

San Geronimo Airpark Property Owners Association



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Editors' Letter

Thank you to all who contributed ideas and articles for our Second San Geronimo Airpark Newsletter. Keep the ideas and articles coming by March 15 for the April 1st Newsletter.

Let us know what we can do to make the newsletter even better for our community.

POA Board of Directors

President:	Jake White
Vice President:	Ronald O'Dea
Treasurer:	Larry Tschirhart
Secretary:	Larry Tschirhart
Director:	Craig Geron

SGAPOA Corner

By Larry Tschirhart, SGAPOA Treasurer

It's easy to put things aside and forget them. I find this particularly true when I started seeing an "old guy" looking back at me in the mirror each morning. In fact, a couple of years ago I received my SGAPOA assessment invoice and laid it aside fully intending to pay it the next time I wrote checks, but I just forgot! The SGAPOA treasurer at that time gave me a courtesy call and I was very embarrassed. Needless to say, I got a check in the mail that day!

I bring this up because I'm now the SGAPOA treasurer. Most of the time there are very few past-due assessments at SGAPOA, a credit to members' sense of duty and responsibility to pay what we owe in a timely fashion. According to our latest accountant's report, as of the day I'm writing this, 15 days past the January 1 due date, SGAPOA has about twice the amount of past-due unpaid assessments as usual at this point.

At the November board meeting the SGAPOA board adopted an Assessment Collection Policy. You can review this policy on the "Governing Documents" tab the SGAPOA website: www.sgapoa.org. The board adopted this policy after consulting with the SGAPOA attorney to assure compliance

with Texas Property Code Chapter 209. It is intended to be fair to all SGAPOA members, the vast majority of whom pay assessments promptly, and not force them to financially carry members who don't pay assessments in a timely fashion.

Please check to be sure you received and paid your assessment invoice which was mailed December 8, and was due January 1. To those who have already paid, thank you! As a reminder, assessment payments should be made payable to San Geronimo Airpark POA [or SGAPOA] but are mailed to the accountant's address listed on the invoice. If you need a copy of your assessment invoice, or if you have any questions about assessments, please contact me by email at treasurer.sgapoa@gmail.com or by phone at 210-744-1177.

The Architectural Control Committee [ACC] Corner

Happy New Year! Wow, it is hard to believe that 2022 has come and gone so quickly and 2023 is already here.

The Architectural Control Committee Members and Chair would like to wish everyone a happy and healthy New Year as we venture into 2023.

Architectural Control Committee

Marie-Claire Gauduin, Chairman
Vanessa Buckler, Member
Rosa Menendez, Member

Are you planning on improving your property in 2023? If so, please visit the SGAPOA website <http://www.sgapoa.org/> for the ACC approval. If you need further information, don't hesitate to contact the ACC at acc.sgapoa@gmail.com

You may wonder how the Architectural Control Committee [ACC] operates. State law and SGAPOA bylaws established the ACC to review construction plans for all properties in San Geronimo Airpark prior to the start of construction. The SGAPOA Board of Directors appoints the members of the ACC, who act independently of the board. No member of the board or a person who lives in the same household as a board member may be appointed to the ACC.

The ACC reviews plans submitted by SGAPOA owners as required under Paragraph 8 of the Declaration of Restrictions and for San Geronimo Airpark ["deed restrictions"]. The ACC reviews the plans to assure they comply with the deed restrictions and issues approvals for plans that do comply. The board is not involved.

But what happens if the ACC cannot approve the plans because they do not comply with the deed restrictions? The ACC will attempt to negotiate changes to bring the plans into compliance. If the owner cannot agree to such changes, the ACC issues a written denial, with specific reasons for the denial, or changes necessary to bring the plans into compliance. That notice will also inform the owner that he or she has 30 days to appeal the denial by sending a notice to the board of directors stating he or she wishes to appeal.

The board must schedule a hearing within 30 days of the notice at an open meeting of the board which all SGAPOA members may attend. The board will hear evidence and arguments from property owner supporting their appeal. After the hearing, the board may affirm the ACC denial, overrule the ACC denial and grant approval of the plans, or issue an approval with conditions.

In the Spotlight !!!

The SGA Christmas Lights



On a cold morning...



