

# FLAPPINGS

Serving the owners and tenants of  
Hicks Airfield, Fort Worth, Texas (Tango 67) May 2021

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South Gate Poll

Read The Lawsuits

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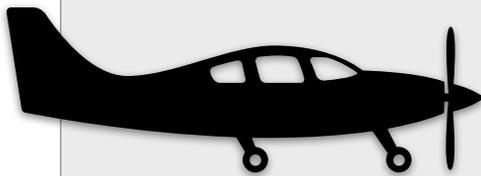
Rules, Regulations and  
Commentary

Traffic Pattern



## HAPA Board Seeking Input Regarding the South Gate

During the May 20th Board of Directors meeting, Board members announced they are seeking input from property owners about the south gate entrance. Board President Steve Grace said a poll will be conducted using the [t67.org](http://t67.org) website or by mail asking property owners if they support limited access through the gate only by remote clicker or keypad access code.



In March of 2020, the former Board voted to close the south gate for reasons of safety, security and liability. The gate was closed on May 1, 2020. The closure was reversed after Rio Concho Aviation owner Barbie Brunson filed suite against HAPA, seeking to keep the gate open. That lawsuit remains unresolved.

The poll will provide property owners the opportunity to weigh in on the matter. Those who have a login for the [t67.org](http://t67.org) website will be able to take the poll there. Others without a login will be sent a paper ballot in the mail. Board members will use the poll results as a guide in determining their next steps. Be looking for the poll in the near future.

## North and South Gate Lawsuits-Read All About Them

During that same May meeting, Board President Steve Grace announced that members will soon have the chance to read the contents of both the north and south gate lawsuits. The content will be posted on the [t67.org](http://t67.org) website in the near future, where members will be able to read for themselves the issues involved and what each plaintiff is seeking.

## Do You Know About The Forum?

The [t67.org](http://t67.org) website is both public and private. Some pages the general public have access to, but others are for HAPA property owners only. You need a login and password to access. One page only for those who are registered is the Forum. It includes three different sections: Neighborhood Discussion, Introduce Yourself, and Classified. Introduce Yourself and Classified are self explanatory.

| TOPICS   | REPLIES | VIEWS | LAST POST                              |
|--|---------|-------|--|
| <b>May 13th Board Meeting - Postponed</b><br>by Amazin » Wed May 12, 2021 5:49 pm                      | 0       | 30    | by Amazin » Wed May 12, 2021 5:49 pm   |
| <b>What is this Former HAPA President Doing &amp; Why?</b><br>by Amazin » Wed May 05, 2021 10:01 am    | 3       | 121   | by rolivi » Fri May 07, 2021 7:21 pm   |
| <b>HAPA May Board Meeting</b><br>by Amazin » Mon May 03, 2021 7:07 am                                  | 0       | 33    | by Amazin » Mon May 03, 2021 7:07 am   |
| <b>New Sign Is Up</b><br>by loiskinman » Tue Apr 20, 2021 1:34 pm                                      | 4       | 88    | by Tbob17 » Fri Apr 30, 2021 4:57 pm   |
| <b>Tom Martin's "Open Letter to All Hicks Property Owners"</b><br>by Amazin » Wed Apr 07, 2021 7:33 am | 4       | 148   | by jeff729 » Fri Apr 30, 2021 3:34 pm  |
| <b>Package Thief on Video</b><br>by Skycop13 » Fri Apr 30, 2021 1:12 pm                                | 0       | 23    | by Skycop13 » Fri Apr 30, 2021 1:12 pm |

The Neighborhood Discussion link takes you to pages of posts made by property owners on a multitude of topics.

## Rio Concho Aviation Water Customer's Rates Aren't Going Up

During the May HAPA Board Meeting, Secretary Jeff Sheets asked Barbie Brunson if water rates were going up. Brunson said no. Brunson says she did not seek a rate increase this year since this past year has been hard on so many people.

