



Howdy Neighbor!

If you are reading this, then you are on-line. WELCOME!

The issue at hand is – GAS DRILLING!

Recently, it has been the communities that have banded together quickly that have successfully negotiated good leases for their communities and neighbors. Successful negotiations require HIGH numbers of involvement. At a minimum, we need 80% of our 211 households committed to act as a 'community'. We currently have a response of 35%. It would be even better to outreach to the surrounding community to get somewhere near 800 households involved. WE NEED TO TALK TO OUR NEIGHBORS! If you are willing to help do this, please notify the Board of Directors immediately.

We have been offered \$3,500 an acre. **Some communities are getting offered \$17,000 an acre!!!**

The issue is complicated because of the following issues:

- Only 35% of VOP has currently responded to our initial inquiry
- Volunteer response has been minimal
- No one has confirmed the status of mineral rights for our lots
- Some homeowners may have clauses in their mortgages or deeds that affect leasing of mineral rights
- Other surrounding communities/property owners have been silent
- Uninformed people might sign a lease for \$500 which may not be the best deal they can attain or in their best interest

I propose that the month of February be the time we make a 'full push' to see if we can make a successful negotiation happen. I also propose the establishment of a 'Gas and Oil Committee' for the VOPHOA as well as us trying to form a 'Concerned Citizens Group' for southeast Bedford area – a SE Bedford Alliance. If you want to be part of the Committee or work to set up an Alliance, please contact the VOPHOA Board of Directors immediately at boardofdirectors@vophoa.com.

We can do this only if we work together and work quickly. If you have the skills to help, please volunteer.

Tony Seaman
President, Village of Oak Park HOA