

# FALMOUTH AIRPARK FLASH

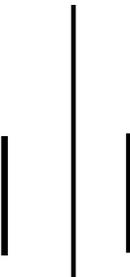
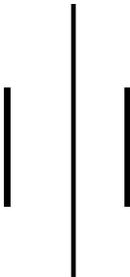
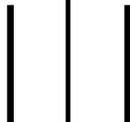


March 2013

Volume 2 No. 1



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## LETTER FROM THE PRESIDENT

As winter winds down we are all anticipating the arrival of spring, and with it, more activity here at the Airpark. The winter has not been without activity, however. Our social committee has arranged for several events to enliven the season for those who have remained for the winter.

There has also been a good deal of activity taking place behind the scenes. Our administration/operations building committee has been looking over plan proposals and making adjustments with the Board to insure that this project is on the right track and will meet the expectations of our community. Bob Brann has been the direct contact with the construction company and we have received our final plans. We will be moving to the permit phase with the Town of Falmouth. Once we complete this phase, things will move at a brisk pace. We cannot give you a precise completion date, but once you see the excavation start, I would estimate that we would only be six to eight weeks away from completion. I hope you all keep abreast of the progress, and attending our monthly Board meetings would give you the opportunity to get the latest updates.

Also, the land exchange between FAHA and Green Cove has been completed with the filing of deeds on February 13th. We now own the area adjacent to the approach end of Runway 7 and the 15 acres that abut our property on the western boundaries of the Airpark. This is all in open space as approved by the Town Planning Board. MASSDOT is now looking at trimming trees in the runway safety zone for Runway 7 to give us a safer approach and departure corridor to that runway.

As our snowbirds return there should be much activity to peak everyone's interest. I look forward to seeing you all around our construction site, hopefully without the need for parkas and boots.

Ed Stadelmann

The Falmouth Airpark *Flash* is issued quarterly.  
Next issue deadline is **May 15**.

Editor: Judie Spero  
Associate Editor: Lee McGraw

Send correspondence to:  
[jss@cleveraddress.com](mailto:jss@cleveraddress.com)  
Subject: Flash

Website: [www.falmouthairpark.net](http://www.falmouthairpark.net)

### FALMOUTH AIRPARK BOARD MEMBERS & STAFF

President: Ed Stadelman  
Vice President: Mitch Garner  
Treasurer: Rae Willis  
Clerk: Lee McGraw

Directors:  
Bob Bisbee  
Pete Dooley  
Roger McDowell  
Lee McGraw

Board Meeting - Second Monday of each month at 7 PM at the Shack, open to the membership.

Architectural Review Committee  
Chairman: Bob Bisbee

Social Committee Chair: Cathie Pirri

Airport Manager: Randy Simon

### AIRPARK CALENDAR

**January 1 - HOA fees due**

**April 1 - HOA fees due**

*(Please avoid the \$25 late fee by submitting your dues before the 15th of the month.)*

## Let It Snow



An unidentified cross country skier enjoys the first snow of the season on the taxiway on January 6.

## Kudos

Kudos to Mitch and Biz for plowing the streets after the big snow on Saturday, February 9.

## SOCIAL COMMITTEE CALENDAR

**Save The Date!**  
**Details to Follow**

**Memorial Day Potluck**  
**May 26**

## FLASH MAILING LIST

If you would like another or different household email address added to the Flash mailing list, please let us know at: [leemcgraw@yahoo.com](mailto:leemcgraw@yahoo.com).

