
TailWind Times



"SYNOPSIS OF THE MOST RECENT BOARD MEETING"

Our Board of Directors met on
Tuesday, the 13th of September, 2022

- **Most of us are aware** of the updating of some of our By-Laws that are taking place presently . . . you will be contacted by various Board members to determine a total vote count for items that have been modified.
- **We are seeking** to improve *The Landings* internet service, various ideas have been kicked around . . . more news to follow regarding this service and it might be a savings for those of us who are paying individually for internet service at this time.
- **Discussion regarding** capital investments and improvements, with the emphasis on paving, ramps, roof leaks and Hangar painting, all in our future.
- **No update** on our Land acquisition at this time; we're involved in fairly tight negotiations.
- **Considering an upgrade** to our security cameras and to secure the airport in a more favorable fashion . . . recent airport thefts in the tri-county area have been recently reported, details on that will come from Brian, our Treasurer, via email.
- **The Annual Picnic** was a blast! . . . thank you to all who helped out in any way . . . thank you, thank you!
- **Please go to our LACOA Organizational Flow Charts** beginning on page 6 and fill your name into a slot that would be best for you and for the benefit of our airport. See below for details.

BITS AND PIECES *from the President* David Kolbaba

This edition of our newsletter is packed with a lot of important information. The **Board of Directors** have been very busy the past few months. I'm sure that you've noticed some of those awesome improvements, to be sure.

I would like to direct your attention to the Organizational Flow charts you will find later in this edition. **Feel free to consider where you might fit into the mix.** The Board member's name that appears at the top of each classification is the point person for you to contact, then add your name to our volunteer list.

I so appreciate the efforts of every member of our present Board. However, we need more help! I hope we can get additional volunteers to add their assistance/expertise regarding the many operational duties required to properly maintain this airport, as well as continuing to make future improvements. Do not count yourself out, for any reason...

Please inquire and help us figure out where to place you. *Thank you!*

TREASURER'S CORNER

by Brian Egan (11F)

Hello again! Fall is here at *The Landings* and there are still lots of flying activity going on! The Board has been working on forming up a capital improvement plan that will cover the next decade here at the airport. Our wonderful airport is almost 50 years old and it's starting to show its age. At the top of the list are things such as runway and ramp replacement, fuel farm updating, and Hangar maintenance and painting.

All of these infrastructures are in need of attention and the Board's goal is to address them within budget over the next decade without the need of a special assessment, if possible. The plan is still very fluid and we're trying to work up accurate estimates for the cost of all the things that need to be done. More on that at our *Annual Meeting* this year.

As you all should be aware of by now, you are no longer receiving a paper quarterly billing statement from LACOA in the mail. That's right, we've gone to email statements and you can expect your statement to arrive in your inbox about 2 weeks prior to the due date.

This gives you ample time to make or schedule your payment. You can easily download or print the PDF statement from the email. **If you haven't received your most recent October 1 statement**, please send me an email with your updated email address to receive your billing statement at our email: **lacoa82is@gmail.com**.

That being said, a reminder that our dues are technically due on the first day of the quarter (ie: October 1). Although our statements have a 30 day grace period on them, your prompt payment is appreciated.

The payment link in your emailed QuickBooks invoice for ACH payments and Zelle

are the two easier ways to pay! A reminder, **the LACOA Zelle account is our email address, lacoa82is@gmail.com and if you are paying via Zelle, please put your Hangar Number or invoice number in the notes.**

For those that want the payment automatically deducted from their account on the invoice due date, that can be setup in the same *QuickBooks* payment link ("Review and Pay") from the invoice email. You do, however, need to have or create an *Intuit* account for that. If you use *TurboTax* or *QuickBooks*, then you already have an *Intuit* account!

Fall is here, let's see everyone get out there and fly!



MAKE SURE YOUR EMAIL IS UP TO DATE WITH US!

PHOTOGRAPHY CONTEST

WINNER!

Brian Egan wins a dinner at Jameson's Original Charhouse

Awesome Photo! Congratulations!

"Get Your Selfie On" PHOTO CONTEST requirements:

Take a high-quality photo that you can use as a phone or desktop photo.

1. You have to be in the photo. 2. Need to be in-flight. 3. *The Landings* airport in view.

Of course, safety is key; use the radio and clear the air space for your award-winning photo!

(Email your photo to: drdavid@healthquestradio.com to enter our next contest!)

BE VIGILANT . . .**AIRPORT THEFTS ON THE RISE IN THE CHICAGOLAND AREA**

An email was sent to us in regards to these avionic thefts. If you see anything suspicious at our airport, please contact authorities. (911)

Subject: Galt Airport Security Alert from Justin Cleland - Galt Airport Manager

Hello all,

This email is intended to ensure you are all aware of what has been happening at other airports around the Chicagoland area - as well as what is being done to prevent it from happening at 10C.

If you haven't heard, over the last few months, a silver Land Rover (with license plates removed) has been driving onto airport property at night and breaking into hangars, airplanes, etc. The thefts have been almost exclusively avionics, and, in most cases, nothing has been damaged on the airplane.

