

# Tanglewood Park Reminder

June 2008

Newsletter of Tanglewood Park Homes Association

## Board of Directors

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## Manager

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..... • TP

## Pool Reminders

While you are enjoying our pool areas this summer, please observe the following rules:

1. An adult resident must accompany guests at the pools.
2. An adult resident must accompany children at the pools.
3. Glass containers are not permitted in the pool areas.
4. Pets are not permitted in the pool areas.
5. Pool areas close at 10 PM.



## Gas Lease Update

### TPHA joins Southwest Fort Worth Alliance

A lot has changed since March, when the board wrote to our members asking for your support of a specific lease offered by Four Sevens. We have now put that lease aside and are negotiating with the Southwest Fort Worth Alliance (SFWA) for a better lease.

Here's the story: First, on March 26, immediately after we mailed the ballots, the *Star-Telegram* reported that the Fort Worth Eastsiders, a multi-neighborhood bloc representing over 4,000 acres, had negotiated a record-breaking deal with terms that included a \$25,000 per-acre bonus and 26.5% royalty. A few days later, a Four Sevens representative called TPHA board member Karen Schoenbucher, who serves on our Gas Lease Committee, and significantly upped their offer to us, raising their per-acre bonus offer from \$10,000 to \$15,000. Then, at the board's May meeting, our manager, Fred Blackwell, reported that some of his other homeowner associations were being offered even higher bonuses, so Karen went back to Four Sevens to press for a comparable deal. However, at the board's June meeting, Karen reported that Four Sevens's offer to us stood firm at \$15,000 and 25%. A few days after that meeting, Fred, too, contacted Four Sevens and pressed them to bring TPHA's offer up to match those of other nearby neighborhoods, but, still, Four Sevens held firm.

Throughout our negotiations, we had understood that, with only about eight acres, TPHA lacked bargaining power compared to some other neighborhoods. So, on June 20, when the *Star-Telegram* reported that neighborhoods south of us had formed the Southwest Fort Worth Alliance (SFWA), whose northern boundary, at Bellaire Drive South, was just two blocks south of us, we determined to contact SFWA, with a view to joining the growing alliance. TPHA president Charles Williams sent Tollie Thomas, co-chair of SFWA, a map showing our close proximity to SFWA's boundaries, and asked whether the alliance would be interested in having us join them. Tollie responded encouragingly and invited us to send a representative to SFWA's meeting on June 25. Board member Doug Batchelor, who also serves on our Gas Lease Committee, attended that SFWA meeting and, the next morning, emailed the board his report, highly recommending that we join SFWA. The board agreed, with the result that TPHA is now part of a 26-neighborhood alliance representing over 6,000 acres.

By joining SFWA, we hope to not only strengthen our negotiating position but also benefit from the alliance's determination to secure

a uniform, neighborhood-friendly contract, with terms aimed at protecting property values, quality of life, safety, and future royalty revenue... SFWA also seeks clear no-surface-use language, limitation of mineral rights production to hydrocarbons of the Barnett Shale only, natural gas (or other clean energy) powered sites, bonus and royalty payments to include all easements and to be calculated to the center of the street, limitation of truck traffic from residential roads, company deed warranty, one-way indemnity, and a subordination agreement that protects property owners from mortgage company costs and fees that can exceed \$1,000.00 (from SFWA's June 21 press release).

All of these protections are important to our members, so we are very pleased to join with our neighbors to the south to work together to protect our shared interests.

For now, we encourage TPHA's members to cooperate with SFWA's "Wait to Sign" campaign and refuse to sign any lease agreement that is offered to you by the energy companies. We believe it is prudent to hold out for an agreement that is endorsed by SFWA.

Doug Batchelor will continue to represent us at SFWA's meetings.

For more information, see SFWA's website at [www.sfwalliance.org](http://www.sfwalliance.org).