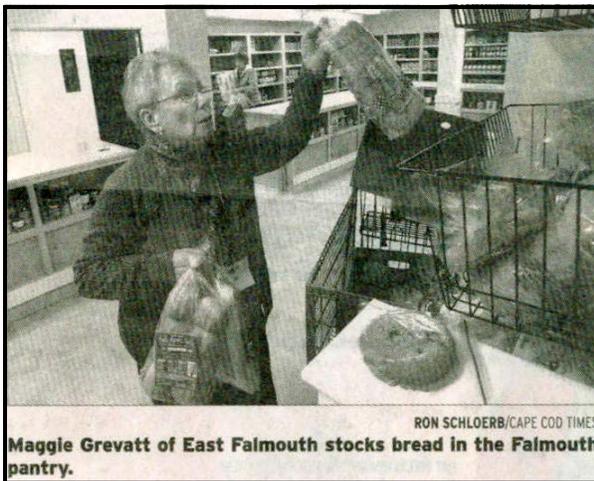


## Helping Hands

On January 20th, *the Cape Cod Times* ran an article featuring its many volunteers, one being is our very own Maggie Grevatt. A short summary follows.

"The Falmouth Service Center has 300 volunteers and three paid staff people," said Betsy Doud of Falmouth, President of the service center's board. They provide the basics of everyday survival. With the local economy still in the doldrums, the Cape's food pantries are busier than ever. And whether they are large spaces like the Falmouth Service Center and the Family Pantry of Cape Cod in Harwich, or tiny pantries in the basements of local churches, they have something in common. They would not exist without volunteers.

Maggie Grevatt gets to the service center by 4 p.m. to be ready as the doors open at 5 p.m. to clients warming themselves in the center's foyer. She'll stay until 7 p.m., helping fill bags with boxed and canned goods behind the service center's counter.



Maggie Grevatt of East Falmouth stocks bread in the Falmouth pantry.

## Falmouth Airpark An Historical Account

*(This article is the third in a series on the historical aspects of Falmouth Airpark.)*

*The Editor*

So far we have seen that what we know and love as Falmouth Airpark had its origins 60 years ago in the mid-1950s, the last of four airports to come and go in Falmouth. The shaky 30 years of attempting to privately operate an airport was the subject of our last installment and by the mid-1980s, the Gallaghers were ready for a change.

Also at that time, a New York based real estate development company was exploring the potential of establishing a marina-based residential community on Cape Cod. Their search was not going well. I have never heard the story of how they came to know of the airport property and their association with a Mr. Guidotti and in turn the Gallaghers, but in January of 1985 the Falmouth Airport was sold to Carl E. Petrillo, a principal of the Yonkers Construction Corporation, Yonkers, NY and Harold Guidotti, with the intent of developing a residential aviation community. Two Massachusetts corporations were formed to own and develop the property, the Airport Development Park Investment Corp. and the Airport Development Park Reality Corp.

The development layout went through much iteration and many meetings with the town before a final configuration was established. One preliminary configuration had a single street along the north, west and south sides of the runway. The final configuration had two separate

*(continued on page 5)*

*(continued from page 4)*

sections, Falmouth Airpark I to the north and Falmouth Airpark II to the south. Falmouth Airpark I was configured as sixty-six single family lots and Falmouth Airpark II was configured as eleven multi family lots, each lot to contain a four unit condo building. The developments were designed as cluster developments meaning that in addition to the homeowner's lot, additional lands are held in joint, or common, ownership for all to enjoy in addition to the airport lot. The Development Plan was filed March of 1986 with the Town Planning Board approval in June of 1986.

About this time, the development infrastructure was put in place with final grading, drainage, roads, utilities and airport improvements. It would take another two years for the other legal documents including the Declaration of Covenants and Restrictions (DC&R) and the Falmouth Airpark Homeowners Association (FAHA) By-Laws to be finalized and recorded and sales to begin.

I first heard of the development in 1986 when an article was published in the Boston Globe of a residential airport community being built in Falmouth.

In 1986, the developers viewed their target clients much differently than what has happened. They envisioned that the potential buyer would be a summer resident and opt for condominium living. Any single family buyer would build a small home and hence the smallish lot sizes and the minimum square footage requirement in the DC&R. To this end the developers built the first of the multi family units and in 1988 set up the sales office.

Sales were extremely slow for many years and many potential buyers walked, questioning if the development would succeed. The developer restructured their corporate makeup several times over the years but they did not abandon the development. It was the single family lots which sold and in 1998, the developer abandoned the multi family concept and restructured the ten multi-family lots of Falmouth Airpark II into single family lots.

