

Zuehl Airport Flying Community Owners' Association (ZAFCOA)
P.O. Box 618
Marion, TX 78124

ZAFCOA NEWSLETTER
26 June 2023

Hello to all Zuehl Members, and a special welcome to the newest members of our Association! Once again, it has been a busy few months for the Board of Directors with many projects and agenda items that are being worked. I will attempt to highlight the status of a few of the issues in this letter without turning this into a Doctoral Dissertation, but there is no way I can put this into a short, consolidated memo.

ROAD CONDITION and REPAIRS: Why are the taxiways/roads not getting repaired?

First, the repairs that we made last year on the south end of the runway (Sport Aviation Dr.) appear to be holding up well. There are some minor issues which we are discussing with the contractor and which are covered under the warranty. As always, our roads and the repairs that are needed, remain at the top of the priority list. We did make "some" headway by ordering stabilized base material and several of the "Board Members", volunteered to get together and begin filling potholes.

Filling potholes with the stabilized base material is simply a "temporary repair" that will never be permanent. As I stated in a previous newsletter, there are roughly five miles of taxiway/roads at Zuehl and there is just too much for the same few people to keep up with. While some areas are now "better", the much needed rain and constant traffic has made the unrepaired areas worse AND eroded the areas we were able to work on. Simply stated, there is no way to keep up with the spot repairs, especially when the same few people are the only ones volunteering their time and effort. We are still looking into what we can do to continue to repair/fix the taxiways/roads.

Owners, especially those with equipment that can assist, are more than welcome to help us in patching holes. There is still remaining material (stabilized base) located on Stearman Lane and at the north end of the field near Plane Lane and Vagabond. I am willing to help with the Association's tractor and roller, but like everyone else on the Board, I have limited availability. Reach out to me if you would like to assist.

Allow me to elaborate on a few issues that are compounding the road problems.

- 1.) **Excessive speed!** You ALL know the speed limit is 15mph on our field! It is readily apparent that where/when the roads are in decent shape, people exceed the 15mph limit. Driving fast through our roads especially with the existing disrepair, and taking corners at higher speeds simply makes the roads worse and continues to propagate the areas that are damaged. **PLEASE SLOW DOWN!** For those of you with regular/routine visitors (student's, renters, family, etc..) please let them know the speed limit, and it would not hurt to politely remind your delivery drivers (Amazon, FedEx, UPS, and Apache) as well.
- 2.) **Avoiding the potholes by driving through easements, overruns and yards!** We have noticed that there are some who simply refuse to slow down on the rough roads, and instead, drive on the overruns, easements, and in some cases, into people's "yards" to avoid the potholes. While most are still technically driving on the "taxiway easements",

going thru what people maintain as their yards is quite frankly...inconsiderate, and driving in the overruns is prohibited by the safety rules! While effectively still the "taxiway/easement", people do care about the looks of their yards and take care of that area. Some of the easements do not have base material underneath which creates ruts, mud holes and tears up the grass that people work hard to maintain. It's unsightly, creates more drainage issues and creates more division between members.

- 3.) **Available finances for repairs...It all comes down to MONEY!** Quite frankly, money is the main issue with the repairing the taxiways/roads. Until we all come together as a community, pony up funds and quit relying on "the Board Members" to continually fix the roads, not much permanent is going to get accomplished. As mentioned before, with the "miles" of roads/taxiways, we simply do not have the funds to continually hire a contractor to come out and do continual repairs, and completing a "turn-key" permanent repair of the entire field all at once is simply "unrealistic". On top of that, we must maintain a reserve for the ongoing legal issues that were briefly discussed at the Annual Owners' Meeting. Until we get out from under legal pressure, there are few options for road repairs. In that regard, as we go to press with this newsletter, we are waiting for a ruling from the District Court Judge who heard the case on the 12th of June.
- 4.) The Board will be discussing how we could generate enough funds to get major sections accomplished over time. These discussions are ongoing and will be brought up and discussed at the **next Board meeting scheduled for 13 July 2023 at 321 Sport Aviation** (Jim Humes' hangar).

