



## Presidents Corner

My Fellow HAPA Members,

I just can't believe that it is December; the year has gone by sooooooooooooooooooooo fast.

In the past couple of months the budget committee has reviewed our financial position and recommended an increase in the **Assessment** multiplier to offset the revenue deficit created by the increased cost of operating HAPA and to replace the loss of revenue from Don Davis's lot payments on new lots sold. Based on this recommendation and taking into consideration the reduction on HAPA's Real Estate taxes of over \$4,000.00, secured by Carol Burns, working with the taxing agency, the BOD has approved increasing the multiplier from .025 to .026 per square foot, per lot. This change will be reflected in the new coupon books being sent out this month, payments starting January 2006. This change will have no effect on the **License Fee**, which will remain at \$275.00 per lot, per year. **Just as in the past our payment(s) are due on the 1st of the month and are considered past due if not received by the last day of the month. I suggest that payment (s), be mailed no latter than the 15<sup>th</sup> of the month to insure the payment(s) arrive in a timely manner.** If you do not receive your coupon book(s), it is your responsibility to contact PMG or David Fiel, our treasurer (see page 2 for contact numbers). Coupon books are sent to the owner of record, new owners may need to contact the aforementioned entities to assure the owner records are correct. Flappings mailing address is a separate listing and is **NOT** the listing used to send the coupon books or any additional correspondence from PMG or HAPA, it is very important that we have your correct mailing and owner information. **Members may pay monthly or as about a third of the membership do, may pay in full in January 2006, to avoid the monthly routine. It is important to note that you cannot wait until**

**December 2006 to pay your assessment(s); this will create penalties and late fees...** I'm happy to report that in this past year the BOD working with the Membership, PMG and David Fiel have been able to reduce the past due receivables by over 60% this year and we are committed to bringing all past due members current.

To update the membership on HAPA projects, the Master Plan is now in the editing phase, Max Bandy has turned over the collected data to Carol Burns for final editing. Many thanks to the Master Plan committee for all of the hard work... The BOD has been evaluating ways to enforce the speed limit and to provide additional security on the field including a gate on the south entrance. The runway committee will be meeting next month to create the specifications and to begin to plan the runway project, any members interested may contact me or watch for the notice of the date and time which will be posted on the HAPA bulletin board located at the mail boxes. More on these later...

I hope that all of my friends and neighbors had a Wonderful Thanksgiving and wish all a **HAPPY HOLIDAYS !!!!!!!**

Jerry Stern  
HAPA President

**BOARD MEMBERS**

**Larry Henson** (2006) 817.296.3405  
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**Treasurer**

**David Feil** 817.233.0456  
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Davidwfeil@aol.com

**ASSOCIATION MANAGEMENT**

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**Leslie Newton** 817.451.7300 Ext. 205

**COMMITTEE CHAIRS**

**Architectural**

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Sec. 2 & 3 **Don Davis** 817.656.1040  
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**Grounds & Maintenance**

**Bryan Martin** 817.577.4866  
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**Newsletter**

**Safety**

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cmspivey1@hasletwireless.com

**Social**

**Debbie Campbell** 817.439.1936  
dccamp3TX@mindspring.com

**Violation**

**Welcoming**

**Carol Morris** 817.439.4545  
welcome@hicksairport.com

**Submittal Policy**

The deadline for submission of articles, minutes, and reports will be the **15th of the month**. This should provide sufficient time to lay out, print, and mail the newsletter so that it can be received by the first of the following month. Please provide input in **MS WORD** format, if possible. If you are a member and not receiving Flappings in the mail and wish to, then email **Kathy Stern** at Stern42@mindspring.com so that she can correct, or add, your address to the database.