With a good strategy...



It was a lot of work...



And a lot of fun...



And at the end, it was beautiful!



What a great team!



Thank you for volunteering

2023 New Year Day Lunch

Traditional Chili & Black-Eyed Peas



Good food and Great Members!



HAPPY NEW YEAR 2023 SGA!

SGA Member Corner

Boerne Stage Airfield Saga

By Larry Tschirhart

When you see a newspaper headline that says “...airfield owners battling neighbors,” you typically assume the airfield is being attacked by a neighbor who doesn’t like airplanes. But in the case of this headline on the front page of the January 16, 2023 Express-News, you’d be wrong.

Apparently, Boerne Stage Airfield is in a dispute with a homeowner in the Threshold Ranch development who is allegedly creating a safety hazard by jogging on the edge of the “runway safe zone.” Of course, it has turned into a lawsuit. A judge recently issued a temporary restraining order against the homeowner jogging within 125 feet of the runway centerline. A trial is set for October on many issues, including the owners’ claims he is being denied his right to use the airpark facilities and that airpark rules are vague or do not exist at all.

Interestingly, property records show that Boerne Stage Airfield, LLC purchased the airpark a couple of months ago for at least \$11.8 million dollars. This isn’t an auspicious beginning for the new owners to get involved in a lawsuit within two months

of buying the place, but it’s hard to tell who is in the right based on the article.

The Express-News article details quite a soap opera going on at Boerne Stage Airfield, including claims of weapons being displayed, and sheriff deputies towing vehicles blocking easements.



If you’re interested, the entire article is available on the Express-News website at

<https://www.expressnews.com/business/article/Boerne-Stage-Airfield-owners-take-neighbor-to-17711135.php>.

SGA Member Corner

Kerrville River Trail

By Marie-Claire Gauduin

What a gorgeous scenery of the Guadalupe River at the center of Kerrville: The River Trail!



It is so relaxing and such a nice park



When we are in Kerrville, I enjoy walking along The River Trail. It is an approximate 6-7 mile long trail along the Guadalupe River. Water fountains and benches along for rest stops



The beautiful mature Cypress trees are 100's of years old, and this park so well maintained, so clean and, so quiet and peaceful.



Home to ducks and deer



A great place to take Art Photos



What a wonderful healthy way to spend an afternoon. A great way to exercise!

SGA Farewell

GAIL HUEGELE SCHEIDT



One of the original founders of San Geronimo Airpark, Gail Scheidt, passed away on December 22, 2022 in Kennesaw, Georgia at the age of 82.

She and her husband, Dennis, were members of the group of flying enthusiasts that founded San Geronimo Airpark in 1982.

She had six children, eleven grandchildren and eleven great-grandchildren.

Gail worked with children as a childcare teacher, director, and district director. She was also a

scout leader. Gail spent much of her time supporting her husband's hobbies and was active with the Experimental Aircraft Association Chapter 35.

She loved living at San Geronimo Airport where she could be with her friends, take care of her plants, and watch the birds and raccoons eat the food she left for them.

Interment is at Fort Sam Houston National Cemetery in San Antonio, Texas. She will be missed. Our condolences go to her family.



SGA New Member Corner

By Richard and Carolyn Becton



We are Richard and Carolyn Becton, and we moved to the Airpark to be near our new (and first!) Grandchild who was born on Oct. 27th of 2022.



Our son and his wife (Richard and Savannah) live down Talley Rd, about 10 minutes away. We are thrilled to be here in the Airpark! We have met a few of the neighbors and each has been most welcoming and pleasant.

Carolyn and I have been aviators for a great majority of our lives, for pleasure and for a living. Carolyn currently works out of SAT airport flying air/medical and I work out of varying locations for JetLinx (a business jet charter company).



I will be retiring sometime in the relatively near future, and hope to begin building a homebuilt plane (in addition to our currently owned C-172).



I grew up in the San Antonio area, but we have moved around the country (and out of the country) as needed for our jobs. I attended Theodore Roosevelt High and was in the class of 1976.



We look forward to meeting our new neighbors and becoming a part of this wonderful community.

