

# **MOUNTAIN AIR PROPERTY OWNERS ASSOCIATION, INC**

## **Mountain Air Airport Policy and Procedures**

BY RESOLUTION DATED 29 July 2021

WHEREAS, the Land Use Covenants, Conditions and Restrictions (“LUC”) charges the Mountain Air Property Owners Association (“MAPOA”) with protecting the community harmony and property values by providing mechanisms to address conditions that could disrupt that harmony and property values; and

WHEREAS, the LUC charges all property owners and residents with compliance with the LUC, Bylaws, Rules and Regulations: Governing Documents”) of the Association as amended; and

WHEREAS, the LUC sets forth reservations, conditions and restriction upon all properties within the Mountain Air community, and establishes that the Board of Directors of the Association (“Board”) is responsible for the enforcement of the LUC of the Mountain Air community; and

WHEREAS, the Bylaws grants the Board with the authority to exercise all powers, duties, and authority vested in the Association; and

WHEREAS, Section 10-25 of the LUC authorizes the Board to adopt and amend rules and regulation necessary for the governance and operations of the airport facilities and to impose fines for the violations of the Governing Documents; and

WHEREAS, the Board intends to protect the community harmony, safety and property values by establishing reasonable polices and procedures for the usage of the airport facility;

NOW AND THEREFORE, LET IT BE RESOLVED by the Board of Directors that the following policies and procedure regarding the use and operations of the Mountain Air Airport facility are hereby enacted.

### **Definitions**

- **BACK-TAXI: After Landing or Prior to Take Off, taxing the aircraft on the runway**
- **DAY: For our airport that is defined as the period after Sunrise and before Sunset.**
- **NOTAMS: Notice to Airmen**
- **NM: Nautical Mile**
- **PPR: Prior Permission Required**
- **UNCONTROLLED: No Manned Tower.**
- **VFR: Visual Flight Rules as defined by the FAA in their Federal Aviation Regulations**
- **VHF: Very High Frequency**

### **Runway Access**

- Only Pilots who have registered with the POA are allowed to operate aircraft on the runway as described in the Land Use Document.
- Procedures for registration is located on our website [www.mountainairnc.com](http://www.mountainairnc.com)
- Vehicles and pedestrians are not allowed on the runway without the permission of the Airport Manager.
- Runway 32 is approached with a right-hand pattern. Left-hand pattern for Runway 14. Runway 32 provides the advantage of an uphill rollout.

### **Hours of Operations**

- The Mountain Air runway is “Day VFR” only.
- No flight operations are allowed:
  - Between the hours of local Sunset and Sunrise.
  - When the weather conditions do not allow the pilot to maintain 1 mile visibility and remain clear of clouds.

### **Communication Procedures**

- Mountain Air is an uncontrolled airport with back-taxi operations. Given the nature of the operation and to promote safety, we require aircraft to have an operating VHF radio.
- Pilots will announce the following on 122.725
- Intended runway for landing and taking off
- Approaching 5 NM out and position relative to the runway
- When starting engines
- Intent to taxi and clear of the runway after landing
- Taxiing on to the runway for takeoff
- Commencing the takeoff roll
- Guest shall provide the PPR number upon request

### **Guest Use and Landing Fees**

- In order for guest of Property Owners to use the runway, the following must be accomplished:
- The guest:
  - Must submit the required documentation
  - Be briefed by the Safety Officer or their assign
  - Receive a PPR number in order to use the runway
- PROPERTY OWNERS MUST BE AWARE and acknowledge that any damage to common ground caused by their guest is the responsibility of the property owner as stated in the land use document. The Board has the right to require Guest Landing Fees at their discretion.

### **Parking Policy**

- Pilots will follow the aircraft parking policy as issued by the Board.
- Pilots are responsible for securing their aircraft with both tie-downs and chocks. Pilots will return borrowed items to Pilot Support Facility (PSF) prior to departure
- Aircraft will be left with parking brakes off to accommodate towing if the need arises
  
- Pilot Vehicles may use the ramp for parking when space is available. Vehicle parking exceeding 7 days requires permission of the airport manager.
- Helicopters will park in the designated parking area
- Helicopter pilots will be mindful of their rotor wash when hovering near other aircraft.
- Pilots should report any inoperative equipment or safety concerns to the Airport Manager (828-682-1578)

**Fueling Policy**

- There are no fuel pumps or storage tanks at the airport.
- Emergency Avgas fuel in 5 gallon cans may be available through the airport manager on an as needed basis.
- Pilots will compensate the POA for fuel provided.

**Landing and Takeoff weather requirements**

- No flight operations are allowed unless 1 mile visibility and clear of clouds can be maintained.
- Airport takeoff and landing procedures and airport NOTAMs are available on our website [www.mountainairnc.com](http://www.mountainairnc.com)

These Policies and Procedures will be posted and updated on our website [mountainairnc.com](http://mountainairnc.com) They may be changed and modified by the Board at their discretion. It is the Pilots responsibly to stay current on any changes or updates. Violations should be reported to the airport manager. Any questions or clarifications about these policies will be directed to the Aviation Committee. Enforcement of these policies and procedures will be the responsibility of the Board.6/17/2021

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