**MEETING NOTICE**

**HAPA General Membership Meeting**

**5:00 p.m. Saturday Dec. 03, 2005**

**Lancair Hangar/ #101**

<b>Income Statement</b>				
<b>HAPA</b>				
<b>INCOME</b>	October, 2005	YTD 2005	2005 Operations	
<b>Scheduled Income</b>				
Regular Assessments	\$ 6,084	\$ 60,617	\$ 60,617	
Runway Fees (471 Lots)	10,795	107,083	-	
Initial Fee Income	-	500	500	
<b>Total Scheduled Income</b>	<b>16,879</b>	<b>168,200</b>	<b>61,117</b>	
<b>Other Income</b>				
Late Fees	(304)	980	980	
Fines	2,000	900	900	
Gate/Miscellaneous Income	-	5,467	5,467	
Interest Income	337	2,572	2,572	
<b>Total Other Income</b>	<b>2,033</b>	<b>9,919</b>	<b>9,919</b>	
<b>Total Income</b>	<b>\$ 18,913</b>	<b>\$ 178,119</b>	<b>\$ 71,036</b>	
<b>EXPENSE</b>				
<b>Administrative Expenses</b>				
Bank/Check Charges	10	155	155	
Collection Services	685	2,734	2,734	
Copies & Postage	369	4,597	4,597	
Data Processing	-	443	443	
Rental/Storage	-	170	170	
Licenses/Permits/Inspection Fees	-	-	-	
Printing	244	2,867	2,867	
Member Relations	52	1,505	1,505	
<b>Professional Services</b>				
Accounting/Audit	-	500	500	
Legal & Professional	4,156	22,868	22,868	
Management Fees	899	8,990	8,990	
<b>Taxes and Insurance</b>				
Directors and Officers Liability	-	-	-	
General Liability Insurance	-	4,510	4,510	
Property Taxes	844	2,700	2,700	
<b>Utilities</b>				
Electricity	600	7,545	7,545	
<b>Contracts</b>				
Lawn Maintenance Contract	2,800	5,343	5,343	
Light Maintenance Contract	-	-	-	
<b>Repairs and Maintenance</b>				
Common Area Maintenance	-	380	380	
Electrical	-	101	101	
Fences/Gates/Walls	-	-	-	
Landscaping	-	-	-	
Lights/Bulbs	239	399	399	
Equipment/Tractor Repairs	201	494	494	
Sign Repair	-	-	-	
Taxiway Pavement Repairs	-	9,108	9,108	
Plumbing	-	-	-	
Septic Field Repairs	-	1,045	1,045	
Gas/Oil	-	-	-	
<b>Other Expenses</b>				
Misc. Expenses	1	135	135	
<b>Capital Improvements</b>				
Capital Improvement - Signs	-	3,021	3,021	
<b>Reserve Contributions</b>				
Deferred Maintenance Reserve	41	6,871	6,871	
<b>Total Expense</b>	<b>\$ 11,140</b>	<b>\$ 86,480</b>	<b>\$ 86,480</b>	
<b>Net Income/(Loss)</b>	<b>\$ 7,773</b>	<b>\$ 91,639</b>	<b>\$ (15,444)</b>	

<b>BALANCE SHEET</b>				
<b>HAPA</b>				
As of October 31, 2005				
<b>ASSETS</b>			<b>LIABILITIES AND OWNERS EQUITY</b>	
<b>Current Assets</b>			<b>Current Liabilities</b>	
Operating Cash - PMG	Community Association Bank (First National Bank of Arizona)	\$ 40,654	Accounts Payable	\$ 2,800
Runway Fee Reserves - PMG	Community Association Bank (First National Bank of Arizona)	229,158	Prepaid Assessments	18,246
			<b>Total Current Liabilities</b>	<b>21,046</b>
Operating Cash - BOD	Justin State Bank	3,468	<b>Other Liabilities</b>	
Short-term Investments - PMG	Beal Bank	21,531	Collection Cost/Other Escrow	2,762
<b>Total Cash</b>		<b>294,812</b>	<b>Total Other Liabilities</b>	<b>2,762</b>
<b>Accounts Receivable</b>		<b>26,236 *</b>	<b>Total Liabilities</b>	<b>\$ 23,809</b>
<b>Total Current Assets</b>		<b>321,048</b>	<b>OWNERS' EQUITY</b>	
<b>Total Assets</b>		<b>\$ 321,048</b>	<b>Reserves</b>	
			Deferred Maintenance Reserve	21,531
			<b>Total Reserves</b>	<b>21,531</b>
* A/R: \$17,723 over-90 days			<b>Equity</b>	
			Retained Earnings	184,069
			<b>Total Equity</b>	<b>\$ 184,069</b>
			<b>Net Income/(Loss)</b>	<b>91,639</b>
			<b>Total Liabilities and Owners' Equity</b>	<b>\$ 321,048</b>



