

Zuehl Airport Flying Community Owners' Association (ZAFCOA)
P.O. Box 618
Marion, TX 78124
Website: morrisrealtysa.com/hoa

ZAFCOA NEWSLETTER

11 March 2024

Hello and Happy Spring to all our Zuehl Members and a special welcome to our newest members of the Association. The following is our first Newsletter of 2024 highlighting the happenings at Zuehl Field.

ROAD/TAXIWAY CONDITIONS and REPAIRS: The #1 complaint I hear from members is the road conditions! Your BoD hired a contractor to come out and work to repair potholes late last year; starting with the main entrance from Gin Road and working their way down the main taxiways on each side of the runway. Yes, we prioritized the worst areas that involved primary aircraft taxi areas first. But, we had to cease repairs based on our available/reserve funds pending the litigation we are involved in with one of our members. (More on that below). The contractor is still available to do additional work, and both they/we are ready to turn that key back on when the legal proceedings are over.

It is very expensive to have a contractor simply do pothole repairs! Most contractors want nothing to do with minor projects like this, not to mention that what they are doing is fundamentally, NOT a permanent solution. As you may have noticed, the entryway (that they already worked on) has new potholes already developing after the rains we had.

Compounding the pothole issue is EXCESSIVE SPEED from both residents and visitors (including delivery drivers). I spoke (again) with some of the delivery drivers and certain drivers have slowed down. However, it's also apparent that many "residents" simply don't obey the 15mph limit! I don't want to be the Zuehl police, but I'm out there enough to know some of you that are driving too fast. The potholes were actually natural "speed bumps" and traffic slowed down, but they were hard on landing gear and props. So, we fix the potholes

and the speed goes up. Please slow down and remember we are on an "Airfield"!

That said...

LOOK BEFORE CROSSING RUNWAY ENDS: I have also noticed that few people look for arriving or approaching aircraft as they drive across the ends of the runway and we recently had an airplane "Go Around" (abort the landing) when a vehicle drove across the south end. Please make a concerted effort to take a deliberate look for approaching/departing airplanes before you cross the ends.

NOTICE OF UPCOMING MEETING: The first Quarter ZAFCOA Board Meeting for 2024 will be held on Thursday, March 28, 2023 at 7pm at the Humes' Hangar at 321 Sport Aviation Drive. The separate enclosure in this mailing is the official notification but additional notices will be posted near the mail boxes, on the Zuehl Flying Community Facebook Page and the Morris Realty webpage (<https://morrisrealtysa.com/hoa/>) .

AIRSPACE SEMINAR & FLY-IN: There has been conversation lately about hosting a Safety Seminar regarding the airspace over and around Zuehl Field. I have been in contact with FAA safety reps, San Antonio Air Traffic Controllers and Randolph AFB's Safety Office concerning our airport being in such close proximity to Randolph. They all have a great presentation that was given last year at the Randolph Civilian Fly-in and I have asked if they would attend to present this very informative information to our flying members. In conjunction with the Seminar, we would like to host a fly-in the weekend of Cinco de Mayo as below:

Friday, May 3rd: Airspace/Traffic Seminar hosted by Steve Harrelson at his hangar at 339 Windsock. Social Hour starts at 6pm and presentations starting at 7pm. Food and beverages provided as able.

Saturday/Sunday, May 4th and 5th: Fly-in activities that may include airplane/auto show, airplane rides (especially for Randolph pilot orientation flights), potential temporary TFR Box for aerobatics as the International Aerobatic Club (IAC) will be invited, spot landing contest, flour bombing, food trucks and possibly an Aviation Swap Meet/Flea Market for those who have aviation items they would like get rid of.

Again this is in the initial planning stages by Steve Harrelson. Any and all ideas, proposals and volunteers to help are encouraged. Don't hesitate to reach out to Steve at steve.l.harrelson@gmail.com or (210) 965-0681.

SPRING CLEAN-UP & DUMPSTER: With the nice Spring weather, let's all make a concerted effort to clean up our lots, residences and hangars. I have sent out several notices of CC&R infractions and a special "Thanks" from me to those who have corrected the issues. There are more "problem areas" that need to be addressed so please re-familiarize yourself with the CC&Rs so I don't have to send out notices—this part of being ZAFCOA's El Presidente' really sucks!

To aid in the spring clean-up, we will order the roll-off dumpster from Apache for delivery around the 15th of March. The location will be at Tommy Anderson's lot (316 Bonanza) and "All Zuehl Residents are free to enter his property to access the dumpster". The prohibited items list will be taped to the side of the dumpster, so please adhere to the rules (as annoying as they may be) so that we do not lose the privilege of getting a dumpster free of charge twice per year.

RUNWAY UPKEEP and PILOT ASSISTANCE: With the little rain we had last year, we saved a lot of money on mowing and runway upkeep. However, this also brought on another issue of the lack of growth with the grass. We are asking our pilots to help by not landing in the same areas in the centerline and to use the length and width of the runway to allow the grass to come back in. Hopefully we will continue to get the rain we need and Mother Nature will assist us with the grass. **Pilots: Look out for the mower when we do mow!**

And Finally...

ONGOING LITIGATION: Your Board Secretary/Treasurer (Bill Smith) and I have spent many hours working with the Association's Attorney to work through the arbitration proceedings with Mr. MacIvor. We recently completed those proceedings and Judge Speedlin, the Arbitrator, has issued an award that was favorable to ZAFCOA. Next, we have a confirmation hearing in the Guadalupe County Court (Judge Wright presiding) on the 18th of April that will result in a Final Judgment. After that judgment is issued, Mr. MacIvor may still appeal the ruling to the 4th Circuit Court of Appeals. So, we still may have

some additional legal hurdles before we can refocus our time, energy and money toward road/taxiway maintenance and other needed improvements.

If you have ideas, suggestions or would like to discuss anything, please reach out to myself or any of your Board Members. We really want to improve our field and bring people together! Feel free to contact me at (210) 602-7745. Additionally, if you need hard copies of the CC&Rs, or you have some problem with your assessment account, please call our Bookkeeper, Fabi Rowe at (210) 654-0616 or Bill Smith at (210) 279-9528 if Fabi is unable to answer your questions.

Current Board Members:

Matt Humes – President
Tommy Anderson – Vice President
Bill Smith – Secretary/Treasurer
Mike Mollere – Member at Large
Steve Harrelson – Member at Large
Mike Meeks – Member at Large
Miguel Andrade – Member at Large

Thanks for your support!



Matt Humes
President, ZAFCOA Board of Directors

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MEETING NOTICE

**ZAFCOA Board of Directors' Meeting
Thursday, 28 March 2024 at 1900
Humes' Hanger (Lot 116/321 Sport Aviation Dr.)**

AGENDA

**Call to Order
Determination of a Quorum
Announcement of Executive Session
Approval of November 2023 Owners Meeting Minutes
Treasurer's Report**

Old Business:

**New Business:
Taxiway Repair for Spring
Runway 17 Approach End Trees
Fly-In & Seminar
Executive Session – Update on any Legal Matters**

Adjourn