 'Published Rates', as of August 23, 2007. In order to access the fee schedule online you must be 'registered' with PMG. This information will be provided for inclusion on \[www.T67.org\]\(http://www.T67.org\).](#)

From PGM: Our resale certificate fees are set based on market value for the services that are given. We are actually average in the market for these fees, and the fees cover the work involved to gather the information and produce the product. These fees are charged to the homeowner since the work produced benefits the individuals, not the Association. In Texas, state law requires that resale certificates be produced, and most Real Estate Contracts stipulate this fact. This ensures that any buyer that purchases within a Mandatory Association is aware of this fact, and is provided all documents that govern the association – as well as notifying the buyer of any known violations to the property prior to the purchase. The resale certificate also lets the buyer know what they are getting into financially – if the association is not stable, then the buyer is aware of this fact prior to closing. It allows the buyer to make an educated decision prior to closing on if they wish to live within this association. The resale certificate also serves as a release for the seller – the seller fulfills state requirements of disclosure by having these documents produced. It also gives the seller one more level of security – the buyer cannot come back on the seller legally after closing if they do not like the Association, or claim that they were not aware of the Association, if the seller has disclosed this information through the written documentation.

The transfer fee is for the work involved in closing out the old account, setting up the new account and files, covers the cost of the welcome package for the association, and helps pay for the time of the employees involved in this process. Again, since the sale of the house benefits the individual, not the whole Association (as far as the financial aspect), then again, this is a fee of the individuals in the transaction, not a fee charged to the Association in it's entirety.

PMG's contract with the association discloses that we will collect these fees at our current published rates.

Transfer of Ownership Related Fees

Effective as of August 23, 2007

Resale Certificate (including Docs)	\$195.00
Set of Association Documents	\$50.00
Also known as Resale Disclosure Documents	
Statement of Account ("Maintenance Quotes")	\$75.00
(Also known as Refi-Only SOA and New Home/ Lot First Closing SOA)	
Transfer Fee	\$100.00
Lender / Mortgage Questionnaire	\$135.00
Owner Occupancy Ratios	\$45.00
Rush Fees	\$75.00
New Products offered with Community Archives Program	

Covenants Compliance Inspection	\$95.00 – \$195.00
Appraisal Report	\$35.00
Realtor Report	\$35.00

Collection Fees

Credit Bureau Filing	\$54.13
Title Search	\$58.00
Lien	\$108.25
Lien Release	\$55.00
PMG Collection Fees – only pd if collected from HO	\$15.00 per month

Title companies currently have the ability to pay "by agreement" – funds collected at closing. All other people ordering products must pay in advance online by credit card, or here at the office by check before the product will be released. All products must be ordered by going to www.principal-mgmt.com, click on Homeowner Assistance, and then Selling and Refinancing. The system will then walk the person through the order process. Purchasers must register, and there is an 800 # for assistance. (1-800-995-0682)

'Entertainment' PassBooks for sale!

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Financial reports

-Submitted by Jim Usher, HAPA Treasurer

HAPA Income Statement

INCOME	June 2007	YTD 2007
Scheduled Income		
Regular Assessments	8,674	52,004
Runway Fees (470 Lots)	10,497	63,603
Total Scheduled Income	19,171	115,607
Other Income		
Late/NSF Fees	132	789
Fines	0	25
Miscellaneous Income	0	2,723
Interest Income	71	743
Gate Income	0	264
Total Other Income	203	4,544
Total Income	19,374	120,151
 EXPENSE		
Administrative Expenses		
Bad Debt Expense	0	405
Bank/Check Charges	0	80
Collection Services	(300)	0
Copies & Postage	231	1,744
Data Processing	0	457
Rental/Storage	252	1,414
Licenses/Permits/Inspec Fees	0	0
Meetings	0	403
Supplies	0	0
Printing	(19)	1,144
Member Relations	0	206
Professional Services		
Accounting/Audit	600	600
Legal & Professional	6,085	7,746
Management Fees	854	5,124
Taxes and Insurance		
Directors and Officers Liability	0	0
General Liability Insurance	0	0
Taxes - Other	0	0
Property Taxes	0	337
Utilities		
Electricity	1,690	7,598
Telephone	0	10
Contracts		
Lawn Maintenance Contract	758	5,665
Courtesy Patrol Contract	0	0
Repairs and Maintenance		
Electrical/Lights	1,616	2,549
Fences/Gates/Walls	0	744
Equipment/Tractor Repairs	0	0

	Sign Repair	0	0
	Pavement Repairs	0	0
	Plumbing	0	0
	Septic Field Repairs	2,650	15,162
	Gas/Oil	0	0
	Other Expenses		
	Misc. Expenses	0	205
	Capital Improvements		
	Septic Drainage	0	279
	New Taxiways, Repairs/Patching	0	114,625
Total Expense		<u>14,417</u>	<u>166,497</u>
Net Income/(Loss)		<u>4,957</u>	<u>(46,346)</u>
Maintenance Projects		<u>May 2007</u>	<u>Total Project</u>
	New Runway/Taxiway Expense	0	316,619