## HICKS 1st ANNUAL AMNESTY DAY

As we approach our General Meeting/Christmas Party it has come to the attention of the Board of Directors that we are missing a great many HAPA owned tables and chairs. We know how easy it is to forget to put them all back on the carts but they are expensive to replace. Please help us locate the missing equipment. All equipment can be returned to Hangar # 735 or you may call 817-439-0614 to have it picked up. (no questions asked ☺ 📞)



## Vice President's Corner

As 2005 and my first year on the HAPA Board of Directors (BOD) comes to a close I would like to thank the membership and the other BOD members for their support during the year. It has once again been a year of rapid growth at Hicks Field and in the surrounding area. This growth has created new issues and accentuated some recurring issues that affect the airfield. In my opinion past Boards as well as the current BOD under **Jerry Stern's** leadership have continually made progress in resolving issues as they arise. There is still a long way to go but progress has been made.

Since many members are not fully aware of the complexity of each of these issues I feel that a summary of each is in order along with some related comments:

**Safety** The HAPA BOD manages Hicks Airfield and therefore we must maintain a safe environment for aircraft operations. The most dangerous areas on the field are the taxiway intersections where due to limited visibility the possibility of a collision between an airplane and a ground vehicle exists. This is one of the reasons that the taxiway speed limit was lowered to 15 mph. This change has helped but many of us still drive too fast.

**Security** – The Tarrant County Sheriff's Department is primarily responsible for security on Hicks Airfield but their authority is limited since the field is private property. Therefore, the remainder of the security burden falls on the BOD and individual HAPA members. The BOD is considering a part-time security patrol, and a south entrance gate. The gate will be open during the day and closed at night but will have a keypad and/or remotes so that owners and tenants have nighttime access. Additionally, we the BOD must begin pre-planning for the possibility that Homeland Security may require additional security measures in the future with little advanced notice.

**Parking** – as the airport grows and vacant lots disappear, parking is becoming more and more of a problem. The CCR's prohibit parking or any obstructions within 30/35 feet of the taxiway centerline (depending on location) for parking by doing one of the following:

- 1) Buy additional land for parking.
- 2) Leave room in your hanger for your car so you can pull it in when working in your hanger.
- 3) Reach an agreement with a neighbor who has parking space.

**Don't inconvenience others or risk damage to their wingtips for your convenience.**

**Assessment Method for the Runway License Fee** – As we all know 2 years ago the Runway License Fee was set at \$275 / lot. Some members agreed that the fixed fee was allowed by the CCR's, others thought the CCR's only allowed the fee to be assessed on a lot square footage basis, while others thought that the fee should be based on any one of a number of different factors. This disagreement has led to a member filing suit against HAPA claiming that the basis should have been lot square. To my knowledge everyone believes they are acting in the best interest of the airport and everyone agrees that the runway needs to be repaved. The disagreement is over the assessment basis. I have hopes that this issue will be resolved in the near future.

(continued on next page)



**Septic fields** – Most of the septic fields at Hicks are on HAPA owned property, are designed for light use, and are adversely affected by surface and sub-surface runoff. In preparation for the runway re-pavement, drainage improvements are planned for the runway area, which is uphill from the septic fields. Once these improvements are in place overall airport drainage will be reassessed and a septic field improvement plan will be developed and executed.

**Taxiway Maintenance** – The taxiways at Hicks were designed for lightweight vehicles. The heavy trucks as well as the heavier busses and RV's that frequent the airport these days are rapidly destroying the pavement and in some areas the taxiways are nearly impassable by some aircraft today. Additionally, as the pavement deteriorates the loose rocks that can be picked-up by propellers can do considerable damage to the propeller blades. The damage from one small rock can cost hundreds of dollars to fix.