I have been in touch with the McHenry County Sheriff, as well as federal law enforcement assigned to this case. The McHenry County police have begun patrolling Galt at night, and we have taken measures to install more cameras and lighting around the airport.

We are hopeful that the police will make an arrest very soon but, in the meantime, it is important to stay informed and vigilant. If you see anything, please call us and/or authorities (911) as is appropriate. I will update you as I have more information.

If you have any questions, please don't hesitate to contact the airport office. Also, please feel free to forward this email to anyone you think may benefit from reading it.

Sincerely, Justin Cleland - Manager, Galt Airport

2022 BOARD MEMBERS AND OFFICERS

President	David Kolbaba
Vice-President	Marc Mills
Treasurer	Brian Egan
Secretary	Dave Stokes
Director	Ken Fletcher
Director	Cory Linnane
Director	Dale Medendorp
Director	Matt Metelak
Director	Geoff Weck



We need every owner's e-mail address.

If you know someone that may not be on our list, or if your email address changes, please contact us at lacoa82is@gmail.com.

FUEL PRICES



Avgas Current price now at \$5.03, a reduction since last time.



Car gas - current price: \$5.56 per gallon.

Your feedback is welcome!

WANTED: Letters to the editors for posting.

Please forward any ideas you may have to add to **TailWind Times**, as well as questions or requests to:

drdavid@healthquestradio.com.

Paper versions of our Tailwind Times Newsletter are posted in each of our bathrooms and near the fuel pump area, under the awning, next to the fuel control box. Feel free to share it with any of our hangar renters, etc.

Previous copies of our newsletters are available upon request.

"BLAST FROM THE PAST" - Article Dated December 1980

What's NEWS about The Landings

12% financing available to qualified buyers for a limited period.

WEDNESDAY, DECEMBER 17, 1980

THE WALL STREET JOURNAL.

REAL ESTATE

Rates on Rise... Condo Owners Contented... Hedge for Builders

CONDOMINIUM AIRPORTS FLY HIGH. In the last couple of years, airplane owners have bought hangar condominiums at some 25 airports including Arapaho County Airport in Englewood, Colo.; Spirit of St. Louis Airport in Chesterfield, Mo.; and Landings Condominium Airport in Huntley, Ill. "A lot of small airports near cities have been selling out to industrial developers," explains Gary Kovacs, developer of the Huntley airport, which is about 45 miles from Chicago. "Aircraft owners want to protect themselves against that." The hangars, which sell for about \$35,000 each, also rise in value, he says.

Sunday Register Star

Rockford, Illinois, Sunday, December 7, 1980

Living/Homes

Now, a condo airport!

By STEVE NEWTON

HUNTLEY — The Landings, the first condominium airport in the United States, is currently under development near Huntley and selling condominium hanger space.

The way the project works is a person who buys hanger space also owns a piece of the other facilities at the private airport, according to Gary Kovacs, president of BarKo Development Corp., developers of The Landings, and a founding officer in the Dunkin' Donuts franchise chain.

The airport includes a 3,100-foot, lighted and paved runway, T-shaped condominium hangers, taxiways, ramps and a self-service aviation fuel pump.



Kovacs
DeKalb and St. Charles.

IT IS LOCATED on Powers Road, two miles northwest of the intersection of Illinois 47 and the Northwest Tollway and is an easy drive for pilots from Rockford, Elgin,

"We've simply taken the condominium concept, a proven success in residential properties, and applied it to aviation," said Kovacs. "The Landings is a condominium in every sense of the word with an owners' association, board of directors, bylaws and declaration filed with the State of Illinois."

The original plans for The Landings, begun by another developer in 1969, called for what would have been another unique development — a residential airport where persons would have been able to land their planes and taxi right up to their homes.

However, the plan fell through because lots wouldn't sell. Kovacs said there were several reasons why: Difficulty in reselling homes because the seller would almost have to find a buyer who was also a pilot, the safety factor where children at play could be hit by arriving and departing aircraft and the insurance difficulty factor. Insurance agents frowned on storing an aircraft filled with 100 gallons of high-octane aviation fuel next to a house.

"We acquired The Landings in 1973," said Kovacs. "By this time, the first

developer had received Federal Aviation Administration approval for the runway, but was stymied in his marketing program."

SALES OF hangars, however, didn't get under way until 1976. BarKo just recently announced completion of the construction of 26 new hangars bringing the total number at the 60-acre \$10 million private airport to 102. A total of 76 hangars have been purchased so far.

When completed, The Landings will have 276 hangars. Hangars are sized from 1,232 to 1,650 square feet and range in price from \$34,500 to \$39,500, Kovacs said.

The air field is relatively quiet during the week, but on the weekends all that changes.

"Pilots come out in droves — to fly, work on their planes and exchange tall tales with neighbors," Kovacs said. "Many bring their families to share in the fun. It's a country club atmosphere that most owners enjoy. Fellow pilots can meet, compare planes and enjoy the company of people with common interests."

Why would anyone buy at a condominium airport when hangar rentals are available?