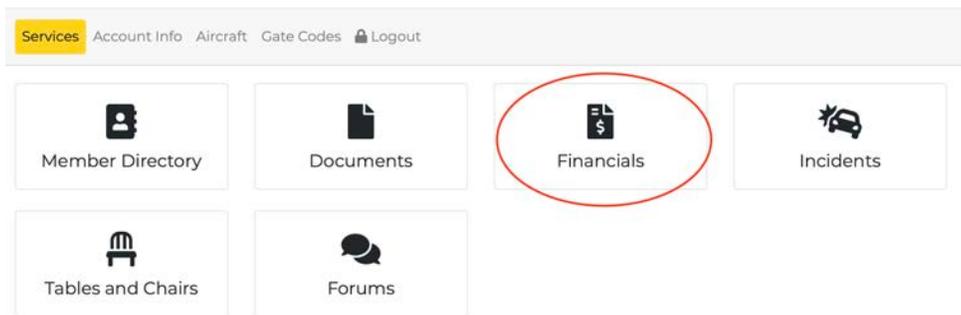
"As you are aware, Covid impacted so many people in such extreme ways. Being compassionate in these hard times, we chose not to increase the water rates. We believe that was the right thing to do." Brunson says Rio Concho will always contact customers directly about issues relating to rates, outages or other issues.

## Still Seeking Maps

Board member Tim Bero says a few people have dropped off maps but suspects there are more out there. Many owners have documents showing property boundaries, utility lines and buildings. Bero is scanning those maps so they can be made available on the [t67.org](http://t67.org) website. You will get your map back, just put your name and hangar number on it.

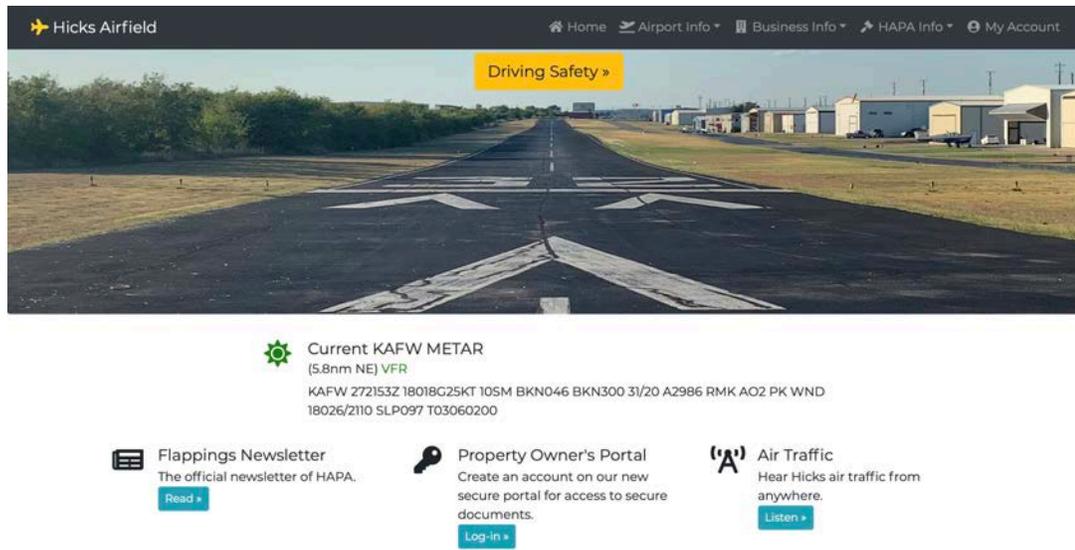
In the past few months people have posted about a package thief and asked for recommendations for a property tax protest company. Rio Concho Aviation used the Forum to update residents during the February freeze and water outage.

The Forum is a good plaser for time sensitive posts such as water or electricity being out or to pass along information between board meetings and editions of this newsletter. The site is also seeing its share of questions and comments about the HAPA budget, open meetings and transparency, and some of these discussions have been contentious. In the end, the hope is that the posts on the Forum will serve as another way for HAPA members to stay informed.



## Financials Are On The Website

When you log into the [t67.org](http://t67.org) website, the home page has several links. The latest financial information is now in the Financial link. You will find the 2021 budget, as well as monthly profit and loss reports and balance sheets.



