

**Minutes of the  
Windemere Homeowners Association  
Special Meeting, July 23, 2017**

**Attendees:** Beck, Bell, Chentnik, Courtney, Crowley, Dale, Drake, Eldridge, Essex, Fenter, Klein, Ludwig, O'Rear, Seybold, Sharrett, Simmons, Smith, Srinivasan, Weaver, and Weidenbach

**Purpose:** Discuss the Greene County - Lewis A. Jackson Regional Airport runway extension, aircraft noise concerns, increased aircraft traffic, safety concerns, and the impact of facility improvements and growth at the airport.

**Quorum:** The quorum for a Windemere HOA meeting is 20% of homeowners, or 16 homeowners. The number of homeowners attending this Special Meeting exceeded the minimum number for a quorum.

**Discussion:** Discussions at this Special Meeting of the Windemere Homeowners Association began with Ron O'Rear, Trustee and Treasurer, passing out copies of the email provided by Dave Kushner, Airport Manager for the Greene County - Lewis A. Jackson Regional Airport, to those homeowners who did not receive the communications via email.

Ron Simmons read a few of the statements from the email from the Airport Manager for the Greene County - Lewis A. Jackson Regional Airport, including that only a limited number of jet aircraft are expected to be based at or make use of the airport and only a minimal increase in usage is expected from the runway extension. Ron Simmons added that a longer runway **could mean** less power is needed for aircraft to takeoff resulting in less noise.

Ron Simmons, Trustee and President, reviewed the homeowner concerns about the pending 500 foot runway extension at the Greene County - Lewis A. Jackson Regional Airport, homeowner noise complaints from aircraft overflights of the Windemere neighborhood, concerns over increased number of aircraft takeoffs and landings at the airport, potential increase in jet aircraft traffic, and safety concerns from increase usage of the airport.

Five homeowners indicated that they were concerned about the current noise level from aircraft and the increased frequency of aircraft flying over the neighborhood.

Ron Simmons described the current Aeromedical organization's flying program for future **Flight Surgeons** that is based out of the Greene County - Lewis A. Jackson Regional Airport. The program is contracted and uses experienced former military pilots. As a former military pilot, Ron Simmons described flight procedures for military, commercial, and general airports.

Ron Simmons indicated he would prefer to talk to the current Aeromedical program manager and contractor about their flight procedures and to request that they adjust their flight procedures to reduce noise levels. Ron Simmons is also willing to talk to the Airport Manager **discuss** ways to reduce noise from general aviation use of the airport,

One homeowner voiced concerns about the increase in usage of airport. The homeowner has talked to the Dave Kushner, Airport Manager for the Greene County - Lewis A. Jackson Regional Airport, who indicated that the usage would only increase. The homeowner has filed two complaints with

the Airport Manager but the Airport Manager indicated that noise complaints had to be provided to the FAA in Cincinnati. The homeowner has also talked to the Greene County Commissioners about the runway extension at the airport. The homeowner has been tracking aircraft takeoffs and landing and indicated there were as many as 35 flights a day,

Homeowners expressed concern about the increase in aircraft traffic and the potential increase in danger of aircraft crashes in our neighborhood.

A homeowner asked the question whether increased usage of the airport was good or bad for our neighborhood. The stated answer was that the increased usage was bad for the neighborhood and thus action was needed to address this issue. That homeowner also has sent a letter to the Greene County Commissioners expressing their concerns about the airport. The homeowner asked for action from the Windemere Homeowners Association to protest the runway extension at the airport, and the potential for increased usage of the airport, including by jet aircraft.

Another homeowner reminded the attendees that the 500 foot runway extension had already been approved by the FAA and funded by the Greene County Commissioners so there was little likelihood of stopping the extension.

Ron O'Rear and another homeowner added that the Long Range Airport Improvement Plan was presented to the general public in 2008 at a Greene County Commissioner's meeting and that the airport was following that long range plan for facility improvements and safety improvements. A homeowner asked if Ron O'Rear was a Windemere HOA Trustee when he attended that meeting and Ron O'Rear affirmed that he was a Trustee. A homeowner asked if the information about the future expansion of the airport was distributed to the homeowners. Ron O'Rear confirmed that the information was included in meeting minutes and discussed at the Annual Homeowners Meeting in 2009. Ron O'Rear added that no homeowner nor local resident raised any concerns about the airport improvements at that Greene County Council meeting.

Ron Simmons suggested that you can't stop the runway extension at this late date so the focus should be on reduce the aircraft noise and improve safety of the air operations.

One homeowner brought up the fact that the Greene County - Lewis A. Jackson Regional Airport did not generate a General Avigation Easement for homes in the area and that such an easement was not included in any homeowner's deed. The homeowner recommend that a General Avigation Easement be implemented here as has been done in California to stop and control airport expansions. The homeowner added that litigation to force the airport to implement a General Avigation Easement was one course of action that could be followed.

Ron O'Rear indicated that the likely reason that no such General Avigation Easement was included in the deeds for Windemere homes was because there were no impediments to use of the airport, such as tall structures and trees that required an easement to control.

Ron O'Rear stated that his research of General Avigation Easements and litigation indicated that the litigation did not stop airport expansions, reduce noise, or reduce usage, but instead provided monetary damage to impacted homeowners for their use of their property. In some cases the airport paid for the installation of noise reduction materials in the impacted homes in lieu of monetary damages to settle the litigation. In all cases the homeowner had to prove that there was damage caused by the air traffic, such as restricted use of the homeowner's property or reduction in home values.

A homeowner expressed the view that the Greene County Commissioners were not looking out for the interest of the Windemere homeowners but rather were more interested in growing the airport and increasing usage and resulting revenues.

