

# FLAPPINGS

Serving the owners and tenants of  
Hicks Airfield, Fort Worth, Texas (Tango 67) March 2022

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Find Flappings online at  
[t67.org](http://t67.org) under HAPA Info

## Septic Issues Must Be Addressed, And The Solutions Will Take Money

The April Board Of Directors meeting for HAPA will include discussion as well as a possible vote on how to address the longstanding septic issues on the airfield. Board members are asking property owners to attend that meeting on April 14 to participate in funding decisions, including the possibility of levying a special assessment to pay for the work that needs to be done. The current cluster septic systems were designed to service hangars with limited water use, primarily a toilet and sink. Over the years, some property owners started using their hangars as businesses and residences, and as a result the amount of water flowing into the cluster systems has become much greater than they were designed to handle.

Previous boards have acknowledged this problem. Temporary fixes have been done by septic volunteers. But recent legal developments have increased the urgency for HAPA to find a long term solution to the issue. Recently, HAPA received a letter from the Tarrant County Health Department. The department had been notified a few months ago about three dead cows on the property just east of the airport whose death was probably the result of sewage effluent. HAPA agreed to pay the cows owner \$3000 for the loss, and the incident caught the attention of the health department.

Other complaints have been filed with the health department, so they opened an investigation into the septic systems at Hicks and sent a letter warning HAPA to get the systems into compliance. The department gave HAPA 30 days to respond and show it has a plan of action in place to address the issues. HAPA has been working with a firm to look into the feasibility of building a sewage treatment plant as a possible option. HAPA hopes taking that step will show health department it is working on a long term solution. Below is the letter HAPA received from the health department. April's Board meeting will be at 7pm at 729 Aviator Drive.

VEERINDER (VINNY) TANEJA, MBBS: MPH  
PUBLIC HEALTH DIRECTOR



CATHERINE A. COLQUITT, M.D.  
LOCAL HEALTH AUTHORITY & MEDICAL DIRECTOR

**TARRANT COUNTY  
PUBLIC HEALTH**  
*Accountability · Quality · Innovation*

February 10, 2022

John Unangst, President  
Hicks Airfield Pilots Association  
100 Aviator Drive  
Fort Worth Texas 76179-5412

RE: On-Site Sewage Facilities for various properties collectively known as Hicks Airfield

Dear Mr. Unangst:

For a number of years this office has tried to work with various individuals and the Hicks Airfield Pilots Association (HAPA) relating to ongoing sewage problems involving the On-Site Sewage Facilities (OSSFs) at Hicks Airfield. Most recently, new systems being installed have been individual OSSFs serving the hanger building located on the same parcel as the OSSF, an acceptable methodology. This was not how the development was originally designed. The original sewage disposal systems consisted of several hangers/buildings being connected to a common disposal system located on a separate parcel owned by the HAPA. These group systems are defined in state regulations as a "cluster system" and have not been legal to install or expand for several years. These existing cluster systems have been the source of numerous, reoccurring sewage effluent overflows. These systems were originally designed for, and approved as, airplane hangars with a bathroom located in the hanger for use by the owners.

Through the years the conditions at the airfield have changed. Despite statements that residences would never be allowed at the site, numerous hangers have residences and businesses located in the hangers. These uses are specifically not allowed in the engineers approved plans. Despite numerous meetings and conversations, conditions still exist outside of the allowable parameters for sewage disposal in the state of Texas.

You are hereby notified that any On-Site Sewage Facility that is operating beyond the approved design specifications under which it was permitted does not have a valid permit and therefore any buildings connected to the system are in violation of the Tarrant County Commissioners Court order and state law regarding sewage disposal.

Please provide this office with a written plan, including timeline, for bringing the affected properties into compliance. Failure to provide this plan within 30 days from the receipt of this letter will result in the matter being turned over to the Criminal District Attorney's office for action. We look forward to resolving this situation in a timely and agreeable manner

Sincerely

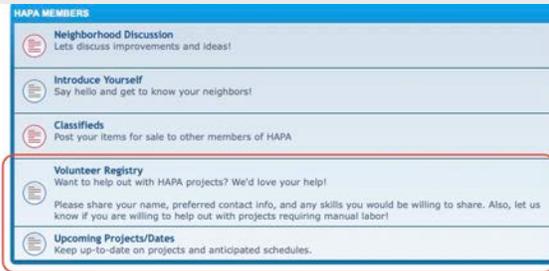
A handwritten signature in black ink, appearing to read "David Jefferson".