**Property Use** – Now here is a volatile issue. The CCR's state; Hicks shall be maintained as a First Class Airfield. Since the BOD is mandated by the Bylaws to enforce the CCR's the question that requires resolution is: **What constitutes a "First Class Airfield"?**

I hope that this issue will also be resolved within the very near future so that aircraft owner and operator members as well as non-aircraft owner and operator members can make informed choices concerning the future of their operations at Hicks.

In spite of these basic airfield design shortcomings and related issues Hicks Airfield is a great place to base an aircraft with a unique atmosphere. The HAPA BOD is mandated to maintain Hicks as a First Class Airport and I believe that the current BOD is dedicated to that end. I also believe that each of the HAPA members currently running for the BOD share this dedication and vision. I look forward to working with whoever is elected. To the outgoing BOD members, **Jim Yule, John Unangst and West Sanders**, I would like to express my thanks for your hard work and dedication to Hicks Airfield. I hope each of you continue to remain active in resolving airport issues. Your insight and opinions will always be welcome.

Happy Holidays to All of You!

Sincerely,

Jim Rockwood  
Vice-President  
Hicks Airfield Pilots Association



# CLASSIFIED ADVERTISING

All advertising must be submitted each month by the 15th for inclusion in the newsletter. Previous advertising must be resubmitted each month. All HAPA members may advertise personal goods at no charge. Non HAPA members or HAPA members requesting business or commercial ads will be charged a nominal fee. You may contact Jim Usher at 817-236-7506 or [jcusher@charter.net](mailto:jcusher@charter.net) for fee information or to place an ad.



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Jim Usher, Hangar #410

(817) 236 7506 or (817) 891 2989

## DON DAVIS REALTY

JAN LARY 817 656-1040

Cell: 817 715-4693 [jlddr@sbcglobal.net](mailto:jlddr@sbcglobal.net)

Lots for sale and hangars w/ offices,  
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## Cirrus Oil Company, LLC

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[www.cirrusoil.com](http://www.cirrusoil.com)

### Hangar For Lease- # 763

50 x 50 hangar with 3 bedroom/3 full bath apartment.  
Large kitchen & living w/office area. Lots of parking.  
Located on the far east taxiway with a beautiful countryside view. All new build in 2005. Please call:

817-891-6802 for further information.

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5 Office Suite For Lease

Either Individually or Entire Suite

Space is Ideal For Aviation Classrooms

817-439-0733 or 1-800-856-4070

### For Rent- End Hangar- North End- # 359

Hi-Wing or Low-Wing Suitable. Personnel Door.

\$250.00 month Plus 1/2 Electric (220 Volts Installed)

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NOW AVAILABLE in white and tan

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817-715-6446

### FOR RENT: HANGAR 155 and/or 156

- **155 Aviator Drive:** 1800 sq. ft. unfurnished apartment. Two full baths/two bedrooms. Large kitchen and living/office area. Adjacent 2100sq.ft. front hangar facing runway on front taxiway. Loads of unobstructed parking!
- **Front hangar/apt \$1600/month plus utilities.**
- **156 Aviator Drive:** Back hangar (4200sq. ft) also available for rent. Workshop, air compressor and lots of workspace with workbenches. Will hold three airplanes.
- **Back Hangar: \$600/month plus utilities.**
- **Will rent entire space for \$2200/month plus utilities. Will also consider lease/purchase with owner financing.**
- **Please call 505-377-3166 for more information.**

DATE	EVENT	CONTACT		
December 3, 2005	Annual Meeting Christmas Party	Debbie Campbell or Kathy Stern 817-439-1936 or 817-439-0614		



**Does PMG Have Your Mailing Address?**

PMG must have your correct mailing address on file to send HAPA members necessary information (ballots, assessments, notifications to members, etc.) Please make sure that Leslie Newton has your current information. She may be reached at:

Principal Management Group  
6707 Brentwood Stair Rd., Suite 110  
Ft. Worth, TX 76112

Phone: 817-451-7300  
Metro: 817-654-4242  
Fax: 817-654-1717

OFFICIAL NEWSLETTER OF THE HICKS AIRFIELD PILOTS ASSOCIATION

HAPA  
100 Aviator Dr.  
Ft. Worth, TX 76179

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