A homeowner asked if other developments had complained about the noise and airport expansion. Ron O'Rear indicated that to his knowledge there have not been other complaints. Ron O'Rear added that the only concern voiced by the Airport Manager about the other developments was the planned development of the property across Indian Ripple close to the end of the airport runway. The Airport Manager thought that developing that property would be irresponsible given the proximity to the airport runway.

A homeowner asked where the end of the runway was located. Ron O'Rear answered that the current runway is 5,000 feet northeast of Indian Ripple generally aligned with the Barn located on the north side of Indian Ripple. The runway will be 500 feet closer to Indian Ripple after the runway extension is completed.

A homeowner asked if the air traffic on takeoff and landing was over the Windemere development. Another homeowner answered that the traffic was not over Windemere but over the property east of Windemere.

Ron Simmons suggested that a request could be made to have departing air traffic from the airport make a left turn away from the Windemere neighborhood as soon as safety permits. That action would reduce noise and reduce the likelihood of a crash in our development.

A homeowner stated that the main concern was noise, not aircraft crashes. The consensus is that there are homeowners who are concerned about the increase aircraft traffic and noise.

A homeowner indicated that no one should be surprised by the air traffic since the homeowners purchased their homes knowing that the homes were near an existing airport. That homeowner knew an airport was nearby when they purchased their home in Windemere and made the purchase decision with full knowledge that there would be air traffic over or near the development.

A homeowner indicated that the general aviation aircraft don't normally overfly our development. Another homeowner stated that they were keeping track of aircraft overflights and noise and that four aircraft flew below 500 feet over our development recently. Ron O'Rear asked if the homeowner was also keeping track of noise from lawnmowers and weed trimmers since those items are contributors to noise pollution in the neighborhood.

A maximum of four or five jet aircraft are expected to be based at the Greene County Airport per the Airport Manager letter to the Windemere homeowners. A homeowner suggested that a group of homeowners needs to get together to determine what to ask for from airport.

Ron Simmons stated that he would expect the airport to have standard take off and landing procedures for local and contract pilots. Ron suggested talking to the Airport Manager to determine what the current procedures include and to advocate for changes to the procedures if needed.

One homeowner requested that Ron Simmons talk to the Aerospace Medical Center about changing the takeoff pattern for their contract aircraft so that the aircraft turn to the left away from our development after taking off. The homeowner also asked Ron Simmons to contact Gary Middleton

at the Cincinnati FAA office. The homeowner stated that the FAA can force the Greene County Airport to change their operating procedures to reduce noise and improve safety for the neighborhood,

Ron Simmons indicated that he was willing to discuss the issues with the Aerospace Medical Center. Ron Simmons added that the contract pilots for the Aerospace Medical Center training program were professional, retired military pilots and that these pilots would follow the rules established by the airport and the Center. However, local and visiting general aviation pilots might or might not be aware of the airport takeoff and landing procedures and might not follow those procedures.

A homeowner stated that one or two per week non-compliant takeoffs and landing was not a big concern. Rather the concern was the regular overflights of the neighborhood and resulting noise.

A homeowner stated that they were asleep when they were awoken at 7 am by a jet aircraft flying directly over their house. The homeowner expressed concern about overflights and noise levels.

Ron Simmons stated that he would prefer a verbal discussion rather than a formal complaint and legal action. His experience is that pilots and airports want to be good neighbors and thus are willing to listen to suggestions for improving the relationship.

Other homeowners were skeptical of informal communications. Those homeowners would prefer formal communications, including letters and written meeting summaries, so that contacts and results could be made part of the formal record.

Ron Simmons asked if the main concern was with the prop aircraft or jet aircraft. The response was all aircraft.

One homeowner complained that last year a prop aircraft kept overflying their house at a low altitude. The homeowner happened to meet a pilot training representative at the Popcorn Festival and resulted that the low level overflights stop. The result was that the low level overflights did stop.

A homeowner asked about the planned extension of the road next to the Greene County Airport to connect to Indian Ripple. Ron O'Rear responded that the extension of North Valley Road south of U.S. 35 to connect to Indian Ripple was part of the long range Greene County development plan and was not part of the Greene County Airport Long Range Plan. Another homeowner stated that they had the original plans for development of this area of Greene County and that the road extension was part of that original plan.

Ron Simmons stated that one of his friends was involved in the Aerospace Medical Center contract flying training program and that he was willing to discuss the homeowner concerns with his friend. The homeowners agreed that Ron Simmons should contact his friend and discuss the concerns.

A homeowner reiterated that the discussion with Ron Simmons' friend needs to be formally documented in case there is no response to the request for change in procedures.

The homeowners requested that Windemere Homeowners Association prepare and send a letter to the Greene County Commissioners and the Airport Manager for the Greene County Lewis A. Jackson Regional Airport expressing the homeowners concerns since a number of homeowners have raised

these concerns individually. That way the concerns are formally documented and part of the official record in case additional action is needed. The homeowner also recommended that the individual homeowners lodge complaints with the Airport Manager since the more complaints filed the more likely that the airport will respond and make changes.

**Actions:** (1) Ron Simmons to discuss aircraft flying procedures with his friend who manages the contract flying program for the Aeromedical Center and fly with his friend out of the Greene County Airport to determine firsthand what the departure and arrival procedures are. (2) Ron Simmons to meet with Dave Kushner, the Airport Manager for the Greene County - Lewis A. Jackson Regional Airport, to discuss Windemere homeowner concerns about noise and increased aircraft traffic. (3) The Windemere HOA formally document the outcome of the two meetings and provide a formal letter to the Airport Manager documenting any agreements reached.