

Tanglewood Neighborhood Association General Meeting Minutes

February 26, 2007

The meeting was called to order by Terry White, President. He reviewed the objectives of the meeting, the agenda and the items included in the folder.

- 2007 TNA Strategic Plan Review
- 2007 TNA Commitments
- Code Compliance – Mike Camp and Bill Starling
- Gas Lease Discussion – Tim Howell
- Street Topper Design Review – Jamie Lewis
- Speed Humps and Stop Sign Review – Jan Fersing
- TNA Crime Update/Citizens on Patrol – Officer Kirk Byrom
- Street Lights Discussion
- Question and Answer/Meeting Close

The following announcements were made:

- Cowtown Clean-Up and Social on March 31st
- Anyone who wants to volunteer to help with the party should contact Terry White
- Tree grant was awarded. More information will follow.

Code Compliance

The Code Hotline is 817-392-1234. Please call this number to report code violations. You can also call 911. Be sure to get a license plate number if you see violations.

Examples of code violations are:

Improper placement of storage carts - carts must be out of view of the public. They can be placed on the curb as early as 6pm Tuesday to Midnight Wednesday. A handout with the rules will be delivered to Terry. Your bins must be placed 2 feet apart when placed at the curb. Do not put extra trash in other people's dumpsters. If you are caught, you can receive a citation for illegal dumping, and you can go to jail.

Junk Vehicles – If the car doesn't work or it is dismantled in public view for 20 days, then it is considered a junk vehicle. If code enforcement tows it, it is CRUSHED! These cars are not impounded.

High Grass and Weeds – Grass must not be higher than 12 inches. A brochure is included in the handouts from the meeting. If they have to come mow, you will be billed on the 2nd offense. Billing starts at \$300.

Boats and RVs – Boats and RVs cannot be parked in yard unless it is a designated area.

The Tanglewood area does not appear to have many code violation issues. For example, carts are being put away and stored properly.

Questions/Answers:

During the question and answer phase, one neighbor wanted the code compliance officers to address her concerns about the 2 homes on Tanglewood Tr. and Harlanwood. The 2 homes were purchased in 2002 and 2005. Since that time, the homes have been allowed to deteriorate. One of the homes has a broken pool in the backyard. The neighbors are concerned about the safety of our children as well as the stagnant, smelly water that attracts bugs. Additionally, one back wall of the home is missing, allowing open access to people and critters.

The code compliance officers explained that they are made up of 2 divisions, the field operations division and the building standards division. Water complaints are a priority #1, so the water in the pool has been addressed for now. The structure has not been inspected yet. The department responds to complaints with notification, then a citation. If the violation is fixed, the case is closed. A new violation would have to occur to reopen the case. The homeowner did have a remodel permit, but that permit has expired. Representative Silcox said that he will help get this issue resolved. ***We will put this item on the next agenda to check the status.***

Another neighbor was concerned about multiple TCU students living in a single family home. Rep. Silcox stated that 5 or less unrelated people are allowed. A discussion ensued about why Dallas allows no more than 2 unrelated people in the SMU area. About 6 months ago, this issue was discussed at City Council. If you are interested in this topic, check the City Page for Rental Registration in the Fort Worth Star Telegram. The next meeting will be in March at the Botanic Gardens.

The use of black bags for yard clippings was also addressed. Due to a contract with waste management, we are only allowed to use paper bags and the yard cart. The only other bags that can be used are the green bags purchased from the city.

Gas Lease Discussion – Tim Howell

Tim Howell came to us as a neighbor. He is an attorney with a practice where 40% of their business is oil and gas related. The 2 main companies that are obtaining leases in our area are Four Sevens and Chesapeake.

His presentation covered the Barnett Shale, terms of leases, how much the leases are worth and his recommendation of how we should proceed. Not everyone is going to own their mineral rights. For those that do, he recommends that they bind together as a group. There is much more negotiation power as a group than as an individual.

The Barnett Shale contains natural gas. In the past, we did not know how to get it out in an economic fashion. Improvements in technology led to horizontal drilling. The Barnett Shale has millions of cubic feet of gas. Please refer to the memorandum included in the handouts.

When considering how much the mineral rights are worth, remember that everything is negotiable. Bind with your neighbors to get the best terms. Do not agree to warrant the minerals. Let the gas companies figure it out. Do not think that leasing the mineral rights will get you rich. Tim Howell believes that the drilling is going to happen whether we sign a lease or not. The companies already have leases from Colonial Country Club and TCU.

Expect the drilling process to take 18-30 days. The minimum acreage for drilling is 20 acres vertical, and 40-80 acres for horizontal. Drilling through un-leased property is considered a trespass offense. The drilling takes place 1 to 1½ miles below the surface in a tight rock situation. This process should not cause any problems with your land.

Neighbors voiced concerns about noise, traffic and the impact to the community. This high density urban drilling is fairly new to our area.

Where do they get the water to pump in? The drilling companies will produce the water from a water table, buy it from the city or truck it in.

Try to cross out the 648 acre rule in the lease. Don't just automatically sign the lease that you receive. Get educated, and possibly ban together as a neighborhood association.

The TNA will pursue the Gas Lease opportunity on behalf of our neighborhood to improve the ease of administration of the lease process to improve upon the financial terms.

Street Toppers

A vote was held on the 3 options for the street toppers. Option #1 is the winner.

Speed Humps and Stop Signs

Jan Fersing asked for an opportunity to bring the issue of stop signs and speed humps to the meeting. His proposal (included in the handouts) is to eliminate stop signs at Glenwood and Preston Hollow and at Glenwood and Harlanwood. He also proposes to

eliminate the speed humps on Harlanwood. He believes that these stop signs and speed humps are an inconvenience.

This issue was very passionate for all sides. In the end, our neighborhood was divided between those who feel that these things are an inconvenience and those who are concerned about the safety of children, traffic flowing through the neighborhood and speeding.

The neighborhood association does not have the authority to vote to make any changes. However, we can provide petitions so that this issue can be settled on a street by street level. ***The TNA will get petitions to the Block Captains so that they can survey street by street.***

Crime Report - Officer Byrom

Officer Byrom reviewed the crime report included in the handouts.

When junk vehicles are on the street, the police handle it. When they are on private property, they are handled through code compliance. Trailers do not fall under vehicles not permitted. Junk vehicles are considered vehicles that are parked for 5 days without moving. They can be towed 5 days after the police place a sticker on the care. They receive a citation, and then they are towed. If the car is wrecked and you know that it does not work, the police can start the process without the initial 5 days.

Officer Byrom is the officer you contact when you have recurring problems. He is not the officer to come to your house when you report a crime.

Do not use your mailbox for outgoing bills.

In the past 2 months there have been 14 break-ins in our area. Someone likes our area. Don't leave things in your car!

Chase Bank was robbed twice. On burglar lived in Overton Woods and has mental instability. Both robbers were apprehended.

The 3 crimes on Spanish Oak involved one incident where tools were stolen from homes undergoing construction.

Street Lights

Due to the late hour, this topic will be presented at the next meeting.

Terry White thanked everyone for coming and closed the meeting.