## President's Message

### The Upcoming Airfield Poll

The result of an upcoming poll will indicate what the majority of Hicks property owners desire regarding the level of safety, security, and acceptable liability exposure at Hicks Airfield. Will Hicks be open to the general public or resemble a gated community? No one business or property owner has the right to dictate or decide the access controls of Hicks Airfield that all other property owners are made to live by. Prior to the beginning of the poll, I encourage everyone understand the consequence of your vote.

I would like to address "Safety and Liability".

First and foremost, I believe most Hicks property owners own here with the understanding this is a private Airport. Our community presents itself with unique safety issues: there are no streets, just taxiways, primarily for aircraft movement. Aircraft have the right of way. Owners, residents, and aircraft operators acknowledge and understand the hazards associated with aircraft operations. Airfield businesses with daily employees have taken time to educate their employees of these hazards. Those employees, because of education and constant exposure, have the knowledge of how to maneuver in and around the active taxiways minimizing risks and aircraft movement safety issues.

Non-aviation educated drivers on a taxiway have no idea how aircraft maneuver or understand the intentions of the pilot at the controls. This in itself can have serious consequences. Now add pedestrians, young and old alike, with a curiosity of airplanes on an unsecured ramp and you raise unsafe conditions to a higher degree of danger and risks. Most everyone at Hicks has witnessed different degrees of unsafe conditions at airfield.

This brings me to the "Liability" subject that has needed to be addressed for a long time.

Remember and take note! We, you = HAPA.

If HAPA, (we, you), allow unrestricted access and another successful business opens, attracting numerous non-aviation educated drivers, the increased possibility of an incident or accident will again rise to an unacceptable level. Also, think about the following: Only those involved with a successful business described above will benefit while **ALL Of HAPA, aviation and non-aviation property owners, assume (take on) liability**. I ask you all to think long and hard about this fact. In my opinion, it isn't **IF** something catastrophic happens, it is **When** will it happen. Your knowledge of this contains its own level of responsibility.

Talk with your neighboring property owners and ask the question: **Is it worth the risk**, especially with no upside for anyone other than individuals involved with a successful business on the field, to not have the gates controlled by remote or a keypad?

Steve Grace

HAPA President

## Hicks Airfield Pilots Association May 20, 2021 Board Meeting

Meeting called to order by HAPA Pres. Steve Grace at 7:00 pm at 137 Aviator Dr.

Board Directors present: Tim Bero , Tom Boback, Roy Geer, Jeff Sheets  
Mike Reddick present as HAPA Treasurer & Mary Reddick present as Alt Secretary.  
Directors Absent: Jeff Allred, Marlin Klotz, John Unangst

This meeting is open to Hicks property owners only.  
Hold your questions until the end of the meeting.

### **Old Business:**

**Motion** to approve Apr 8 minutes: made by Jeff and 2<sup>nd</sup> by Roy. Vote 4-0

Septic issues are an issue every month. Recent heavy rain has magnified the problem with water runoff evident at multiple septic lot sites around the airfield. The illegal septic hook-ups have been pushed to a later date due to other more important matters but the board will be addressing these hook-ups soon.

Paper signs approved in last month's meeting referencing illegal parking will be placed on vehicles that are in violation. At this time, they're only for board member use as they see parking issues around the airfield.

The two lawsuits filed against HAPA are on-going. There has been no progress on either lawsuit at this time. While we'd like to be able to discuss more, having litigants in the room requires us to remain silent. In addition, our attorneys have asked us to remain silent also. We are in the process of posting both the north gate and south gate lawsuits to our website, T67.org.

The HAPA Spring Social held on April 17 from 4-6pm at the Shady Oak Restaurant was a success. Attendance was 61 people.

The wind socks were turned upside down in the hopes the bottom wasn't as sun faded. It was discovered that both windsocks were torn so two new ones were ordered and installed by Mike Reddick & Mike Heberling. Thank you to both men.

