

Tanglewood Neighborhood Association General Meeting Minutes

May 14, 2007

Welcome:

Terry White, President of TNA welcomed everyone to the 2nd Quarter meeting. He reviewed the agenda for the meeting.

- TNA Crime Update
- Oncor Electric Delivery (formerly TXU)
- Gas lease update
- Harlanwood project update

Announcements:

- Congratulations to Chuck Silcox for winning 76% of the vote for city council
- Thanks to the volunteers who helped with the Cowtown Clean-up and Tree planting project
- The neighborhood social was a big success. About 100 people participated in the event
- We are planning for the 4th of July Parade. Please contact Jennifer Smith if you would like to volunteer

Crime Update:

The crime report includes “Burglary of Habitation” and “Burglary of Building.” These labels often refer to garages. Burglary of Habitation can be when something is stolen from an attached garage. Burglary of Building would refer to something stolen from an unattached garage. Sometimes things are stolen from the cars in the garage. Other times it refers to lawnmowers or other items typically found in the garage.

An auto theft occurred in the University West neighborhood. A purse was stolen. Three days later, they came back and stole the car using the keys from the purse.

Be wary of the magazine sales people.

There was an incident at Camp Bowie and Horne. A person pretended to be on a cell phone in the parking lot. He tried to assault a woman walking to her car. He stole her purse. Pay attention to your surroundings!

When you contact the police to make a report, give them all information that you can. Race, sex and what they are wearing is important, but the best information is a license plate.

When the salespeople come to your door, it is useful to let them know you are home. But, do not open the door. Speak to them through the door or not at all. There have been recent cases of the salespeople knocking on doors, coming back to knock again, and then kicking in the door if they are confident that you are not home.

Electrical Needs:

Guest speakers – Cathy Griffin, Oncor Electric Delivery, formerly TXU

The recent storm that hit our area caused the 2nd largest storm outage, with 360,000 outages. Improvements were made to the Tanglewood neighborhood in 2006. Switches were installed to allow swapping from one source to another. If something causes one line to go out, the switch will swap to the other line. However, if a substation goes down, the switches will not have any impact. This update is a big improvement over the manual process that was used in the past. The switches talk to each other automatically.

During the recent storm, the speakers believed that the switches were working properly from 6:30pm until about 10pm when our neighborhood lost power. However, most of our residents lost power at 6:30. Cathy Griffin will look into why her information is different from ours.

Q: Who is the provider that we should report outages to?

A: Report what you know to your provider. Your provider will then report to Oncor.

Q: What can we do when we have problems conversing with the people from the Philippines who answer our provider call?

A: We are the delivery segment. You will have to take that up with your provider.

Q: Is there any chance that we could switch our area to underground wiring?

A: Typically the developer pays the up-front cost of burying the wires. It is very expensive to switch.

Q: Can Encore tell who the provider is from home to home?

A: No.

Q: Is Encore a publicly owned company?

A: TXU delivery was a publicly owned company. If the sell goes through, Oncor will not be a publicly owned company.

Q: Is there any ongoing maintenance on the electric poles?

A: There is a feeder maintenance program that looks at the entire neighborhood every 5-10 years. As long as the equipment is working, they will continue to use it. The age of the equipment does not mean that it will be replaced.

Q: Did you make any changes due to lessons learned from the last storm?

A: We have meetings and get input each time we have big storms. For example, the tree trimming crews were kept in the area since trees were an issue in this storm.

Gas Lease Update:

There was a good article in the Fort Worth Star Telegram that described how neighborhood associations can play a role in the gas lease process. If you haven't had a chance to read the article, it can be found on our TNA website.

There is a gas lease committee, including Terry White, Tom Sylvester, Dryden Boyce and Dan Hagan. They met with Moses, Palmer & Howell, L.L.P.; local Tanglewood attorney's that specializes in oil and gas. There is an Engagement Letter available for all residents who want to participate in negotiations as a cohesive group. Signed letters should be submitted to Terry White. Currently, more than 70 people have committed to be a part of this group. There is no official deadline, but negotiations will begin within one week.

A representative from Four Sevens was also on hand to answer questions.

Q: What is the impact to the quality of life and environmental protection?

Four Sevens: Drilling must take place 600 ft. from residential areas, 300 ft with a high impact permit. TCU is proving to be one of the strictest leases being negotiated.

Q: Will it hurt the trees in our area?

Four Sevens: The lines will be 1.5 miles below us. There is no study that shows that our trees will be harmed.

Q: What is the maximum size for drilling?

Four Sevens: Maximum size is 640 acres. You can't really do that large size in a residential area. Residential areas are typically 140 acre unit size.

Q: How much noise will we have in our neighborhood?

Four Sevens: Your neighborhood is 5000 feet from the drill site. The drill site is located in the northwest parking lot south of Canty Street. Drilling will not take place during football season. Drilling should begin the summer of 2008. For 4 days, the noise will be loud as they drill. After the drilling, there will be no noise.

Q: Where will the gas line be?

Four Sevens: Under Stadium Drive,

Q: What will be your source for water?

Four Sevens: Water will be purchased from the city. The underground water supply will not be impacted.

Q: Where is Chesapeake?

A: Chesapeake was invited. They accepted, but called today to state that they preferred not to participate. They have had success getting individual property owners to sign leases.

Q: Will Four Sevens keep the leases that it gets signed?

A: Oil companies will flip the leases if they choose.

Q: How are the attorneys for TNA going to be paid?

A: Through donations or membership fees.

Q: How is the negotiation process going to be communicated to those who have signed the Engagement Letter? Will those who have signed have any input?

A: The goal is to band together to get the appropriate language into the lease that will provide a general benefit to the entire neighborhood. Once they have some language, the committee will get this information back to those who have signed. The information will also be posted on the website. You are not committed to sign the lease if you sign the engagement letter. Once you see the language, it is your choice whether to sign or not to sign the lease agreement.

Q: Will any special arrangements in a lease be carried over if the oil company flips the lease?

A: Terms of the lease should convey if sold to another company. TCU is very pro-neighborhood.

Q: Is there any sense of urgency?

A: The oil companies are pressing to get this taken care of as soon as possible. We will begin negotiations in the next few weeks.

Harlanwood Update:

The project was delayed for the following reasons:

1. Water lines were too shallow at Preston Hollow and Harlanwood
2. The sewer line was in bad shape and sewage had to be redirected
3. There were drainage concerns on the low side of the street. A storm drain was added.
4. Soil saturation problems from rain and sprinkler systems.
5. Water valve leak at Harlanwood and Trailwood.

The crew has started laying the forms. Concrete will be poured after 10am throughout the week. Crews have also been pumping water out to reduce the saturation. Storm drains have been covered to avoid concrete and sediment flowing into the drain. Estimated time of completion is mid July. This date includes the laying of grass.

The plan is to start at Lynncrest and go towards Trailwood. The crews will go from Lynncrest to the hill, then Preston Hollow to the hill, then the hill will be done last.

Q: During the last rain, the storm drain at Preston Hollow and Harlanwood could not handle the rain.

A: The rain exceeded the maximum capacity of the drain. The drain was designed for a 5 year storm. They are making adjustments to design for a 100 year storm. Lots of debris can also impact the capacity of a drain.

Q: What can we do to keep the storm drains clean?

A: Clean your leaves out of the street.

Terry White thanked our guest speakers and closed the meeting.