Prior to 1997, the Developer had sole responsibility for the Homeowners Association. The DC&R had established January 1, 1997 as the date the homeowners would take control of the Association which we did, although it would be another three years before enough homes were sold and the developer would no longer have the controlling votes.

Our little gem, the Falmouth Airpark, has taken many years to evolve and it is still evolving but Bill Gallagher's vision of many homes built around his runway and its owners enjoying his love of aviation is what we have become. In the next issue I will talk about Bill and Gloria Gallagher.

Roger McDowell

**POST A FLASH NOTICE**

Are you looking for a weekly card game, bicycling partner, exercise or golfing buddy, whatever? Send us an email letting us know your interest and we'll post it in our next issue.

Please be sure to send contact info for publication to: [jss@cleveraddress.com](mailto:jss@cleveraddress.com)



WONDERFUL CHRISTMAS PARTIES

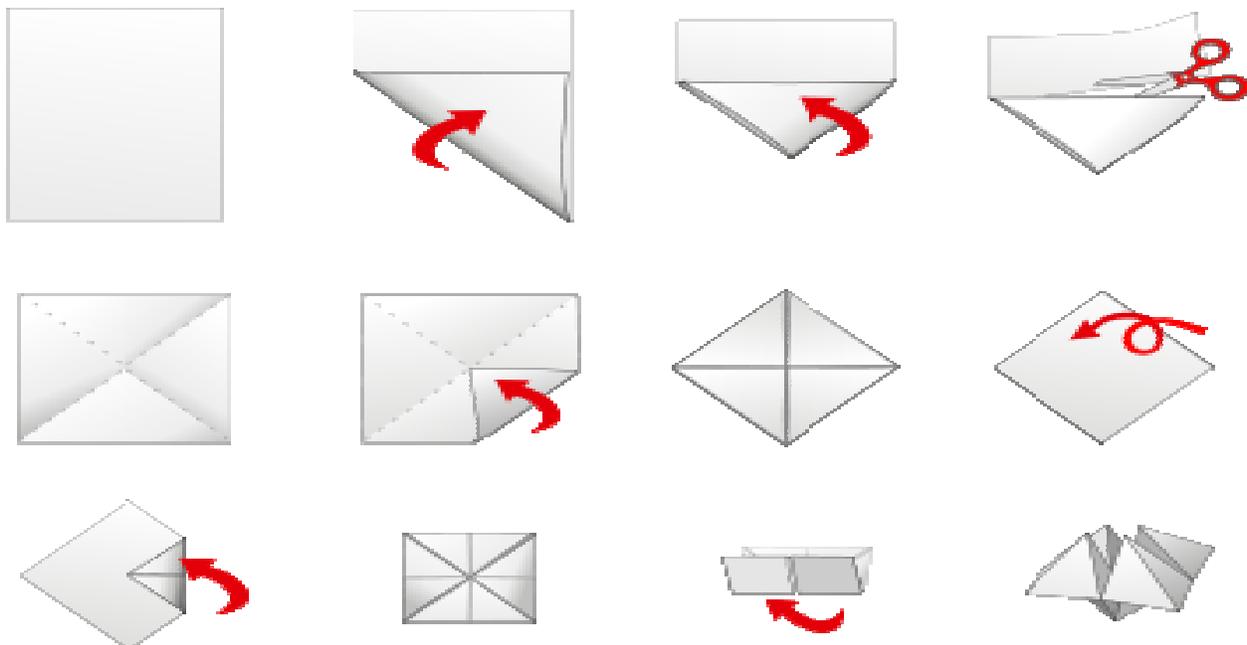


At every party, there's always that guy who party's hardy and ends up with a lampshade on his head ; )

