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www.livingwithyourplane.com



dave@generalaviationnews.com
 253-471-9888 Ext 108 (Message) 253-691-8103 (Cell)

A checklist to assist you in choosing a Residential Airpark

Selecting the Residential Airpark that is right for you requires considerable research. But the best research often is ruined by making decisions from the heart, instead of the head. In other words, people forget to do their research before making a decision.

This LWYP checklist will help you in making sure the decision you make about a home on a Residential Airpark is the right decision.

We recommend strongly you study this checklist carefully before you even start looking at property. Discuss the checklist items and add those of particular importance for you. After you've refined the checklist, make duplicate copies so you'll have a separate sheet for each airpark you visit.

When you visit the Residential Airpark, go through this checklist and score each item from 1 to 5, with 1 being lowest. Add your score at the bottom. The airpark resulting in the highest score should be the best one for you. Rating each airpark on a separate sheet and having husband and wife score each one independently will give you the basis for your best possible decision.

Remember, score the airpark from your head, not your heart. Don't allow yourself to get emotionally attached to a place. You might have to go back and re-examine some of the items on the checklist a second time if the scoring is real close.

We suggest you visit each airpark on a weekday, weekend and different times of the year.

In scoring, try to think of all the variables that might exist for your personal situations. For example, do you need a paved, lighted runway with IFR approaches? Will you need a tiedown area or a hangar? How about fuel, maintenance, etc.? You are the only person who can factor in your personal requirements so think about them carefully.

Talking to property owners of the airpark is important. You should also consider talking to people who live in the area but are not part of the airpark. City, county and planning or zoning department people also are important contacts.

Having a real estate professional or an attorney checking over the CC&Rs and other legal documents is absolutely necessary before you make an offer. The money you spend on that type research may be the best investment you make.

Airpark Name _____ Visit Date _____

AIRPARK	SCORE	AIRPARK ARRANGEMENTS	SCORE
1. Years in existence?	_____	1. Is there an owners association?	_____
2. Quality of runway & taxiway?	_____	2. Is it incorporated?	_____
3. Is there an FBO on the airpark?	_____	3. Who owns runway and taxiways?	_____
4. Is fuel available? What grades?	_____	4. Who maintains common areas?	_____
5. How are the approaches?	_____	5. Is there liability insurance?	_____
6. Is the airport fenced or secure?	_____	6. Are there written operating rules?	_____
7. Are there tiedowns or hangars?	_____	7. Are there covenants & restrictions?	_____
8. Can non-owners rent tiedowns?	_____	8. Are there architectural rules?	_____
9. Is there an IFR approach?	_____	9. Are there homeowner or user fees?	_____
10. Are individual properties clean?	_____	10. Are lots actively being marketed?	_____
11. Have many properties for sale?	_____	11. Is the developer still involved?	_____
12. Have many properties sold recently?	_____	12. Are most owners plane owners?	_____

AREA AMENITIES

1. How are schools, churches?	_____	6. How's the weather?	_____
2. Are there cultural activities near by?	_____	7. Are there recreational sites close?	_____
3. How about medical facilities?	_____	8. How are fire and police departments?	_____
4. Is shopping, entertainment convenient?	_____	9. Is public road construction needed?	_____
5. Is it close to major city and airport?	_____	10. What's the local tax load?	_____