From Coal Mine to the Sky

By Marie-Claire Gauduin

Alain Gauduin, my dad, was born on September 17, 1935 in Arras, North of France, from a family of coal miners. At 15 he worked in the mine with his dad. At 18 he fled the mine to join the French Air Force where he spent the next 20 years accumulating over 6,000 hours in flight time all over the world.



In 1973, he joined Air France where he spent another 20 years before fully retiring with mom in Toulouse, France.



There he enjoyed volunteering at Airbus and working for "Aviation sans Frontières" (the Beluga, his favorite!)



He loved Texas and Texans!



A true friend of San Geronimo Airpark, he loved being surrounded by passionate aviators, and flew several times from 8T8 in the Grumman.



He particularly loved Corpus Christi, Padre Island, the abundance of fresh Gulf seafood, and good Margaritas.



Papa passed away February 1, 2022. There are connections stronger than death, memories of the absent in the memory of the living. I am so proud to be his daughter. He is, forever, in my heart.

Travel Corner – Toulouse

By Marie-Claire Gauduin

Toulouse is a beautiful City, known as the “Pink City,” because most buildings used pink pale colored bricks.



Toulouse is located halfway between the Atlantic and Mediterranean Sea and a couple hours away from the Pyrenees and the Spanish border.



I love this city, full of colorful pedestrian squares, neighborhood markets, cafes, historic monuments, churches, theaters, the majestic “Place du Capitol” (“Town Hall”) and the Saint Sernin church!



Le Canal du Midi: Miles of river through Southwestern France to the Mediterranean Sea, an excellent way to discover the region and enjoy nature.



Stay in a “Chambre d’hôte” (B&B equivalent) or stay on a “floating B&B” (also called “péniche”).



Seeing Toulouse is a must when visiting France. People are so nice! The food is fantastic, the wine excellent, and the “Violettes” of Toulouse are reminiscent of our Texas “Bluebonnets.” I love the French countryside.



Toulouse cuisine is known for its delicious Cassoulet! This is the “ultimate comfort food” from Midi-Pyrenees, the bean-based dish made with pork shoulder, ham hocks, duck fat, and white beans... well and a few vegetables thrown in for good measure!

Kitchen Corner – Cassoulet



If you want to try the “Cassoulet Toulousian”, you have 2 choices, both very “adventurous”:
1. Travel to Toulouse and enjoy the food; or,
2. Start going around San Antonio to find all the ingredients. Between Central Market and Whole Foods, you should find everything you need to try this recipe adapted by my mom.

Cassoulet de Toulouse

Although this recipe can be prepared and served within 1 day, it is best to cook on day one, refrigerate overnight, and bake for an additional 2 hrs “réchauffer” prior to serving

900 g dry Tarbais beans (large white beans)
6 garlic cloves (3 whole + 3 crushes)
20 rainbow peppercorns
10 cloves
250 g fresh pork rind rinsed
1 bouquet garni (tie together 1 thyme sprig, 1 bay leaf, 5 curly parsley sprigs, 1 celery stalk)
1 carrot chopped
3 onions peeled (1 whole + 2 finely chopped)
200 g tomato puree
1 Tbsp tomato paste
1½ Tbsp coarse sea salt
Freshly ground black pepper
450 g fresh garlic pork sausage
250 g fresh pork belly cubed
4 legs of duck confit
1.2 kg boneless lamb shoulder cubed
1 Tbsp duck fat
200 g breadcrumbs

Day 1

-Rinse beans thoroughly, soak for 4-8 hrs.
Drain beans under cold water, blanch in a large pot of boiling water for 5 minutes, drain, rinse in cold water again

-using a cheesecloth, bundle together whole garlic, peppercorns and the cloves.
-place the pork at the bottom of a large stock pot + beans + bouquet garni + cheesecloth + carrot + whole onion. Cover with water (2 liters). Mix in tomato puree, tomato paste, salt and pepper. Bring to boil and simmer for 1 hour. Skim surface when needed.
-Add sausage and continue to cook for 30 minutes. Remove sausage and set aside. Drain beans over large bowl, reserving the cooking liquid. Discard pork rind, bouquet garni and cheesecloth. Add salt as needed.
-In the meantime, blanch pieces of pork belly in salt 10 minutes. Drain and set aside.
-Brown the duck legs in a frying pan, skin side first over medium heat (7 minutes). Set aside.
-In the same pan, add 1 teaspoon duck fat. Lower the heat to medium. Cook the chopped onions + garlic until translucent (8 minutes).
-Add onions + garlic to beans and mix well
-when cool enough. Take meat off duck legs and leave in chunks.

