

# THE ZBA CIRCUIT



BURLINGTON AIRPARK'S NEWS AND NOTES

Volume 1, issue 7

Tuesday July 1st, 2008

## KNOW YOUR LAND LEASE!!

Occasionally Hangars are bought and sold on the field, and once in a while we find that vendors and purchasers are unaware of the clauses that affect this transaction. Specifically the permission to buy or sell and the fee associated with it. Below in full is the section IV of the lease.

Quote:

**IV The Licensee Occupant may at any time during the currency of this Agreement sell the Hangar subject only to compliance with the following terms:**

**1. Payment to the Owner and Operator by bank draft, certified cheque, money order or cash of its then current transfer administration fee. As at the date of this Agreement the transfer administration fee is in the amount of \$1,000.00 plus G.S.T., or 20% of the selling price of the hangar**

**2. The purchaser entering into a new Non-Commercial Hangar License of Occupation Agreement upon terms satisfactory to the Owner and Operator.**

**3. The Licensee Occupant delivering to the Owner and Operator a written acknowledgement that this Agreement is terminated effective as at the date of commencement of the term of the new Non-Commercial Hangar License of Occupation Agreement with the purchaser.**

**4. The Licensee Occupant paying to the Owner and Operator any outstanding charges payable pursuant to the terms of this Agreement by the Licensee Occupant.**

**5. The Licensee Occupant executing and delivering any further documentation as may be required by the Owner and Operator, acting reasonably, in connection with the termination of this Agreement.**

**6. The Owner and Operator approving the purchaser as a Licensee Occupant, such approval not to be unreasonably withheld.**

### What's happening?

- CZBA IS ON THE MOVE!  
MANY PLANS AND LOTS OF ACTION IS UNDERWAY AT THE AIRPARK. THERE IS A LARGE COMMITMENT TO MAKE THE IMPROVEMENTS THAT WILL ENHANCE ALL OUR EXPERIENCES AT CZBA!
- CZBA: IT'S A GREAT PLACE TO LAND YOURSELF!

### Inside this issue:

LEASE AGREEMENT	1
LEASE AGREEMENT	1
HANGAR SALES	2
MORE IMPROVEMENTS	2
CLASSIFIEDS & SERVICES	3
RATES AND RESEARCH	4
CONTACT INFO	4

## HANGARS FOR SALE!

The second group of Hangars planned are now complete and most have been spoken for!!

These buildings are engineered with concrete floors, and remote automatic bi-fold doors.

The next round of Hangars are in the plans and are available if you're ready to upgrade. If you're looking to upgrade, or know someone who is looking to move to ZBA, make sure you let them know!

We routinely receive many calls regarding Hangars for sale and for Rent. If you are considering selling a hangar, be sure to let the office know so we can let our prospects know.



## WE'VE GOT A CENTRE LINE!

As of July, 2008, we now have runway that has a centre line that will enhance safety.

Night approaches were quite an experience with the "black hole" that existed out there without the centerline markings. We have now corrected that situation, and I encourage you to take your bird for a flight and enjoy

the improved approach!

We also have done more markings on the taxiway, completing the centerline for the full length, enlarging the "no parking zone" in front of the fuel pumps, and marking the helicopter landing area so they can operate safely from the ramp.



## TIPS AND TRICKS FROM SPECTRUM AIRWAYS

Sometimes we wonder what happened to good old fashion courtesy and good airmanship.

Our School airplanes have encountered some interesting situations in the zone and we want to discuss some basics of flying into CZBA.

Radio calls: a must! We all know that the procedure we follow is to cross the gravel

pit to the west, overhead to join the circuit. Others may not know that, and there are 2 gravel pits fairly close! It would be good to call:

- 1) gravel pit to the west
- 2) Overhead
- 3) Mid (left or right) downwind
- 4) Right or left base

- 5) Final to runway number
- 6) Clear of runway number

This is only good airmanship, and lets everyone know where you are, and what you're doing!

It helps us all to be safe and enjoy our flights!



Taxiway work

## ELECTRICAL UPGRADE WORK

Investigation into rectifying the unsafe hydro conditions in the centre 2 rows of the north hangars and the west facing row continues.