Kovacs said many airports for smaller planes have closed due to high operating costs. He said larger airports have congested facilities and can cause delays in take-offs and landings. He also said persons are interested in getting a tax write-off in buying rather than just renting.

"WITH AN AIRPLANE, it's important to house it in an area which will provide protection from the elements," said Kovacs. "Weather can wreak all kinds of havoc with the instruments. Sunlight, for one, can quickly turn the shiniest finish to powder and bake a \$3,000 radio to uselessness. We have aircraft housed at The Landings valued at more than \$500,000 apiece — in addition to priceless antique airplanes and restored World War II fighters."

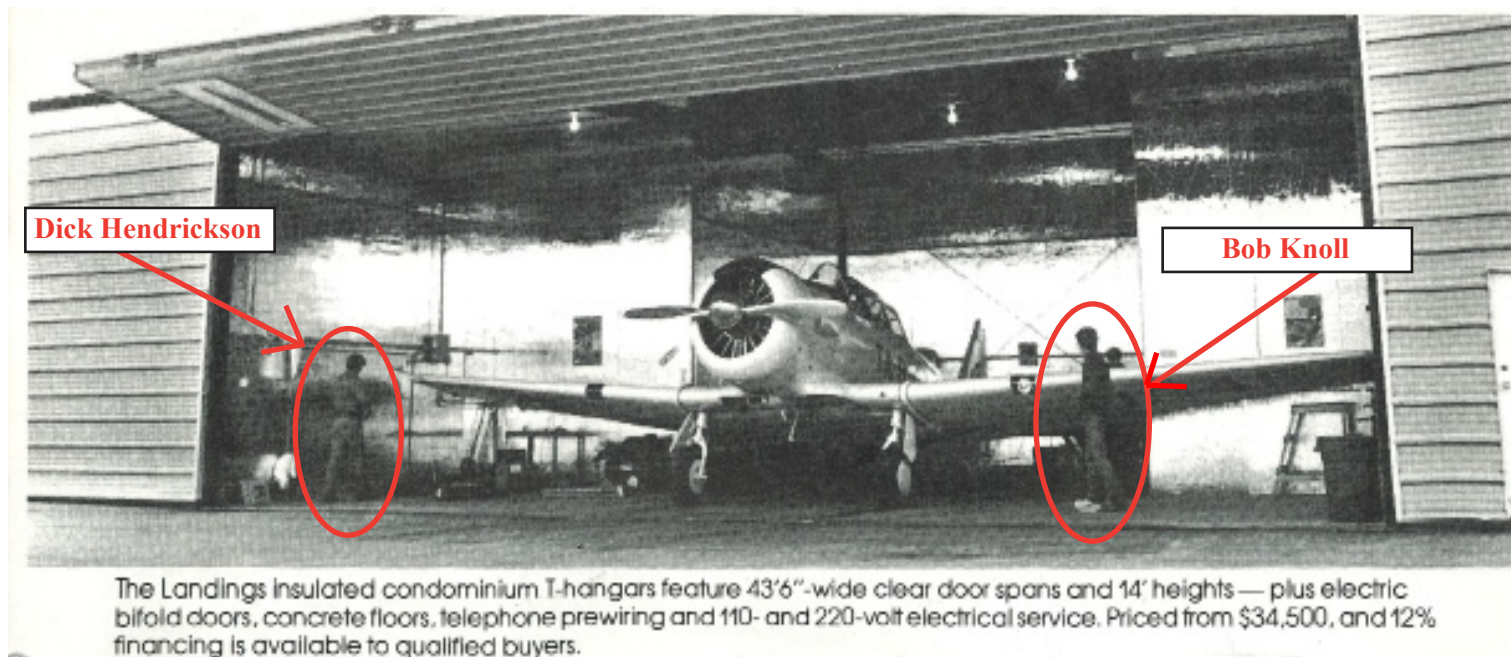
Drive: West on Northwest Tollway, north 100' on Ill. 47, east one mile on Freeman Rd. and north one mile on Powers Rd.

Fly: 16 NM on the 352-deg. radial, DuPage VOR.

Open 10 to 5 Tues.-Sun. Tele: (312) 669-3545 or 695-8505.

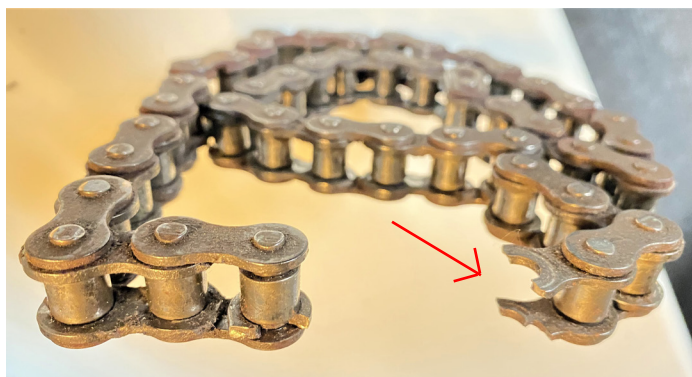
BarKo Development Corporation

continued next page

"BLAST FROM THE PAST" - continued***Message from the LACOA Board . . .*****HANGAR MAINTENANCE**

