

BLUE RIBBON FARM PROPERTY OWNERS ASSOCIATION
NEWSLETTER NOVEMBER, 2023
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A few years back, there was a tradition at Blue Ribbon Farms to “regularly” publish a newsletter. As traditions go, it was a good one, reportedly appreciated by the readership. Over time the newsletter ceased to be published. Many of the original folks who enjoyed the newsletter have suggested that it might be a good idea to once again make it available, to at the very least, keep the membership informed on current activities within the HOA.

Our goal with reintroducing the newsletter is not intended to be provocative, controversial or a “deep dive” into any particular subject. Rather, the Board hoped to simply use it as a forum for discussing topics of interest, relevance and/or importance to the property owners of our community.

New Neighbors

We’d like to recognize and welcome some recent additions to Blue Ribbon Farms. They include:

Mark Ojala & Rebecca Bender
206 Buckhorn Rd

Brennan Jones
394 Lozgesell Rd

Telma Weatherford
1347 E. Milgeo Ave
Ripon, CA

As this newsletter was being published, we learned that two additional homes have been purchased. Both Nancy and Glenn Powell’s and Mike and Sue Paris have closed on the sale of their homes. Both homes were purchased by pilots planning on flying out of our airpark. As more information is received, we’ll tell you more about your new neighbors in the next issue.

New Insurance Coverage for POA Committee Members

The Board is creating an official roster of all members of POA committees in order to provide coverage for these individuals under the POA's Errors and Omission Insurance. We currently have an active committee dealing with airport/airstrip maintenance and safety. All active pilots and interested non-pilots are encouraged to join. Hopefully, this new coverage will allow more property owners to become involved in this and future committees.

Blue Ribbon Farms Association vs. Mason Wing Walking Academy

The Board of Directors at Blue Ribbon Farms would like to keep you apprised of developments in the legal case now in front of the appeals court. The appeals court has decided, as is their right, to accept the filings already received from both sides and forgo any public hearings. The court has said they will meet to decide the case on December 7th. We can expect their decision will be transmitted to both attorneys very soon thereafter. The court has requested that all parties submit their requests for legal fees and expenses 10 days prior to December 7th and our attorney will prepare and submit this prior to that date.

CC&R's Need Updating

The Board has been told by both our attorney and individuals within the community that our CC&R's should be updated. Both State law and the community itself has changed over the many years since our CC&R's were written, and we as the Board have already taken the initiative to investigate CC&R's from communities similar to ours across the state and country to get an idea of what may be needed. We can do much, but in the end we will need legal help in creating a updated document. It's a daunting and probably controversial task that this and future Boards will have to tackle. If you have experience with HOA's or simply have ideas that could be incorporated into a new document, please contact any member of the Board. Your ideas are always welcome.

Airstrip Maintenance and Improvements

Only a very few active pilots and a couple of non-pilot homeowners along the airstrip have joined together to keep the airstrip mowed. This is a large job and is completed by volunteer work done with personal equipment and fuel. We're also grateful to Andre Baritelle, who has regularly mowed the lots adjoining the west half of the airstrip. There has also been an ongoing effort to improve the watering of the airstrip in order to dry up the "wet spots" while greening up the dry

areas. The following was accomplished this past year. Volunteers installed signage on all the streets used as taxiways reducing the speed to 10 MPH and stating "Aircraft Taxiway". Several "Danger Unstable Bluffs" signs were placed in areas that lead to bluffs. Volunteers aerated and applied fertilizer this past spring and this fall on the airstrip. Volunteers replaced the windsocks and reconditioned the poles with fresh paint and hardware at both ends of the airstrip. The pump house was also painted, with solar panels cleaned and serviced. Again, all by volunteers. And last but not least we'd like to recognize the fine work of Rick Smith in keeping our sprinkler systems operational to keep the airstrip in great shape.



Watch Out For The Drones!

Let's face it, remotely piloted drones are a kick to fly. Besides just being fun, they provide a great platform for generating real estate promotions, aerial photography, surveying, etc. This being an active airstrip, special care has to be taken regarding possible interference with aircraft landing and departing the area. The Federal Aviation Administration has guidelines and we need to follow them. Essentially, we are asking people who fly drones near the airport to use common sense. Technically, if you are anywhere near the airstrip you should have a pilot being a "spotter" (meaning looking out for nearby aircraft). You should NEVER be anywhere near an aircraft taxiing or in the air as these drones can bring down a small aircraft. If you have questions, feel free to call either John Cuny or any of the BRF pilots.

Keeping Blue Ribbon Farms Airpark an Airpark

I think we can all agree the past year has been a turbulent one regarding the use of the BRF airstrip. Over time, with the influx of non-pilot residents, some of the “safeguards” (especially regarding aircraft access to the airstrip) written into our CC&R’s have not been enforced. There is a renewed interest by pilots, in obtaining homes/property on private airstrips. Properties at BRF are advertised as providing property owners with access to the airstrip. We have heard reports that several serious, prospective buyers have backed out of a sale, because they do not feel that they can realistically access the runway. In most cases, it will require a simple “fix” to regain access. We, as a board, plan on making it a priority to work with affected lot owners to rectify this situation next year.

A Few Final Thoughts

We would like to get members of the BRF community to contribute items of interest to us for inclusion in future newsletters. Blue Ribbon Farms has an abundance of people with interesting stories to share. We’d also like to use this newsletter as a forum for discussion of topics of general interest. Please get in contact with any member of the Board with suggestions for future issues.