David Jefferson  
Environmental Health Manager

1101 S. MAIN STREET • FORT WORTH, TEXAS 76104 • (817) 321-4700  
[HTTP://HEALTH.TARRANTCOUNTY.COM](http://health.tarrantcounty.com)



## t67.org Now Has A Volunteer Registry and Upcoming Projects Links



When you login to the Hick’s Airport website and go to the Forum page, there are two new links. The volunteer registry is the place where you can sign up to assist with projects around the airfield. An example is the septic committee the board would like owners to join to oversee the ongoing septic issues. The other new link is the Upcoming Projects link, which will keep property owners informed about activities and dates for projects.

# TSA Assessment Of Hicks Airfield

After a recent visit by the Transportation Security Agency to Hicks Airfield, the agency provided a report regarding safety and security issues. The full report was deemed by the TSA as “Sensitive Security Information” and distribution is restricted to only those with a need to know. As much as HAPA would like to make it available to our owners, HAPA must defer to the TSA. Here is a summary of the major recommendations:

- Close all gates and require positive access control for all external gates.
- Create a system to identify unauthorized vehicles.
- Escort visitors. Challenge strangers.
- More lighting at the airfield access points on both sides of the fence/gate.
- Consider installing closed circuit TV cameras to monitor access points.
- More lighting at the gas pumps, aircraft parking, and hangar areas.
- Restrict lighting from interfering with airport operations.
- Emphasize Airport Watch programs.
- Establish an airport security committee.

## President’s Letter

Dear Hicks Friends, Neighbors and Fellow Members

Our recent March membership meeting enjoyed a turn-out of approximately 20 members.

There was good discussion concerning the longstanding septic issues as well as the notification sent to HAPA by the Tarrant County Health Department regarding cluster septic systems here at Hicks operating beyond their design specifications. This notification has been uploaded to the Member Documents section of t67.org. Please take time to access and read this letter (also included in this newsletter) as any resolution will be expensive and require input from and involvement of the membership.

The septic system issue at Hicks has been percolating for decades. Our controlling documents infer the Association will not maintain, operate or repair these cluster systems.

In the June 2004 issue of Flappings, then HAPA President wrote: "By now everyone should have received the Septic Letter. We are moving forward with this project but it will take some time. The response has been very positive and folks understand the importance of getting a system in place to maintain our systems. I want to reiterate the HAPA Board wants each group to take care of your own septic system. We don't want to become involved with your system, however if a group won't establish a plan, then and only then will HAPA intercede."

Our next meeting will focus primarily on these longstanding cluster system septic issues. Please mark your calendars and attend the next membership meeting on Thursday, April 14th, which will be held at 7 pm at Hangar 729. I encourage all members to attend so we may focus on how best to attain an equitable resolution. We need Volunteers. Please consider lending your time and talents.

The address for mailing your HAPA Dues may be found on the HAPA Contacts page of t67.org. All HAPA dues payments are to be mailed directly to HAPA. Please verify you have the correct mailing address for HAPA payments and send your check to: HAPA Dues 100 Aviator Drive Fort Worth, TX 76179

March is known for being tempestuous and teasing. We are a region that can have the heater on in the morning and the air conditioner on in the afternoon, only to turn the heater back on at night. March winds can blow in severe weather situations in north Texas and rains so hard the animals start to pair up. Please take heed of inclement weather conditions and look out for each other when we have these severe weather events.

Please contact your board if you see any suspicious or inappropriate activity or note safety/security concerns or issues.

May the road rise up to meet you.

May the wind be always at your back.

May the sun shine warm upon your face;

and until we meet again,

may God hold you in the palm of His hand.

May the Luck of the Irish be with you always!

In Fellowship,

John Unangst  
President, HAPA

## Hicks Airfield Pilots Association March 10, 2022 Board Meeting Minutes

Meeting called to order by HAPA President Unangst at 7:04 pm at Hangar 729.

Board Directors present: Tim Bero, Tom Boback, Roy Geer, Marlin Klotz, Jeff Sheets, Jody Smith, John Unangst  
Directors Absent: none

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

Summary of Closed session of the board:

- Late fees on specific owner accounts
- The Board voted no waivers on late fees
- Discussed court case strategy in April
- Discussed hiring co-counsel for court case
- Discussed septic issues

The President, pursuant to Board Policy and in preparation for trial, conducted an internal BoD investigation to determine if any lots had been sold around, or about, the time of the temporary gate closure. Specifically, John Unangst contacted the previous lot owner of 664 Aviator, Mr. Klar Stempien and determined that no lot owners had provided any inaccurate information regarding the temporary nature of the gate closure. No other lots were discovered to have been sold during, or around, the time of the temporary gate closure. The results of this investigation are hereby noted and filed into the BoD records.