AT&T internet speeds: The max available at Hicks is Internet 50 meaning 50 Mbps download speed. If your hangar is on the north end of the field, you might easily exceed this speed. In the middle of the field, internet speed is barely meeting the stated standard. No forecast from AT&T as to when higher speeds will be available at Hicks. There is fiber on the airfield and fiber to the north end distribution box.

Our runway needs re-sealing. We're getting ready to get bids for doing the re-sealing. Our taxiways need re-stripping, but it makes more sense to wait until after the runway is resealed and accomplish both re-stripping areas at the same time.

Mike & Mary Reddick have installed new taxiway blue lights around the airport with rain hampering their efforts. More lights will be installed as Hicks dries out.

The HAPA hangar was organized. Tim Bero offered to digitize our records. A pallet of records was moved to Tim's hangar. Subsequently, we learned that Tim wanted to hire this project out to an outside scanning firm. Minimum cost estimate to scan each box is \$115 and we have 52 boxes which equates to almost \$6,000. Since we don't have the money in the budget, this project will be delayed indefinitely. Tim will return HAPA's records to the HAPA hangar.

Mowing Contract: Keith is parking his mower & trailer next to 307 Aviator. This isn't allowed. The Pres will speak to him. In addition, we found out that Keith's contract was held up due to some mis-communication and he hasn't been paid for 2 months. The HAPA Treasurer is now informed and getting this matter corrected. Our apologies to Keith.

### **New Business:**

**Treasurer's Report:** As of the end of April 2021, no funds have been removed, borrowed, nor dispensed from the runway reserve fund despite the rumors to the contrary. When the runway is re-sealed, funds will be removed to pay for the re-sealing project as intended. To review HAPA expenditures, please sign-in to the Hicks website at T67.org and click on the "Financials" topic. Data is updated monthly.

**Motion:** The following individuals, the HAPA President, the Airport Manager, and the HAPA Aviation Safety officer are the only individuals authorized to communicate with the Federal Aviation Administration (FAA) on matters pertaining to Hicks Airfield. This limitation/restriction applies to all volunteer positions within HAPA unless authorized by the President.

Motion by Jeff 2<sup>nd</sup> by Tom Vote For 3 Against 1 Tim voted no.

**Motion:** Whereas a prior Board allowed hangar renter full access to the T67.org forum in an attempt to get more Hicks people knowledgeable in regards to problems, rules, incidents, and general knowledge at Hicks and Whereas, renters cannot attend board meetings, vote on HAPA issues, pay assessments, fines, attend HAPA social functions or share in the burden of lawsuit judgement or liability assessment if one were to present itself, I motion that renters be granted read only access to the T67 website.

Motion by Jeff 2<sup>nd</sup> by Roy Vote For 3 Against 1 Tim voted no.

**Motion:** Whereas, the current airport manger will no longer be a Hicks owner in the near future, and whereas we've been looking for his replacement, I nominate Steve Grace to be the airport manager.

Motion by Jeff 2<sup>nd</sup> by Tom Vote For 3 Against 1 Tim voted no.

**Motion:** Whereas the closing of the south gate is a contentious issue, and whereas a poll of the membership hasn't been accomplished this year, I move that we conduct a poll of the membership on whether to close the south gate or allow it to remain open.

Motion by Jeff 2<sup>nd</sup> by Tom Vote For 4-0

Discussion: While the 2021 board was elected to represent the membership, we realize there are two sides involved. We can think of no better way to represent you than to ask your opinion and allow membership input on this issue. At this time, the poll will take place on the T67 website. We will mail the poll to those individuals that do not have an email address on file with HAPA.

Rio Concho was in attendance at this meeting and was asked if a water rate increase was planned at the end of this month. Barbie's response was no. She then confirmed that there would be no rate hike for the remainder of this year. Good news for owners!

Great turnout for this meeting. 46 members in attendance. Thank you for making the effort to be involved.

Next board meeting is scheduled for June 10<sup>th</sup>, at 7pm, at same location. Board meetings are typically held on the second Thursday of the month.

