



Windsock Village Aviation Corporation

Frequently Asked Questions

- **What is the Aviation Corporation?**

Windsock Village Aviation Corporation is an organization that was formed in 1989 when the original developer turned over management of the runway and taxiways to the lot owner's with "Aviation Rights". The organization is made up of members of Windsock Village Property Owner's Corporation, Soaring Heights Owner's Association, and the Pine Landing Beach Club. WVAC is a separate organization whose purpose is to "adopt programs and reasonable regulations for the maintenance, improvement, use and governance of the airstrip"

The scope and purpose of the Aviation Corporation is defined in Section 2 of the Covenants and Restrictions document that has been registered at the Carroll County Registry of Deeds. Every lot that has "Aviation Rights" is bound by these covenants and restrictions.

- **How do I know if I have "Aviation Rights" and what does that mean?**

If the deed to your property references "Aviation Rights" you have them. Having aviation rights means that you can use the runway (and taxiway if your lot adjoins the taxiway and you have "taxiway rights") for aviation purposes. If your lot does not adjoin the runway or taxiway but has aviation rights, you may tie-down your aircraft in one of the designated tie-down areas.

- **Can I get a copy of the Covenants and Restrictions?**

Yes, they are public documents that are available at the Carroll County Registry of Deeds. They are also available to residents via the Windsock Village website (WindsockVillageAirpark.com). Two different C & R's have been registered. One document applies to what is referred to as Windsock Village I (the first group of lots developed) and the second C & R document applies to Windsock Village II (the second group of lots developed). Soaring Heights and Pine Landing member deeds refer to Section 2 of the C & R's for Windsock Village II. There are no significant differences between the two C & Rs with respect to aviation.

- **How is the Aviation Corporation managed?**

The Aviation Corporation is managed by a 9-member board of trustees. Each board member is elected for a term of 3 years and those terms are staggered so that in most years 3 positions are up for election.

Officers are elected by the board and consist of a president, vice-president, secretary, and treasurer.

The board operates within a set of bylaws that have been developed and fine-tuned over the life of the corporation. The C & R's tell the Aviation Corporation what it needs to do while the bylaws tell the board how to do what the C & R's require.

In June of every year an annual meeting of all Aviation Corporation members is held to set the budget and handle any other necessary business.

The corporation is funded by an annual assessment to each member. The bylaws allow for special assessments to handle extraordinary situations.

- **Am I obligated to pay the assessments if I do not have an airplane?**

Yes, if the deed for your lot specifies that you have aviation rights you are bound to follow the referenced C & R's and the C & R's require an annual assessment.

- **Why wasn't I told about the assessments when I bought my property?**

That would be something for you to ask the seller, real estate agent or closing agent. Each of those entities should have made you aware of the responsibilities attached to the deed for your lot.

- **Does every member pay the same amount?**

For the most part the answer is yes. Lots that are adjacent to a taxiway and deeded taxiway rights have an extra charge added to their assessment for maintenance that is specific to the taxiway system. The method for calculating the extra charge is specified in the covenants and restrictions for Windsock II.

If your lot faces a taxiway, you will want to check to see whether you have deeded taxiway rights. A few taxiway lots lack these rights which will affect the lot's ability to use the taxiway. Please check your deed for clarification of exactly which rights are attached to your property.

The C & Rs also allow for an owner with multiple lots to be exempt from annual assessments on any *additional* lots which are not being used for aviation purposes. Here is the language from the C & R document: "If the same person owns more than one lot with aviation rights, he shall only be required to pay an annual aviation assessment with respect to lots as to which he is using the aircraft basing rights, but any such person shall pay a minimum of one annual aviation assessment."

- **Is Windsock a public airport?**

No. Windsock is a private airport for the use of those residents with aviation rights and their guests. The board occasionally receives requests from non-residents to land and such requests are handled on a case by case basis by someone from the board. Commercial operations (charter flights for example) are generally not allowed.

- **Is there a control tower?**

No. Most (but not all) aircraft have radios and pilots coordinate among themselves to maintain orderly access to the airport. Since not all aircraft have radios, pilots must follow the FAA recommended procedures and keep a lookout for other aircraft in the vicinity.

- **What about at night? Is the runway used at night?**

Yes, the runway can be used at night. There are runway edge lights that can be activated by pilots in the air by keying their radio's microphone button a specific number of times. Once activated the lights remain on for approximately 20 minutes.

- **Who owns the runway?**

The runway is owned by two groups of residents. The northern 2835 feet of the runway is owned by a group that consists of the 12 lots that are adjacent to that part of the runway on the Windsock Village (north-western) side. The southern 1250 feet of runway are owned by a group consisting of the 6 lot owners that are adjacent to that part of the runway on the Windsock (south-western) side.