Assemble le Cassoulet

-Preheat oven to 250°F
-Spread duck fat in large Dutch oven
-Layer 1/3 of beans in bottom + 1/2 meats (lamb x3), pork belly, sausage, duck), repeat, top with the last third of beans. Add 4 ladles of cooking liquid.
-Sprinkle half breadcrumbs on top. Bake 4 hrs.
-Cassoulet should be bubbling around the top.
-Regularly break the crust making sure the cassoulet stays moist.
-Serve the cassoulet or refrigerate it overnight for a second bake (recommended).

Day 2

-About 3 hours before serving, take the cassoulet out of the refrigerator and bring to room temperature (45 minutes).
-Preheat oven to 320°F. Cook cassoulet 2 hrs.
-Add water as necessary and breadcrumbs
-Let it cool for 10 minutes and serve family.

----- **BON APPETIT** -----

By Maire-Claire Gauduin

SGA Useful Information

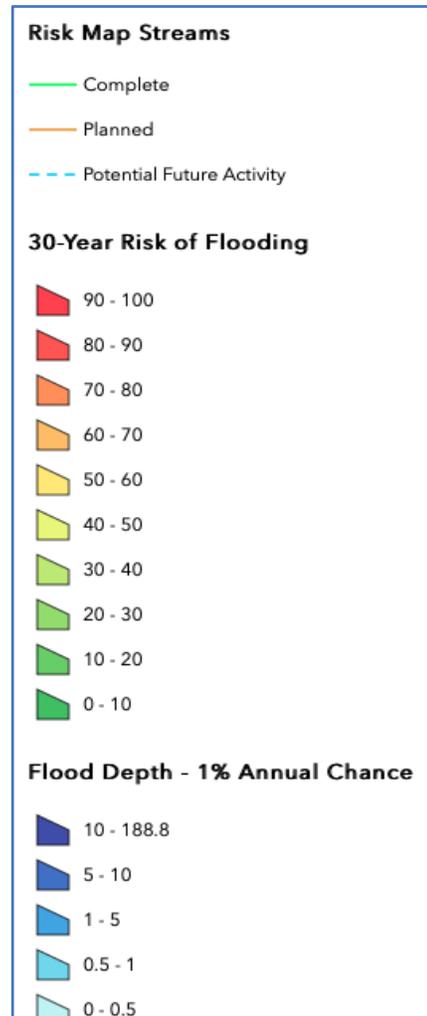
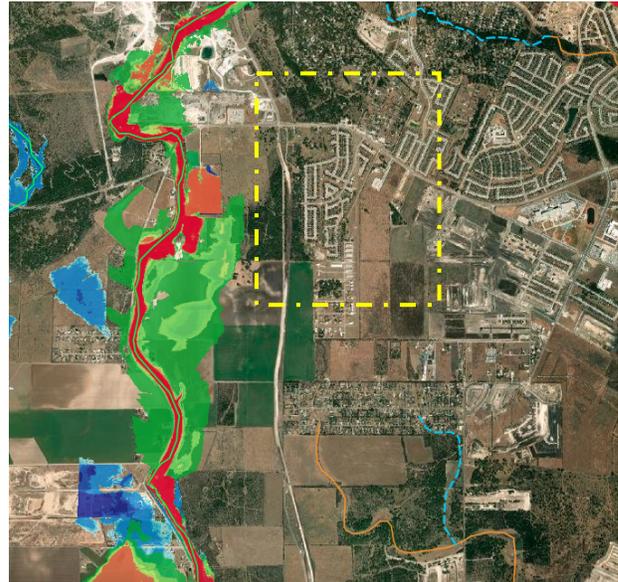
New Bexar County Flood Maps Are Available for Review

Every ten years or so, the San Antonio River Authority [SARA] updates the county flood plain maps. These maps show the areas that are prone to flooding and are updated to reflect rainfall trends and land development. New draft flood plain maps are now available for review and comments.