If you find that your Hangar needs maintenance to the outside of the building or the roof, **please contact the Board via email.** Please **DO NOT CONTACT A CONTRACTOR DIRECTLY** to get something that is *LACOA's* responsibility to fix. All maintenance items that arise need to go through the *LACOA Board*. We have a list of contractors that we know and use and will get the issue addressed quickly and correctly. **Contacting the Board via email is the quickest and most efficient way** to get a concern addressed. As a reminder, *LACOA* is responsible only for the exterior and roof of your Hangar. Anything inside the Hangar including the floor, electrical, lighting, door motor, door components, and door cables is the owners responsibility.

A friendly reminder, the components inside of your Hangar needs to be kept in a functional and safe state. Any improvements or alterations made need to be in compliance with local codes (electrical, building, etc.). For example, it is not acceptable for electrical wires or fixtures to be connected outside of junction boxes or not run in conduit. This can be a serious fire hazard that can not only affect you, but the other Hangars and owners in your row if something terrible should happen. Please be vigilant and consider your neighbors.

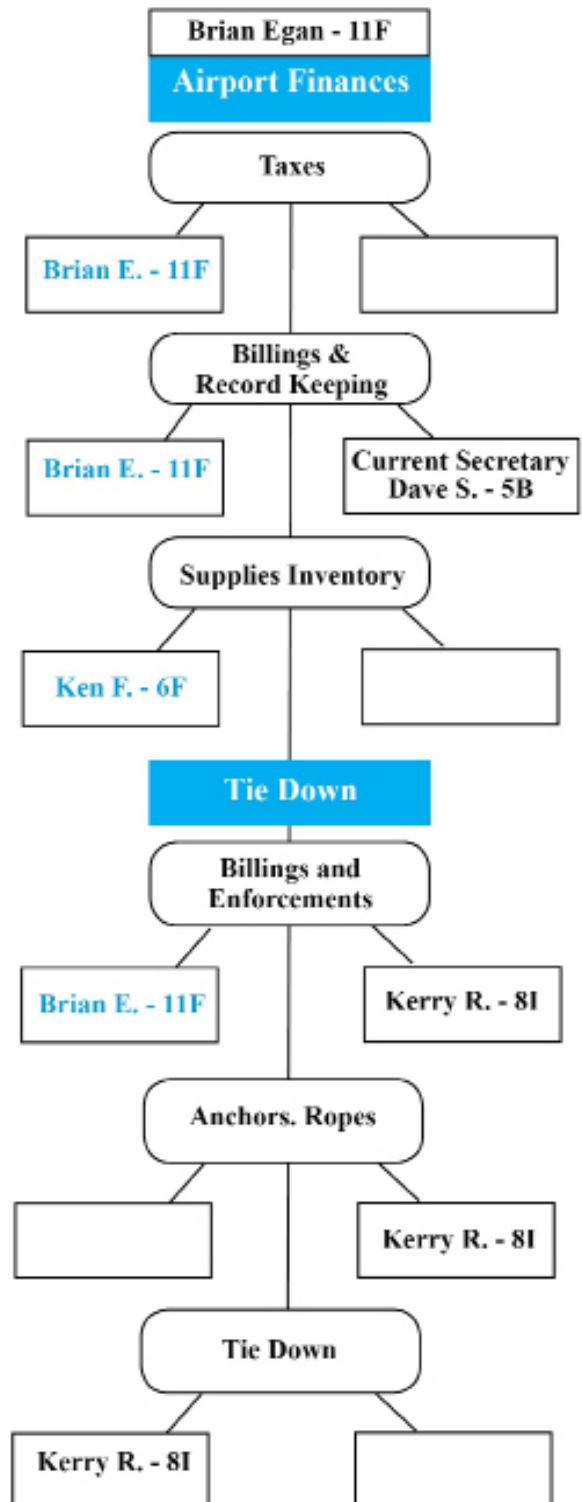
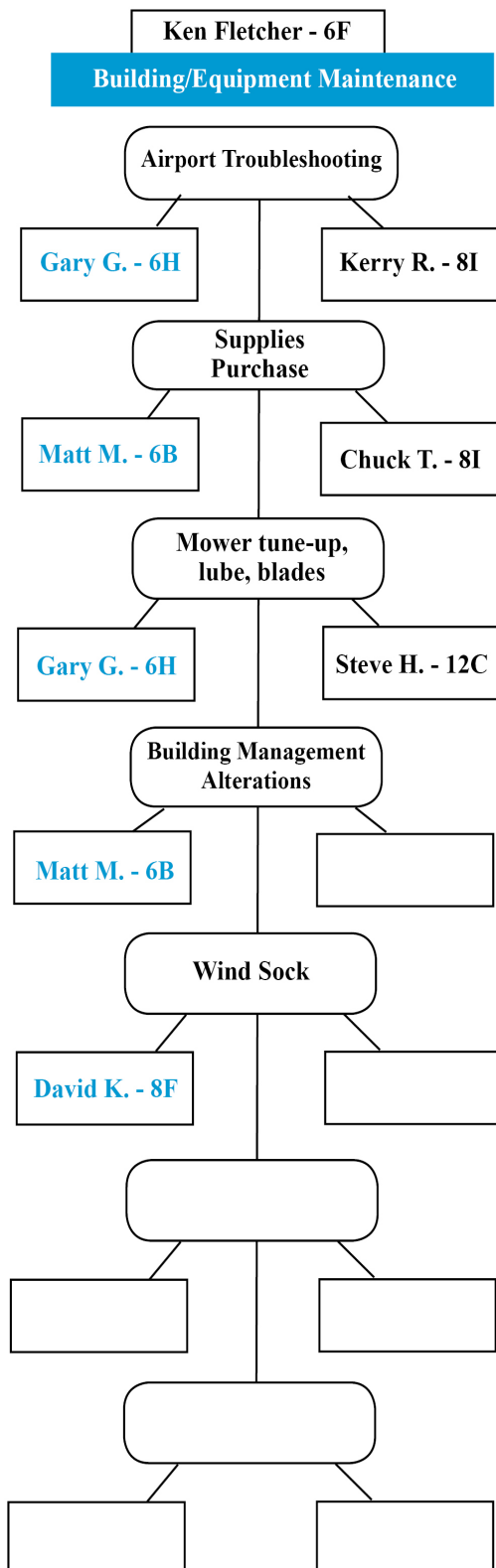