Motion to Adjourn: made by Roy 2<sup>nd</sup> by Tom at 8:02pm Vote 4-0

## Hicks Airfield Pilots Association December 10, 2020 Board Meeting

*(EDITORS NOTE: These minutes were inadvertently not published during the transition of the Flappings editor role)*  
Transitional/Organizational Meeting

Meeting called to order at Hangar 713, Hicks Airfield, at 6:33 by Brock Street, HAPA Vice President. Brock Street, Marlin Klotz, Mary Reddick, Tom Boback, Jeff Allred, Tim Bero, Jeff Sheets and Roy Geer were present. Bob Avery and John Unangst were absent.

### Unfinished Business:

- Brock has no update for the south gate lawsuit. HAPA is waiting on Barbie Brunson and her lawyer to respond to HAPA's settlement offer sent on November 30, 2020.
- North Gate – Surratt informed the Board that no court dates are being set due to COVID-19.
- The Board is seeking three bids for 2021 mowing contract.
- IFR/GPS approach paper work has been submitted. No update received.
- Tom Boback received approval from the BOD on the bid from Reynolds to do the asphalt work on taxiways. Start date to be announced.,
- The BOD is still working to approve a HAPA 2021 budget.

### New Business:

- Discussion on appointments of Officers for 2021 BOD. Tom Boback suggested the use of a non-Director for the President position to allow Directors to have more time on committees. Tim Bero nominated Marlin Klotz to remain as President. Roy Geer nominated Steve Grace for President.  
**Steve Grace** was elected by 4-1 vote, 1 abstained.
- Jeff Sheets nominated John Unangst for Vice President, Jeff Allred nominated Marlin Klotz. **Marlin Klotz** was elected by 4-2 vote.  
Jeff Sheets nominated Mike Reddick for Treasurer, Roy Geer nominated Jeff Sheets. **Mike Reddick** was elected by 4-2 vote.
- **Jeff Sheets** volunteered to be Secretary and asked Mary Reddick to be assistant secretary, **Mary Reddick** accepted. Brock Street will continue as Airport Manager but has requested some assistance when he is working 24 shifts away from the airport.
- Brock Street will continue as Web Master of HAPA website, T67.org. He will also remain as Flappings Editor but has requested help from the membership with stories or articles. Jeff Sheets will help with articles.
- Morry Anderson will continue assigning gate codes.
- Diane Dubeansky and Coleen Unick will continue as Social Committee co-chairwomen. Special thanks for the lunch they organized at the last minute for the Annual Meeting.
- The Architectural Control Committee for 2021 will be Marlin Klotz, Tom Boback, and Tim Bero.
- Motion to adjourn by Jeff Allred, second by Mary Reddick. Meeting adjourned at 8:46pm. Next BOD meeting will be held on January 14, 2021. Time, location, or Zoom info TBA.

HAPA's Safety Rules and Regulations

By Jeff Sheets

On page 5 of the February issue of Flappings, a list of "Safety Rules and Regulations" was found. This list was copied from the May 2020 Flappings p. 6 which the 2020 Board adopted, filed with the county, and published for all. This generated one response from an owner who wrote: "there are no provisions in the CCR or the bylaws for the BOD or anybody else to publish a set of rules that are outside the scope of the BOD's authority." Does the Board of Directors have the authority to create, amend, and publish rules for Hicks Airfield? I would offer the following from our By-Laws and CCR's:

CCRs

## Article VI Powers and Duties of the Board of Directors

2. The Board of Directors shall have, on behalf of the Association, the following additional rights, powers and duties:

e) to make reasonable Rules and Regulations for the operation of the Common Areas and portions of the Property as specified herein and to amend them from time to time (without limiting the generality of the foregoing language, the Rules and Regulations may provide for limitations on use of the Common Areas by youthful persons, visitors or otherwise);

i) to enforce the provisions of this Declaration and any Rules and Regulations made hereunder and to enjoin and seek damages from any Owner for violation of such provisions or Rules and Regulations.

Bylaws

## Article IV Board of Directors

2. Powers and Duties. The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association and for the operation and maintenance of the Project including the promulgation of the Rules and Regulations for the project. The Board of Directors may do all such acts and things except as by law or by these By-laws or by the Declarations may not be delegated to the Board of Directors.

