

TEN fellow Windermere property owners have filed a lawsuit to protect property rights.

You heard at the annual meeting...

...they are asking to taxi on all the roads in Windermere...
 ...they want to build hangars on every lot in Windermere.
NOT TRUE!

WHAT IS TRUE...

Ten Windermere property owners, not "two", as verbalized in the annual meeting, filed this suit.

We are not asking to "taxi" on the roads of Windermere.

There are 18 lots that back up to existing taxiways at the airport. The original Developer sold those lots as home hangar lots. There is one home, built in '95, that has a garage & hangar attached.

There is a letter from a previous ACC committee chairman that states "...and it was agreed that the commonly used nomenclature combined with the map reference indicated that the developer intended those lots as hangar lots. The Board therefore directed approval of the hangar, with the stipulation that it must be attached to the house by a covered walkway, as would a free-standing garage." Bob Wynne was President at the time.

As conveyed, our 18 lots are allowed to build a garage/hangar that conforms with set ACC guidelines on construction material & size, and we should not be hindered from parking our airplane in our garage/hangar that adjoins our home, which adjoins the airport.

If someone has a glider or small aircraft that is legal to be towed on Texas roads and wishes to park it in their garage, and it can be towed on a trailer or with wings folded, no larger than a boat, it should be his right.

**These issues can and should be be worked out.
 Hopefully in mediation we can find common ground.**

We regret being forced to bring this law suit but our rights are not being recognized, and our suggestions have fallen on deaf ears for several years.

WHO & WHY...

The suit is brought about by 10 Windermere property owners who own lots adjoining Spicewood Airport and the existing taxiways.

It is joined by Windermere Airpark, LLC. who received a certified letter from the WOPOA Board last year threatening to sue if they bring a plane across the Exeter road onto property owned by Windermere Airpark.

Exeter road is not part of the platted area of Windermere, it is a private road, owned by the WOPOA, which contains deeded easement rights allowing taxiing when it was given to the WOPOA in 1985 by the original developer.

Windermere Airpark, LLC owns five + acres on East side of the entry road "Exeter". The board and others are concerned more hangars will be developed on this land. Windermere Airpark had offered to trade these 5 acres to the water board for one acre the water board owns on Spicewood Airport.

Although Windermere Airpark, LLC has no plans to develop the 5 acres at this time, access to the property by the existing taxiway is under threat of a lawsuit from the WOPOA, therefore Windermere Airpark, LLC has joined the suite to protect their property rights.

Dana's interpretation

WHAT IS A HOUSE/HANGAR

A house/hangar is a house that has an oversized garage with one door rather than three or four. It is architecturally built to match the home attached to it and the door to the hangar/garage faces the taxiway, and is not visible from the front "street side" of the home.

These hangar/garages will not be the "metal" structures you see at the airport.

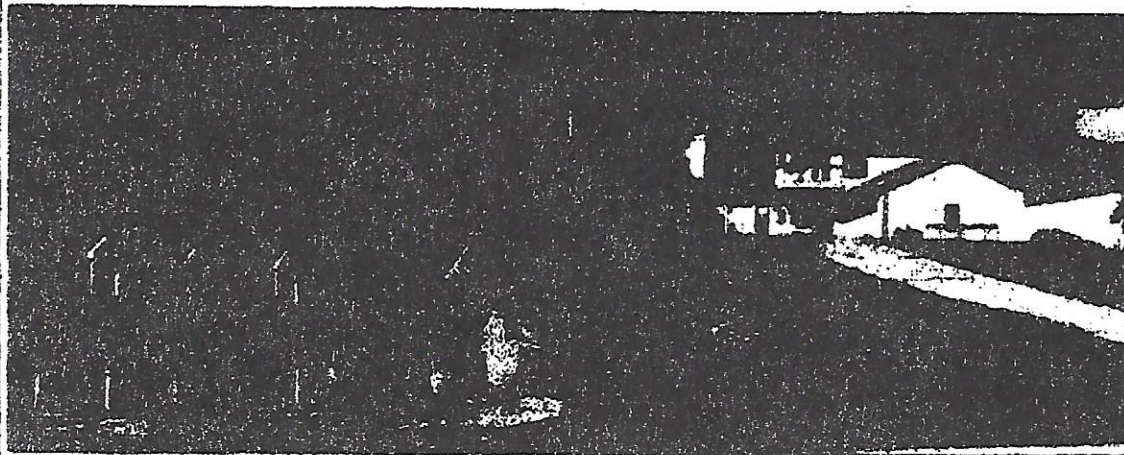
The height of the door plays a part in how large an airplane could be parked inside. Most small private airplanes have a tail height of 11 feet or less.

The WOPOA board has stated that home hangars will decrease the property values. Our research shows just the opposite. The average price of a home hangar in the US is \$375,000 ("Living with your Plane", 4th Qtr, 2000)

EXAMPLE OF HOUSE/HANGARS

View from street

View from airport



Taken at Lakeway on Lake Travis

HOW CAN YOU HELP...

If you believe as we do that the WOPOA funds should not be used by a few individuals in an attempt to deprive fellow owners of their property rights, we would appreciate very much your making your feelings known to the WOPOA leadership.

Write a letter today! WOPOA, P.O. Box 760, Austin, TX 78767

Please keep in mind that, while this particular dispute involves the rights of those of us who purchased our property with the expectation and right to keep our personal aircraft at our homes and to access the adjacent Spicewood Airport, if the WOPOA and WOACC believes that they can get away with the wrongful taking of our property rights, your property rights will also be in jeopardy. If you have any questions, please do not hesitate to call Norman Morse at 830-798-9648. or email at

NormanRMorse@aol.com

Sincerely yours,

Norman Morse

Brett Bartschi

JD Coker

Kent Holiday

Jim Murdoch

Martin & Dana Whatley

Blake & Leslie Wilson