CHECK YOUR DOOR CABLES and CHAINS!!! Everyone should be doing a thorough inspection of their door cables and chains on a regular basis. If the cables start to fray or have a broken strand, it progresses quickly to total cable failure. Also, inspect and lubricate your drive chain if you have a 4 cable door. This is the Achilles heel of the 4 cable doors and if the chain breaks, the door will come down like a guillotine crushing anything in its path!

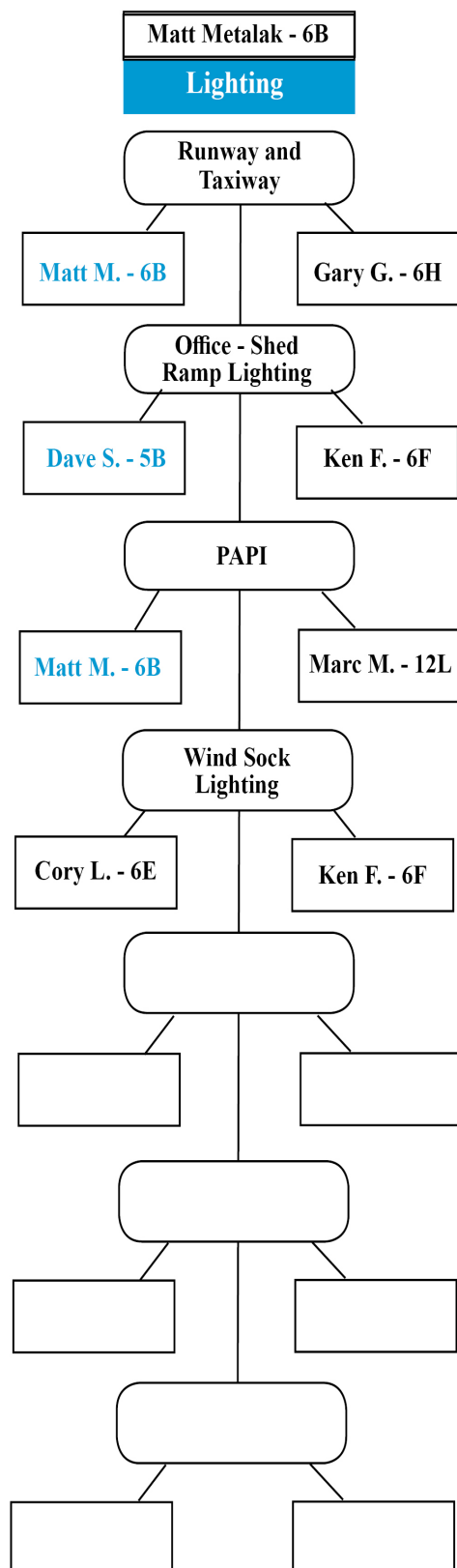
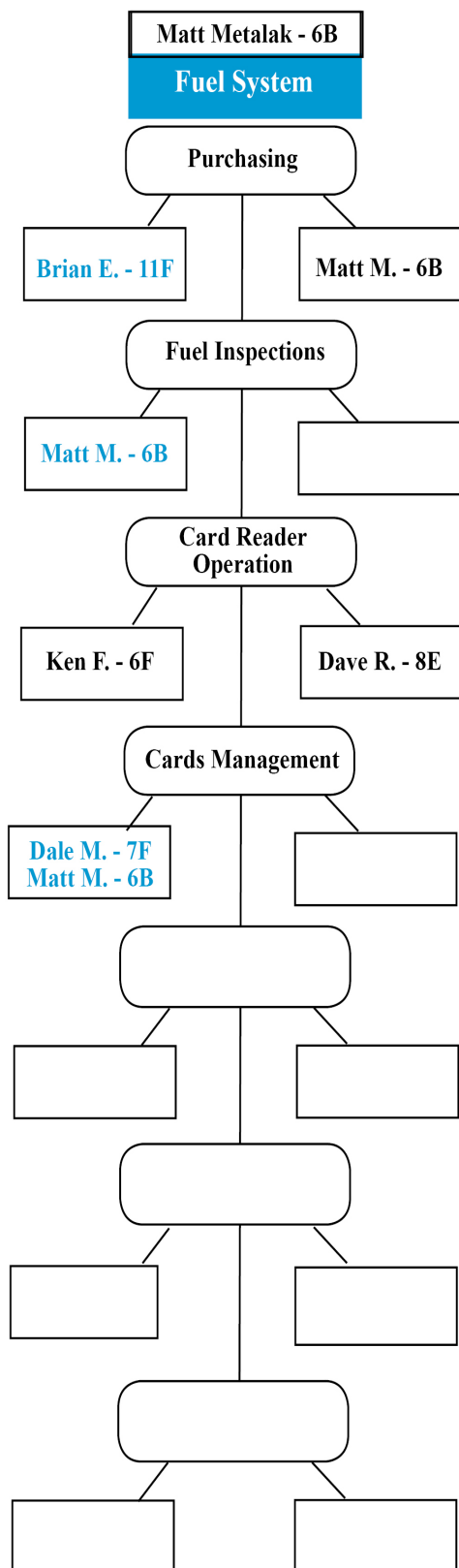
LACOA ORGANIZATION FLOW CHART