3. Other Powers and Duties. Such powers and duties of the Board of Directors shall include, but shall not be limited to, exercising all powers, and carrying out all duties, of the Association and Board of Directors specified in the Declaration.

4. No Waiver of Rights. The omission or failure of the Association or any Owner to enforce the covenants, conditions, restrictions, easements, uses, limitations, obligations or other provision of the Declaration, these By-Laws or the regulations adopted pursuant thereto, shall not constitute or be deemed a waiver, modification or release thereof, and the Board of Directors or the Managing Agent shall have the right to enforce the same thereafter.

## Article XI Obligations of the Owners

6. Rules and Regulations. The Board of Directors, pursuant to Paragraph 2 of Article IV of these By-Laws, reserves the power to establish, make and enforce compliance with such Rules and Regulations as may be necessary or desirable for the efficient and enjoyable operation, use and occupancy of the Project with the right to amend same from time to time. Copies of such rules and regulations shall be furnished to each Owner prior to the date when the same shall become effective.

## Article XII Abatement and Enjoinment of Violations by Owners

I won't quote it all here but gives the board the right to remove and/or fine an owner for not following the ByLaws, CCRs, or Rules. These adopted rules are in addition to Hicks speed limits, no open flames, no parking within 30 feet of the yellow centerline, and other rules you may be more familiar with at Hicks.

### Traffic Pattern Downwind Distance From Runway (VFR)

An airplane in the traffic pattern on downwind is flown a distance from the runway at the pilot's discretion (within reason). For instance: at Hicks Airfield (T67) the left downwind Runway 14 should not be flown more than 1 nm from Runway 14 in order for the airplane to remain clear of Alliance (KAFW) Class D airspace. However, a downwind distance of 0.4nm to 0.5nm from the runway might be more ideal for most SE piston airplanes.

Recently I read that the FAA is looking at the continuous turn base leg (180 deg) vs the traditional squared off base leg. I have since adopted the 180 turn from downwind to final as my normal approach in my RV10 for the following reasons:

- 1) It simplifies the approach: I have full flaps and trim set for 75 KIAS when I reduce power opposite the runway threshold. I then focus on airspeed and the runway until final when I slow to 65-70 knots based on my landing weight. (pilot's discretion re: flaps)
- 2) I am always set up for a simulated engine failure approach and I practice it often.
- 3) I can conduct more touch and goes in a given period of time using less fuel.
- 4) There is a formula to determine distance from runway (turn diameter) which can be read on your GPS when on downwind opposite the runway midpoint for a single runway airport:

$$\{(nm/min)squared\} / 9 \times 2 = \text{turn diameter with 25 degrees bank}$$

Since all FAA Certified SE piston airplanes have a calibrated full flap stall speed of 61 knots or less and  $1.3 \times 61 \text{ knots} = 79.3 \text{ knots}$ . I will use 80 knots ( $= 1.33 \text{ nm/min}$ ) to enter the equation:

$$1.33 \text{ nm/min (squared)} = 1.77 / 9 = 0.2 \times 2 = 0.4\text{nm from runway on downwind. (Add 0.1nm if there is a tailwind on base.)}$$

(Add 0.1nm if Density Altitude is above 5000ft MSL.)

Food for thought

Mike Heberling ATP / CFI Hangar 588

## Contacts (Who to Contact about What)

### 2021 Officers

Steve Grace President  
817-239-2432  
hapa.prez@gmail.com

Marlin Klotz Vice President  
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Jeff Sheets Secretary  
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Michael Reddick Treasurer  
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Mary Reddick Asst. Secretary  
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### 2021 Board Members

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### Architectural

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Newsletter Lois Kinman 214-493-9068 loisvkinman@yahoo.com

Septic Tom Boback 214-929-4833 tbob17@msn.com

### Social

Diane Dubeansky 918-549-3333 Colleen Unick 817-821-8340

South Gate Directory Database Morry Anderson 817-703-9021 morry.anderson@gmail.com

South Gate Emergency Marlin Klotz 817-412-8796 marlin.klotz@kiewit.com

Tables & Chairs: Bill Guy 817-937-8977 williamguy44@att.net

Webmaster Brock Street 817-779-4664 brockcstreet@gmail.com

Airport Manager Steve Grace 817-239-2432 hapa.prez@gmail.com

## HAPA DIRECTORY INFO

The HAPA membership directory is now online. To access the directory, go to [www.t67.org](http://www.t67.org) and log into your account. From here, you can also manage your privacy settings.