**Motion** to approve Feb 10 Board minutes: maker: Jeff Second: Roy Vote: 6-0 Tim abstained

President's remarks:

There will be NO waiver on late fees this year. That wouldn't be fair to those who have already paid their late fees already. It just creates a snowball effect. Notices of Association dues have been sent 3 to 5 times to those that haven't paid yet. We have approximately 20 accounts that haven't paid anything since Jan 1st. Those accounts are two months overdue. There will no waiver of late fees. One thing we did change was if a person pays all their dues, but still owes \$20 late fees, we're not going to add another late fee on top of the previous late fee.

Our CCR's are antiquated. Sections aren't applicable in today's world. I'm looking for volunteers for a CCR rewrite committee. They would write a 6th Amendment. So far no one has stepped forward. We need more volunteers to help out at the airport.

Septic costs for January were \$3085 and February costs were \$5800 so the total for two months is \$8800 so far.

Costs will go up in March due to the problem septic field at 752. If everyone paid their own septic, HAPA would have a lot more in our reserve bank. My point is, the current system is unsustainable. Owners will question why their dues are paying for septic repairs when they either don't have water at their hangars or they have their own septic systems. The board can implement a special assessment but there will be a lot of pushback.

The only fair way to truly assess is by water usage. For that, we need Rio Concho to give us those numbers. To date, Rio Concho has been unwilling to share water usage with us. I've called the PUC and TCEQ in an attempt to find out how I can get water usage data.

There are no septic systems at Hicks that are "common" to HAPA. Not one. They're all individual to the people on those systems. To call it common is wrong. We need to get people involved...we need volunteers to address and fix this problem.

The last time an increase in HAPA dues was in 2018. That increase was one penny. The rate went from 8 cents per square foot to 9 cents per square foot. However, to raise dues on everyone to pay for individual septic systems is not right. It doesn't fix the problem of over-used septic lots.

Treasurer's Report:

John and Jeff did a search for a new bank. They found a no charge/no fee account at American Nation Bank. We're in the process of converting all our Wells Fargo accounts over to American Nation Bank. We plan on all accounts to be transferred by the end of March. We also have some P&I's and Balance sheets for posting to our website.

Association Accounting: HAPA is a simple business. We receive money, we fix stuff, and we pay bills. Somehow our accounting has become convoluted with Accrual accounting. As a result, the President has arranged that HAPA go back to what most of us do with our checkbooks. We're returning to Cash accounting. It's legal to change and we've implemented that starting January 1st.

CPA selection: We simply haven't had time to coordinate an interview yet

Airport Managers Report:

The President read this report in the absence of the Airport Manager.

- I am under the impression that HAPA, in the past, had signage made that informed what hangars were located on the north-south taxiways. If this is true, let's erect them and if not, I suggest we have them made and placed in the appropriate places on the southernmost east-west taxiway. This should help reduce the amount of confusion for those not familiar with Hicks Airfield and cut down on unnecessary vehicular traffic.
- I am still receiving complaints about the light on the terminal building. The bright light facing North reduces the night vision of pilots landing on 14 at night and most definitely affects those pilots taxiing south to the 14 run-up pad.
- Just last week, I spoke with the FAA concerning the replacement of the IFR Clearance antenna. Sometime in the next 3 weeks, we will be doing a spectrum analysis of the new location of the building. This should take an hour of two at most. I do not expect any disruption of airplane traffic during that time. Also, the funding for the new building has been approved. The possibility of Hicks having AWOS is not gone, it is still being worked on.
- This past week, Hicks Airfield was under the 10 mile No-Fly zone. I want to thank Roy Geer for helping place cones in the runway entry-exit points to help pilots avoid being violated. We were lucky as the weather was poor most of the day and as of today, I have not been informed of any violations. Please check NOTAMS prior to flight.

## Old Business:

Lawn contract: We have 3 quotes with bids at \$1600/mo, \$2000/mo, to a high of \$2450/mo. My recommendation is Calvin from B&C Lawn.

**Motion** to proceed with Calvin of B&C for a lawn mowing contract this year. Maker: Marlin  
Second: Jody Vote 7-0 Thank you to Marlin for honcho-ing this contract.

Lawsuit update: We hope to have a conclusion to the North Gate lawsuit next month. The lawsuit trial is set for April 4-5 in Fort Worth. We don't know if Judge Lowe will open his courtroom for observers.

Architectural Control Committee: If you're going to do any exterior changes to your hangar or lot, you must apply for ACC approval before starting on the change. The ACC will respond quickly to your request. This includes concrete driveways, sidewalks, or exterior changes to your hangar.