BOARD OF DIRECTORS

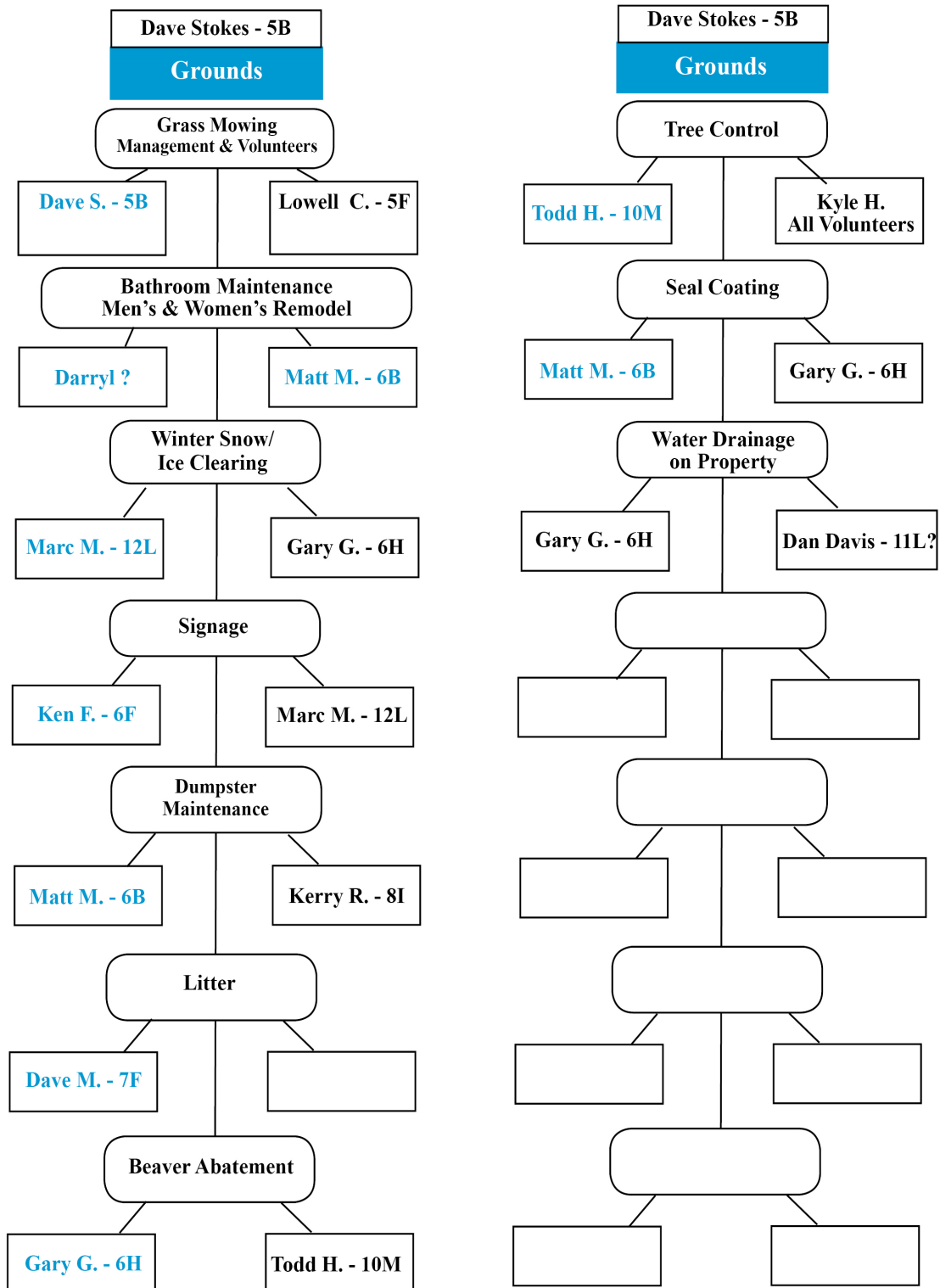
David Kolbaba/President-8F **Marc Mills/Vice President-12L** **David Stokes/Secretary-5B**
Brian Egan/Treasurer-11F **Ken Fletcher/Director-6F** **Cory Linnane/Director-6E**
Dale Medendorf/Director-7F