Creating an account gives the board an opportunity to contact you should there be an emergency at your hangar, an ELT signal related to your aircraft, a flight plan that was not closed, or other need for contacting you.

- If you haven't yet provided created an account at [www.t67.org](http://www.t67.org), please do! We would like to be able to contact as many **HAPA** members as possible via email.
- This is YOUR newsletter. Please submit articles, pictures, thoughts, etc to the newsletter publisher.
- If you have an issue and would like to address the HAPA BOD during a Board meeting, Please contact the HAPA President to be put on the agenda.
- For South Gate Directory Changes contact Morry Anderson at [morry.anderson@gmail.com](mailto:morry.anderson@gmail.com) or login to [www.t67.org](http://www.t67.org) and choose "Gate Codes".
- For **Emergency** South Gate Issues, call Marlin Klotz at 817-412-8786

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## *Safety Rules and Regulations*

1. Airport access is limited to airport owners, tenants, pilots, and guests. All parties entering the airport who are not owners or pilots must receive safety instructions from the property owner prior to entry. Safety instructions should include, but are not limited to, the rules contained below.
2. Gate codes may be distributed to guests only after a complete safety briefing has been given and an understanding has been expressed by the guest. If gate codes are distributed without associated safety instructions, the offender's code will be removed from the database. The offender will not be entitled to a new code until any associated fines are paid in full.
3. No person or vehicle, other than lawfully operated aircraft, shall enter the runway or runway safety zones. Runway safety zones include the grass areas surrounding the runway.
4. All automobiles must yield to aircraft. Automobiles in the path of an aircraft shall immediately pull off of the taxiway into the nearest apron until the aircraft has passed. If this is not possible, the automobile should turn around and depart the path of the aircraft.
5. The maximum permissible speed is 15 mph throughout the entirety of the property.
6. Taxiways must remain unobstructed within 30 feet of the taxiway centerline.
7. Persons must not approach an aircraft under power. An aircraft which is not under power must not be touched without the consent of the aircraft owner.

# Septic Field Information

Check out the info below and see if you are up to speed!

## *Do's & Don'ts*

**Do** use environmentally friendly liquid detergents for washing machines and dishwashers.

**Don't** use liquid fabric softener.

**Do** use dryer sheets.

**Don't** pour grease into drains. Grease won't break down and will solidify in your system.

**Do** dispose of it in the garbage as solid waste.

**Don't** use garbage disposals as a trash can. Garbage disposals are to be used for table food scraps. (ex: No corn husks, paper, meat bones)

**Don't** wait until the weekend to do the whole weeks' worth of laundry.

**Do** spread out the laundry over the course of the week, so you don't over work your drain field.

**Do** use bleach in moderation. Large amounts of chlorine kills the good bacteria needed to maintain a healthy septic system.

**Don't** flush anything that is not septic safe toilet paper or waste down the toilet. (ex: feminine products and baby wipes)

**Do** remember, if it's toxic to you... it is also toxic to the septic system.

## Don't Flush It

Homeowners wanting to take good care of their septic systems should make note of the following items that should never be flushed down the drain or toilet. These items can overtax or destroy the biological digestion taking place within the system or clog pumps and pipes.

Take care not to flush the following:

- hair combings, coffee grounds, dental floss, disposable diapers, or kitty litter,
- sanitary napkins, tampons, cigarette butts, or condoms, gauze bandages, fat, grease, or oil, paper towels, shop towels and **NEVER** flush chemicals that could contaminate surface and groundwater, such as: paints, varnishes, thinners, waste oils, photographic solutions, or pesticides.