BALANCE SHEET—HAPA As of June 30, 2007

ASSETS

Current Assets

Operating Cash - PMG C A Bank & F A Bank	42,051
Runway Fee Reserves - CAB, Countrywide & FAB	904
Operating Cash - BOD Justin State Bank	2,089
Cash-MM-Beal Bank Beal Bank	18,746
Clearing Account - PMG	0
Total Cash	<u>63,790</u>
Accounts Receivable*	28,382
Total Current Assets	<u>92,172</u>

Other Assets

Prepaid Expenses	0
Total Assets	<u>92,172</u>

Note:

*Assessments 30 - 90 days 3,032

*Assessments over 90 21,405

LIABILITIES

Current Liabilities

Accounts Payable	0
Prepaid Assessments	54,039
Accrued Expenses Payable	758
Total Current Liabilities	<u>54,797</u>

Other Liabilities

Collection Cost/Other Escrow	3,336
Total Other Liabilities	<u>3,336</u>

Total Liabilities 58,133

OWNERS' EQUITY

Reserves

Deferred Maintenance Reserve 21,818

Equity

Retained Earnings 58,568

Total Owners' Equity 80,386

Net Income/(Loss) -46,347

Total Liabilities and Owners' Equity 92,172



Fly Ins & Outs

-  Waco, Texas Pancake Breakfast Fly-In McGregor Executive Airport (PWG) EAA Chapter 59 cooks it up every 1st Saturday 8:30- 11:00AM
-  Saturday, September 8th- Lancaster, TX Warbirds on Parade DFW Wing hangar- **Lancaster , TX (LNC) The DFW Wing of the CAF's annual Salute to Veterans showcasing** approx. 30 assorted WW2 Warbirds, Eastern Bloc Choppers, and much more.
-  Saturday, September 8th — North Little Rock, Ark. Tri-motor Open House North Little Rock Municipal (ORK) Fly -In & open house to coincide with the Fall Tour of the EAA Ford Tri-motor at the NLR airport. Book a ride on the Tri-motor at 1-800-843-3612
-  Saturday, September 8th — 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, 8th — New Braunfels, Texas Pancake Breakfast Fly-In (BAZ) Every 2nd Saturday- Free pancakes, coffee, and discount fuel
-  Friday-Saturday September 14th & 15th Sulphur Springs, Texas Drag your tail to the KSLR Surf and Turf Float planes on the water and and taildraggers on the grass strip. Friday night stew, and Saturday morning pancakes. RSVP at http://www.j3-cub.com/index.php?option=com_performs&itemid=75
-  Saturday, 15th— Tyler Pounds Field Fly-In/Drive-In Breakfast 8:00-11:00 Every third Saturday hosted by CAP
-  Saturday September 15th- Ft. Worth, TX Challenge Air Fly-Day Meacham Airport (FTW) at MAV Aircraft Services. Challenge Air is a non-profit organization that provides inspirational flights to special needs children. Volunteer pilots are needed. Join us in making the kids dreams and wishes to fly come true. (214)351-5929
-  Saturday September 15th- Paris, Texas AAA Fly-in/meeting Cox Field (KPBX) Antique cars, planes, tractors, and much , much more! Lunch is pot-luck, covered dish, bring enough to share, visitors welcome.
-  Friday-Sunday, September 21-23rd- Centerville, TX Critters Lodge Fly-in Dillard Ranch (TE01) Please join us for our annual overnight fly-in at Critters Lodge. Starting Friday evening, dinner will be served at 6:30. Controller monitoring 122.9. Reserved aircraft campsites \$5.00, on a first come first serve basis, email us for info and reservations. Lavatories, outdoor showers, and lots of good food. Special activities planned. Bring your gear and a good appetite. Contact Wendell (903)536-7000 Critterslodge@starband.net
-  Saturday-Sunday, September 29-30th Midland TX. The Fina-CAF Airsho Midland International Airport. **Come celebrate the CAF's 50th anniversary with an all-military airshow,** with the addition of the Fina Extra 300L. The Trojan Horsemen will be the featured act with a choreographed routine set to patriotic music. See Fighter demos and much more. BE THERE!



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Cell: 817-715-4693 or jlddr@sbcglobal.net



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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 SEPTEMBER 2007 FI appings!

The Official Newsletter of Hicks Airfield Pilots Association



Notices:

- If you would prefer *NOT* to receive a paper copy (and view FLAPPINGS online at www.T67.org) please send an email to Melana Sinclair at 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
- **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, September 11, 7:00 PM. (Location to be posted when available) Call Coy Surles or Don Browning to get a topic on the Agenda.
- This is YOUR newsletter- Please submit articles, pictures, thoughts, etc to Ron Sinclair at rons@concode.com by the 15th of the month.

HAPA
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Ft Worth, TX 76179



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