HOA FINANCIAL STATUS: There have been some non-routine expenditures this year, but overall we are in fairly good shape with our accounts. We bought three loads of base material for the roads, had to repair replace a circuit board on the Gin Road gate that kept the remotes from working (see "Gates" below), and we had to do some pretty extensive work on the mower and tractor. Finally, we continue to pay our attorney and legal fees for the ongoing litigation noted above. That certainly isn't cheap, but unavoidable as long as the current legal issues persist. Specific details of our finances will be included in the July 6th Board Member Meeting and Minutes.

FINANCIAL STATEMENTS: I have been asked repeatedly whether ZAFCOA or Morris Realty sends out statements/invoices. I want to reiterate that "there are no financial statements that are routinely sent out" by either the Association or Morris Realty. Owners are responsible for paying assessments with a lump sum of \$528 in January of each year or Quarterly as follows: 1 January, 1 April, 1 July and 1 October at \$132/qtr. Bill Smith does sit down with the bookkeeper monthly to review accounts and if an owner is getting well behind in their assessment payments, a statement is normally sent to the owner either by email or USPS. If an owner gets three or more quarters behind, that owner receives a demand letter from the Treasurer. If there is a question about your account, please contact our bookkeeper, Fabiola Rowe at Morris Realty. Make checks payable to "ZAFCOA". Please include your lot number on the check and mail your assessment to:

Fabiola Rowe
c/o Morris Realty
4407 Walzem Rd., Suite 210
San Antonio, TX 78218
(210) 654-0616

GATES REMAINING CLOSED: We are (or used to be) a “gated” community! However, we somehow resorted to leaving the gate open during the daytime hours of 7am to 7pm. It was brought to my attention from several members that we should discuss keeping the gates closed and require the use of the keypad or obtaining personal gate openers to access the gates. This is worth discussing since there were some recent thefts reported, as well as significantly more traffic than usual. People have been “driving through” which adds to the traffic and road issues, and I have personally seen car tire tracks down the runway. Most importantly is the overall safety of our members, security of our homes, hangars, aircraft and property. A standard gate opener is a cheap and reliable solution and they can be easily programmed to open the gates! Special delivery instructions (the code) can be provided to Amazon, UPS, etc., when orders are placed. A special “Thanks” goes out to Gerry Miller who “volunteered” his time, knowledge and effort to troubleshoot and fix both the north and south gates as well as repair the mower. He alone, saved us “thousands” in expenses this year alone!

DUMPSTER: We will be ordering a roll-off dumpster to be delivered the first week of July and it will remain in place until full. Rules for the dumpster will be posted. Please adhere to the rules as we may be in jeopardy of losing the twice-a-year use of the large dumpster if the Apache Disposal contract rules are not adhered to.

FALL FLY-IN: We are planning a fall fly-in to be held on 16 September 2023. We anticipate quite a few aircraft/visitors provided the weather holds out for us. We are planning on having a car show on the West side of the field and aircraft parking on the East side of the field. Activities may include spot landing contest, flour bombing competition, food trucks and live music. A separate mailing will go out as the event draws closer.

I do hope that our community can pull together, respect our neighbors, take pride in our lots and airfield, and work together to make Zuehl Flying Community the envy of all the local flying communities.

Hope to see you at the Board Meeting.



Matt Humes

President, ZAFCOA Board of Directors

ZAFCOA Board of Directors' Meeting

**Thursday, 13 July 2023 at 1900
Jim Humes' Hanger (321 Sport Aviation)**

AGENDA

**Call to Order
Determination of a Quorum
Announcement of Executive Session
Approval of January BoD Meeting Minutes
Treasurer's Report**

**Old Business:
Taxiway/Roads, Driving and Future Repairs**

**New Business:
Fall Fly-In Planning
Gates Remaining Closed**

**Executive Session:
Update on any Legal Matters**

Adjourn