The C & R's specify that these two groups own each of the runway sections "in common and undivided" meaning that each runway section is a single plot and each lot owner owns a share of that entire runway section.

The C & R's specify that the owner's grant an easement to anyone with "aviation rights" to use the runway for "aviation purposes".

Although the runway is technically owned by these two groups of lot owners, the aviation corporation is responsible for maintaining the runway and developing rules and regulations for its use.

- **Who owns the taxiways?**

The taxiways are owned by the lot owners that are adjacent to the taxiway and have taxiway rights. Please refer to the Windsock Village II lot map for specific lot boundaries.

It is important to note that even though sections of the taxiway are part of individually owned lots, those owners are required to grant an easement to allow other taxiway owners use of the easement area for the purpose of taxiing their aircraft to and from the runway. The area included in that easement may not be used for anything other than taxiing aircraft.

As with the runway, the aviation corporation is responsible for the maintenance and upkeep of the taxiways.

- **Can I walk/run/cross-country ski on the runway and taxiways?**

Yes, but only if you keep to the edges, specifically on the non-runway side of the lights. Landing aircraft can be almost silent, and it is critical that everyone be extremely vigilant when on the runway or taxiways. Crossing the runway anywhere other than the ends is vigorously discouraged. There is a real potential for disaster anytime there is anything or anyone other than an airplane on the runway or taxiway.

While you may feel you are being safe while walking, pedestrians on the runway can be extremely distracting for pilots while taking off or landing. These are obviously critical phases of flight and any distraction is a problem.

- **Can I play catch/frisbee/golf/etc. on the runway or taxiways?**

No sports or similar recreational activities are allowed at any time.

- **Can I walk my dog on the runway or taxiways?**

Yes, but only if you stay well to the edges on the non-runway side of the lights. Dogs must be "under control by a person by means of a leash held by the person or by voice or other command." It is recommended that a dog be leashed when on or near the runway due to the obvious danger of a dog interacting with a moving aircraft or spinning propeller.

- **What about ATVs and snowmobiles?**

Automobiles, ATVs, motorcycles, golf carts, etc. are never allowed on the runway. Snowmobiles can transit between a residence and the snowmobile trail system with significant restrictions. Please refer to the Windsock Village Airpark website (windsockvillageairpark.com) for details.

The only exception to this rule is for maintenance vehicles actively working on the runway or aviation related systems.

The prohibition of motorized vehicles other than aircraft is a rule that is strictly enforced.

- **Can I operate a drone in the airpark?**

This is allowed if the activity is coordinated with an aviation board representative. See the website for details on drone operations.

- **Why do airplanes use the roads in Soaring Heights but not Windsock Village?**

Soaring Heights and Windsock Village are separate and distinct property associations. Soaring Heights designed its roads to be used by aircraft to access the runway while Windsock designed a system of taxiways for that purpose.

Note that in Soaring Heights, aircraft always have complete right of way. If you encounter an aircraft, you must back up or do whatever it takes to make way for the aircraft. It is basically impossible for the aircraft to get out of your way.

- **What if I have an airplane but do not have access to the runway?**

If you have aviation rights but do not live on a lot adjacent to the runway, you may park (tie-down) an aircraft in one of the designated tie-down areas. If you plan to use the tie down area for an extended period, please contact a board members to coordinate mowing, plowing, etc.

- **I have a friend that would like to land here to visit. Is that Ok?**

Assuming you have aviation rights, yes that is allowed. There is a dedicated page on the website with helpful guidance for visiting pilots including limitations on aircraft type and size. Please encourage your guests to review that guidance carefully.

- **Is the runway really plowed all winter?**

The runway is usable for aircraft on wheels for most of the winter. There will be a few weeks in early winter when we may not be able to plow because the ground has not had a chance to freeze completely. During that period runway use will be severely limited. Likewise, in the spring there are often a few weeks when the ground has thawed but is too soft for use.

The board includes economic considerations when deciding when to plow. If back to back snowstorms are expected, plowing may be delayed.

In general, use of the runway is up to the pilot in command. Note however that if the runway or taxiway surface is damaged because of a questionable operation, the pilot (or the member should a member's guest cause the damage) is responsible for repairs.

- **What's the deal with the gazebo?**

The gazebo and the area surrounding it is a common area owned by the Windsock Village Property Owner's Association. Please check with someone from Windsock Property for more information about its use.

- **Is there more information?**

Please see the association's website (www.windsockvillageairpark.com) for more information. The site also lists contact information for the board of trustees if you cannot find the information you need.

