

April 4, 2024

Hello WAP property owners,

Our apologies for the delayed update on the storm water project. This has gone on for longer than we all anticipated, but we promise to send periodic reports from the Board until completed. This report is being sent via email, being posted on the website at WolfeAirpark.com, and on Facebook Wolfe Airpark Civic Club (<https://www.facebook.com/groups/329393764483980>).

Why was the project initiated?

Per the Wolfe Airpark Covenants, JVR Realty has the right to develop remaining lots in Block 2, necessitating storm water management for existing and future building projects. The current drainage project involves retention ponds and culverts.

What benefits does Wolfe Airpark gain?

The project enhances stormwater management for the entire subdivision, providing 14.5 acre-feet of capacity and improving overall conditions. It also facilitates future building projects and enables electrical installations near Belcher & Hal McLain for potential amenities like a roadway gate and lighting.

Why the delay?

Challenges including weather delays, extended permitting and design processes, and a design error requiring revisions have prolonged the project. Construction activities are set to resume within 1-2 weeks.

Who bears the cost of errors and operations?

JVR and their contractors address the elevation design error at no cost to Wolfe Airpark. Electric pumps are necessary due to terrain, with Wolfe Airpark covering power usage and maintenance costs.

How will maintenance be funded?

Fees will be charged to property owners wishing to build new hangars or homes. A portion of the fee will be used to fund ongoing stormwater system operations.

Does the project pose risks to pilots?

The added risk to airplane operations is minimal. Before installing the ponds, the muddy areas alongside the runway posed a flip-over hazard. This has been reduced with the

installation of the ponds that channel water away from the edges of the runway. Water collected in the ponds should empty in 3 to 4 days. Last, the north and south facing slopes in the ponds have been reduced to minimize hazard.

In summary, regulatory changes drive the need for projects like this, with expected improvements to conditions at Wolfe Airpark upon completion.

- Wolfe Airpark Civic Club Board of Directors