These maps are important to property owners. If the new flood plain maps show a property is now in a flood plain, in danger of being flooded, owners with mortgages can be required to purchase flood insurance in addition to their homeowners insurance. If the newly-designated flood area is undeveloped land, it can become difficult, if not impossible, to build anything on it.

Bexar County residents have an opportunity to review, and give input on, these draft maps before they become effective in 2024. San Antonio River Authority will hold public open houses between January and March this year. Residents can review and comment on these maps, as well as see the schedule of open houses through the SARA website:

<https://www.sariverauthority.org/draft-floodplain-maps-public-meetings>



Creative Corner

Airport Security Improvement Vehicle Decal

By Nelson Amen

Airport Neighbors,

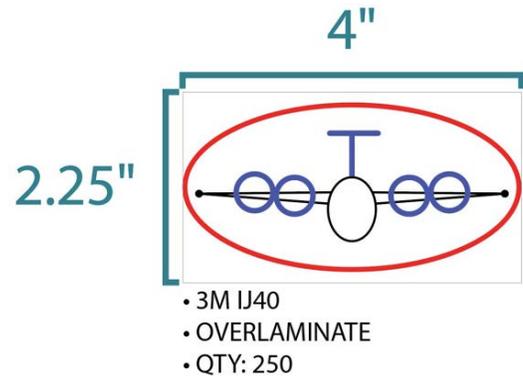
After receiving approval from our Board of Directors, I have created a decal that you may wish to display on your vehicle. The focus was for a small unique design that will be easily recognized by our residents (photo).

This will be handy for those of us who may be unsure if an unknown vehicle should be operating on-site, or be allowed to follow us through the gate.

Here are the details:

- This is an optional program at no cost, currently available only to airport property owners
- Post decal at the top center of your windshield
- Contact me and I will deliver them to you at the airport

Best Regards,
Nelson Amen
210-834-1991



For Sale Corner

Item#1

Hangar / Shop 4 foot diameter floor fan with wheels. Price \$95
Similar to those sold at Home Depot for \$450. 120v

Contact: Nelson Amen, Hangar #56 210-834-1991
nelson.p.amen@gmail.com



Item#3

Wood desk "President"
Solid and heavy.
Price \$50 or best offer!
Needs some work

Contact: Marie-Claire Gauduin
House #24 - 210-464-4508



Item#2

12 ft. by 24 ft. metal car garage (panels on roof and sides). Price \$600.
Located at Canyon Lake, Lakehouse.
I can assist with disassembly and transport.

Contact: Nelson Amen, Hangar #56 210-834-1991
nelson.p.amen@gmail.com



Lost & Found Corner



Jeanette L. Hunt & Associates

210/688-9264

*Board Certified Forensic Examiner*Criminal & Civil Matters*Court Qualified
All Services Confidential*

To San Geronimo AirPark residents and hanger owners;

During the last couple of weeks of December 2022, someone stole my red mobility scooter that was in my hanger. One morning I discovered I had left my hanger door open all night and closed it with my remote from inside my home. When I went into the hanger on December 24th, I discovered it had been stolen. I have filed a report with the Bexar County Sheriffs department. If anyone remembers what night I left the door open, please call me. That's when I believe the scooter was stolen.

*Jeanette Hunt
210/688-9264*



Official San Geronimo Airpark POA Newsletter

This Newsletter is for us the SGAPOA Members of the San Geronimo Airpark.

This Newsletter has no connection to the Friends of San Geronimo Airpark (Facebook), no connection with the San Geronimo Airpark neighbors (Next door), and is not affiliated to the EAA Newsletter meaning that all articles will be welcome from all SGAPOA members, Pilots and non-Pilots.

This Newsletter is a safe, and happy place for everyone to share.

The categories listed above are just ideas and may change over time depending on you!

This Newsletter will be sent to all SGAPOA Members via Email and also posted on our website.

Please submit your stories, ideas, pictures, drawing, poetry, whatever you want to share no later than 2 weeks prior the next submission if you want to make the next Newsletter

Quarterly Newsletter

January

April

July

October

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Submit to newsletter.sgapoa@gmail.com