If the service is not brought up to code, Hydro will disconnect service entirely to any unsafe condition. The service in these rows of hangars **must** be corrected to avoid constant interruption of the service, or worse, a catastrophic loss by fire.

At this time, we are investi-

gating the costs associated with this correction, including the comparisons with hangars served by individual meters (which is the ideal solution, and the most costly), sub-meters and upgrading the current "community" service currently serving those hangars.

Upgrading will enhance safety and avoid catastrophe and ensure that when you need power, you'll have it!



## CZBA CLASSIFIEDS

- 1) **5 year old Hangar**, 42'x30', concrete floor, electric bi-fold door. Contact Paul Sharpe @ 416-564-8997
- 2) **New Hangar** for sale, 46'x35', concrete floor, bi-fold electric remote door. Contact office.
- 5) **For Sale:** 1977 Cessna 182 and hangar #88. Contact Gord @ 905-336-0226
- 6) **Hangar for Sale** 42'X 30' deep. Incomplete rollup door structure and motor is in place. contact Glen at 416 520-8008 (cell), or [gwinn@cogeco.ca](mailto:gwinn@cogeco.ca)

This section is for you! Let us know if you'd like to list something for sale, or something wanted!



WEST SIDE WORK

## FUELING FLOW

As the better flying weather approaches, the fuel system will be in more demand. With this considered, there are a few basic rules that should be adhered so that the flow runs smoothly.

- 1) When you arrive in front of the pumps, please start the process right away
- 2) Always ground your plane with the ground wire provided
- 3) Please don't drag the nozzle along the ground when



retracting

- 4) As soon as you are finished fueling, please move your plane to allow others access to the pump.
- 5) If you experience difficulties with the system, please contact the office

Following these basic rules and courtesy, the system will accommodate everyone with little congestion!

## ELECTRONIC NEWSLETTER & INVOICING

Something that we've been considering from your suggestions, is electronic distribution of the NEWSLETTER, INVOICING, and other announcements as they become necessary from time to time. If you'd be interested in getting this information through your email, rather than regular mail, please send an email to [Info@burlingtonairpark.com](mailto:Info@burlingtonairpark.com) and let us know.

From time to time there are notices that need to be sent as well, such as conditions at the airport, or emergencies, or Notams, and communicating with you in this manner is quite efficient and cost effective.

Consider giving us your email contact so we can put this plan together. To date only a few have contacted us.



Final to the new wider RWY

## KEEP YOUR BUSINESS ON THE FIELD

One of the great things that Burlington has always had to offer is the feel of a community. It was the dream of the Kovachik family, and is perpetuated by Vince Rossi.

One of the ways that you can contribute to the success of the airport, is to support those business's working from the field or supporting the field.

The new Fuel system and the plane wash station are up and running, and these conveniences can only be justified by their use. The only way to keep the business of the airport running is to support our business's!

**Burlington Airpark Inc:** Hangar sales and leasing, fuel sales, airport operation 905 331 0075

**Kovachik Aircraft Services:** approved Maintenance Organization, and certified engine overhaul facility. 905 335 6759

**Spectrum Airways:** Flight Training College 905 336 4010

**Rainbow Sport Aviation:** Advanced Ultralight Training and Sales— Aircraft are Allegra and the 3X55 Trainer 905-848-6292

**DB Air:** Custom Charter Flight Solutions 905 335 2502

**ECI/Elliott & Crawford Insurance:** Aircraft, Hangar, Commercial and Personal Lines of Insurance 905 634 1817

**AC Aircraft refinishers:** Tony Cajella 416 918 7774

## Contact and Communication

- **Burlington Airpark Main contact number 905 331 0075**
- **WWW.BURLINGTONAIRPARK.COM**
- **Vince Rossi** Owner
- **Milt Farrow** Airpark Manager / Public Relations
- **Bruce Johnston** Airport Advisor
- **Tim Crawford** Airport Advisor



BURLINGTON AIRPARK IS PERFECTLY LOCATED IN THE HEART OF THE GOLDEN HORSESHOE AND IS OPEN FOR BUSINESS! INVITE YOUR FLYING FRIENDS TO VISIT CZBA!!