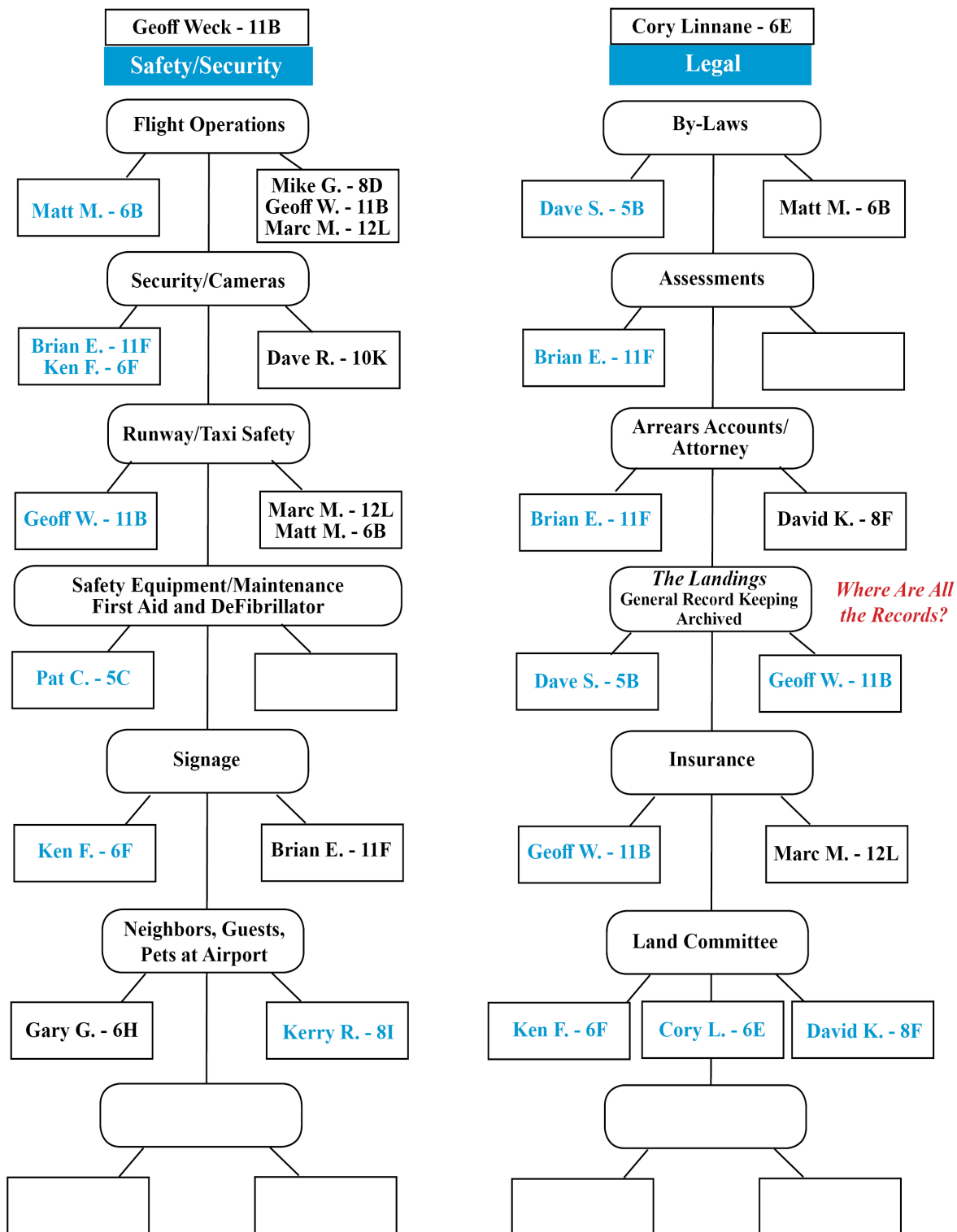
LACOA ORGANIZATION FLOW CHART



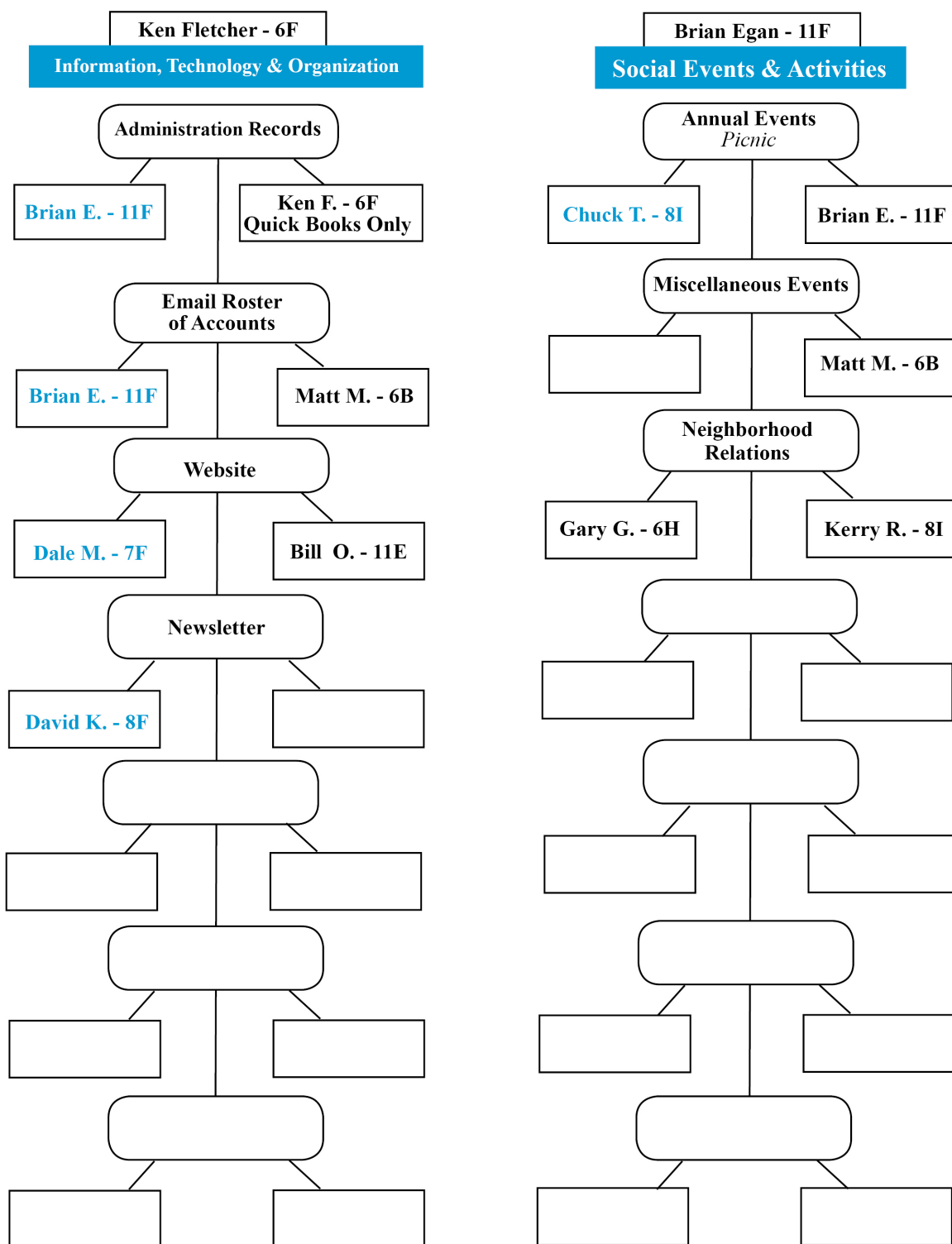
LACOA ORGANIZATION FLOW CHART



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 Dale Medendorf - dalemed@gmail.com • Matt Metalak - matt.metelak@gmail.cim
 Geoff Weck - geoffweck@gmail.com

NEXT and LAST BOARD MEETING of the Year

~ Location TBA ~

Tuesday, November 8th, 7:00 pm

All Board of Directors meetings convene bimonthly, on the second Tuesday of the month, at 7:00 pm*

Annual Meeting - December 10th -
(Board of Directors Election/Re-election
and Budget Review)

SPECIAL THANKS!

*For efforts made for the Annual Picnic,
Bathroom Renovations, and
a host of other Projects:*

Gary Grimmopre, Chuck Tolleson,
Matt Metalak and his friend, "Dave",
Kerry Runge, Dave Rawlings and
Brian Egan. *Thank you!*

Thanks to **Dan Davis** for helping with
our beaver abatement and
"damn" de-construction" this summer.

Apologies if we missed anyone!



Need a Scissors Lift?

Don't Be Miffed - Rent My Lift!

FREE on SUNDAYS!
1st Come-1st Serve

1-800-KERRY-RUNGE
(case sensitive)

RUNGE RENTALS & Sometimes FREE

TIDBITS

Bathroom renovations are soon to be completed! Much work has been done to upgrade the facilities. Please help keep them clean!

PLEASE . . .
KEEP OUR
RESTROOMS
CLEAN

Welcome ...
new owners and renters!