## Septic Issues:

Tarrant County Health Letter has been posted to T67, under Documents, Other. It will also be printed in the next Flappings. Tarrant County is starting a paper trail to make sure something gets done. They've known about our septic issues for the entire career that David Jefferson has been with Tarrant County Health Department. The fix could be several thousands to several hundred thousand to a million dollars. We simply don't know. We have an engineering firm that is working on one idea but there are pitfalls along with that.

Your board has been doing a lot of communication on this topic but we are very different in our opinions of what we think. Some folks think that septic repairs should be paid out of general funds like we have in the past. Others think our CCR's specify that residents on specific septic field are responsible for the upkeep of their septic field and costs must be borne by those on that septic field. Our septic systems were designed for 40 gallons usage per day.....not commercial businesses, nor residential hangars.

Tom has done a tremendous job working on the septic systems. He's spent countless hours on them. The entire board owes a huge pat on the back for Tom's efforts.

If the Engineering report tells us what we have to do to keep Hicks alive, to keep the water from being shut off to everybody, it will be expensive and will be a capital expenditure and will require a vote. The T-hangars don't have water and 56 hangars have their own septic systems and bear all the costs to maintain those systems on their own. How's that vote going to happen? I don't know. It's a huge problem. Perhaps a Fort Worth annexation is another possible solution if they were to run sewer lines...which would be a great cost. Cities are only interested in annexation if they can reap tax money out of the annexation, not spend money on required upgrades.

Engineering Study: We're having a feasibility study done on a treatment plant on the airfield the size of a mobile home that would treat effluent and then disperse that almost clear fluid between the runway and taxiways. This plan has potential but would come at great cost and disruption to the airfield as they dig up sewer lines and re-routed them toward the treatment plant.

Septic field 613 is fixed. The next septic field we checked, 752, was not a problem 2 years ago but is a problem today. There's 4 to 6 feet of clay below the surface which is preventing the desired drainage from occurring. To redo that field would cost \$35,000 for volunteers to rent the equipment, drive the dump trucks, remove the clay and replace it with sand, dirt and rock. Contractors would charge more. There are 20 hangars on that septic field. The question becomes: Do we tell those 20 hangar owners to repair their own septic field which some feel was the intent of the CCR's or does HAPA bear the brunt of the cost of maintaining that septic field if it follows past practice? Is spending \$35,000 on one septic field for 20 owners a good use of HAPA funds? This topic will be the primary topic in next month's board meeting.

We have a project to re-direct gutters that currently flow water on top of our septic fields and re-direct that water flow to the taxiways.

**Motion** to purchase a three-inch output trash pump for use on the septic fields. Cost is between \$800 and \$1300. Maker: Tom Second: Jeff Vote 7-0

New Business:

**Motion** HAPA pays a \$10,000 retainer to the co-counsel that Mr Coker has requested for the upcoming trial. Maker: John Second: Roy Vote: 6-0 Tim Abstains

The next meeting will be on Apr 14, 2022 at 7pm. Location will be hangar 729.

Turnout for this meeting: 23 owners attended. Thank you for making the effort to be involved.

Motion to Adjourn: Maker: Jody Second: John at 8:40 pm Vote 7-0

### 2022 HAPA Spring Fling

It was a beautiful day for this year's Spring Fling. Social co-Chairs Diane Dubeansky and Colleen Unick did a fantastic job. Thanks to the band TryMore MOJO for the music.



Future Aviator?





## Contacts (Who to Contact about What)

### 2022 Officers

John Unangst President  
ubangiz000@att.net  
817-300-6670 cell  
817-439-3904 office

Marlin Klotz Vice President  
marlin.klotz@kiewit.com  
817-412-8786

Jody Smith Treasurer  
hapa.treasurer2022@gmail.com  
(817) 991-7800

Jeff Sheets Secretary  
hapa.sec21@gmail.com  
817-488-5013

### 2022 Board Members

John Unangst 817-300-6670 cell  
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hapa.sec21@gmail.com

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

Jody Smith (817) 991-7800  
hapa.vp.2022@gmail.com

Marlin Klotz 817-412-8786  
marlin.klotz@kiewit.com

Tim Bero 503-314-8880  
comp6flyer@gmail.com

Roy Geer 817-253-1795  
vgeer@swbell.net

### HAPA Dues

Barbara Gaskins HAPATreas22@gmail.com

### Architectural

Marlin Klotz 817-412-8786 marlin.klotz@kiewit.com

John Unangst 817-300-6670 ubangiz000@att.net

Bryan Martin 817-798-7792 bm@bitwise.com

### Septic

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

### Newsletter

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

### Social

Diane Dubeansky 915-549-3333

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 hicks.t67.manager@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.