# KID'S CORNER

## Easy Origami: Fortune Teller

- **Step 1:** To make a perfect square, fold one corner of your paper across to the opposite side. Cut off anything below the triangle you form.
- **Step 2:** Fold your new square in half the opposite way so that you have 2 creases that form a "T".
- **Step 3:** Take each corner of your square and fold it carefully to the center of the T crease.
- **Step 4:** Flip your project over, and again, fold all corners carefully to the center of the T crease (your square will be shrinking).
- **Step 5:** Flip it over one more time then fold and re-create the lines running from the middle of each side to the opposite side.
- **Step 6:** Slide a finger under each of the flaps you have formed, then push your fingers together to fully open each pocket.
- **Step 7:** And now for the most important piece – the fortunes! On the inside of your fortune teller, add the name of a color or animal to each flap (for a total of 8). Next, unfold each flap and add a fortune to correspond to each color/animal. For some added fun, we recommend throwing in some funny fortunes or statements, like "Your feet smell". You can also decorate your masterpiece with a funny face. Now, just find your self a victim and summon your fortune telling powers! Ask your partner to chose a number, then move your fortune teller back and forth (like a mouth opening upwards, then sideways) that number of times. When you reach the chosen number, ask your partner to chose one of the color/animal names that is visible. Finally unfold the chosen flap to reveal the fortune beneath.



## Our own Pete Mitchell, Falmouth Enterprise, January 8

Cape Cod teams placed first and second in a US Curling Association regional championship last week in Nashua, New Hampshire. The teams were competing in the senior men's tournament sponsored by the Grand National Curling Club (GNCC), which represents the northeastern region of the national organization. Sixteen teams from North Carolina through New Hampshire competed in the four-day event, with the two Cape Cod teams vying for first place in the finals. First-place finishers, above, were Russ Lemcke, Todd Benedict, Bill Gaulty and Frank Balas. The second-place team, below, comprised Pete Mitchell, Paul Ketchum, Richard Lousararian and Joe Tamucci. All players are from Falmouth, except Mr. Benedict and Mr. Balas, who are from Bourne, and Mr. Gaulty, who is from Bristol, Rhode Island. Another Falmouth-based team came away victorious in the second event, making this the best-ever Cape Cod performance in the 48-year history of the championship.



## Up, Up, and Away

Olga Mitchell did some formation flying in Las Vegas on February 10. On the left an RV in the group, and on the right, Olga in the Cirrus SR 22.



## Cooking Up A Dream



Judie Spero was featured in an article in the *Falmouth Enterprise* on February 19 entitled *Cooking Up A Dream*. Summary follows:

Judie will be offering cooking lessons in the kitchen she designed with teaching in mind. Classes span a variety of culinary genres, from Cooking for Beginners, to Pizza and Bread-making, to International Cuisine, and more. Classes run three hours and conclude with a delicious meal and lively conversation. Individual and group lessons are available, and men are welcome!

The first offering, beginning Friday afternoons in April, will be a four-session class on Slim Cuisine using recipes Judie developed to help her lose 50 pounds since moving here to the Airpark. Go to [judieskitchen@cleveraddress.com](mailto:judieskitchen@cleveraddress.com) to register or to inquire about future classes.

Judie is an avid foodie and cook who has attended culinary school in New York City and interned in a restaurant kitchen. An artist as well as a cook, Judie has also worked as a food stylist for a national fast food chain.

## FAHA Potluck

The FAHA Social Committee has once again done a fabulous job of putting together a wonderful community event. Sherry Grobstein and Rich Dupee generously hosted a comfort food themed winter gathering at their home on February 23. Over 30 Airpark residents were in attendance. The food offerings were many and all tasty, and the company was stellar. Apologies from the editor for the poor photography that evening (see page 10) due to camera related issues. Thanks go out to everyone for their hard work and contributions to making this a fun event.

## Share a Recipe

This fantastic hot dip was a big hit at our recent potluck party. Charlene Walsh generously shares her recipe below.

### Artichoke Dip

- 1 14 oz. can artichoke hearts chopped
- 1 small can jalapenos chopped
- 1 small jar chopped pimento
- 1 cup mayo
- 1 cup parmesan cheese
- 1 8 oz. bag shredded pepper jack

Combine all ingredients. Turn in a shallow baking dish. Bake at 350 degrees for 30 to 35 minutes.



