

Gas Drilling Update

Unatego Area Landowners Association

Membership Drive

Our winter goals are 50 more Unadilla landowners and 30 more from Otego.

Have you asked your neighbors to join the Association?

Don't know who to contact?

Call Dick Downey at 988-9116 or Jonathan French at 967-5424 and we will gladly give you a short list of "un-Associated" neighbors who may just be waiting for such a call.

We'll follow up with

any information your neighbor may still need. If needs be, we'll call our lawyer to find the answers.

The greater the number of acres in our

Association within the area of our two towns, the more interest we will receive from the gas companies. The more interest, the better the bids.

Dues are due

To date we have managed to pay back most of the "loan" for startup expenses, thanks to the generosity of those who either sent checks or contributed when we "passed the

hat" at the last three meetings.

As of today we are accepting Membership Dues. Dues for the year 2009 will be \$15. Please make the checks or money orders

payable to:

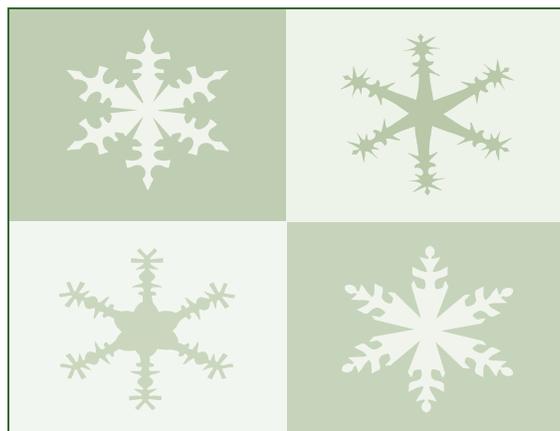
Unatego Area Landowners Association
627 Flax Island Rd.
Otego, NY 13825

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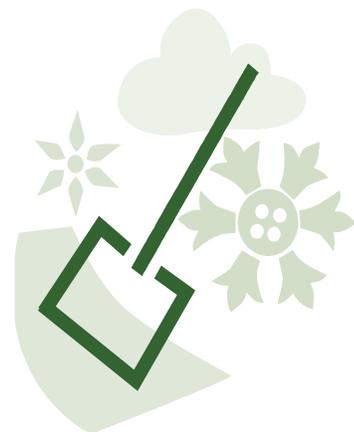
January 2009

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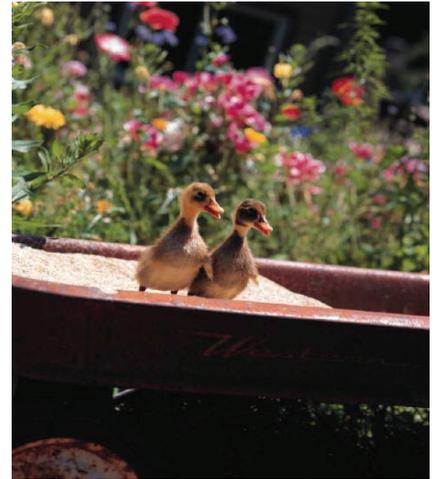
Winter, lovely winter



Financial Report.....

BANK BALANCE (11-30-08)	\$205.79
INCOME.....	\$578.26
Donations (333 & 180).....	523.00
Dues.....	45.00
Interest.....	.26
EXPENSE.....	<\$542.40>
Repay loans.....	450.00
Postage (Jan. Newsletter).....	92.40
BANK BALANCE (Jan. 7, 2009).....	\$241.65
~~~~~	
<b>REMAINING BALANCE ON LOANS.....</b>	<b>\$433.30</b>

*Respectfully Submitted,  
Anna T. Hein, Treasurer*



**We're in this together**

*“Have you asked  
your neighbors to  
join the  
Association?”*

## By their deeds you shall know them.....

Or at least that’s what the lawyers say when they go to contract. To those who have sent in the deeds to your parcels—we thank you. Anticipating a monumental housekeeping chore that could happen somewhere in the near future, we would appreciate receiving deed(s) by the end of February. The procedure for obtaining a copy is as follows:

Go to the Records Room of the County Office.

Hours: 9:00 am to 4:30 pm.  
Cost—\$1.00 per page.

**OR**

Call (607) 547-4276 for specific information as to how to obtain deed(s) by mail. This method may take up to two weeks.



**Don't be a spectator.....  
Get involved**



## So what's happening.....

Our Steering Committee reviewed the basic lease prepared by Scott Kurkoski, our lawyer. We made additions, and returned it to him for his review. We await the final copy which we will bring to the membership. As of January 15th the membership is 95 families or individuals (a few corporations) with 8,499 acres pledged. 5,463 are from the Otego area and 3,036 from Unadilla. The official catchment area has about 59,000 acres.

As of October 20, 2008, the records in Cooperstown indicate that gas drilling companies, primarily Lenape Energy, have approximately 4,362 leased acres in Otego and 1,544 acres in Unadilla. More acres were signed after October 20th but unfortunately there is no deadline for recording leases so we have no way of knowing the exact number. Our guesstimate is that the total of leased acres in Otego/Unadilla is somewhere around 8,000 acres. We estimate that Atlas America, a second gas company with development plans for our area, has about at least 650 acres leased in the Laurens/West Oneonta area. About 900 acres belong to individuals who will not lease to anyone.



### **In the meantime, this is what's happening.....**

> The Steering Committee met on Sunday, Dec. 29th. The meeting centered on membership recruitment and dual membership in both our Association and the Central New York Coalition. Membership recruitment is now moving towards a neighbor-to-neighbor phase. There is plenty of information out there in general about gas drilling and our area's potential. The next phase is emphasizing the primary importance of a good lease that will service us well in what could be a forty year relationship with a gas company. We need our neighbors to be aware that there is more to a lease than the "flash cash" of a sign-on bonus. To that end our recruitment will focus on the personal relationships of neighbors and friends. Regarding membership in two landowner associations, our lawyer sees no harm in belonging to both. Because of its size (140,000 acres in five counties), CNY may be attractive to only the largest of companies. Our Association might have a broader appeal due to its size and concentration in one area. At this point, it is all a guessing game. The one thing we know is that Nornew, a subsidiary of Norse Energy, operating only 20 miles from us, has continually hit gas beyond their

expectations. This information is from their published reports, our conversations with their drilling crews, and from independent sources.

> Scott Kurkoski, our lawyer, tells us that there may be a scheduling problem with his attendance at the Feb. 26th meeting. We may have to postpone his review of the lease with the membership until a later date. However, we are in good shape with our lease and will be ready to be one of the first associations to go out for bid when the time comes.

> We are preparing a set of by-laws to ensure good governance and accountability.

> We are preparing for the Thursday, Jan. 22nd monthly meeting. Since our recruitment efforts will be focused on Unadilla and community members who may not have much familiarity with our organization, we will review the elements of a good lease as spelled out by our lawyer, and the general timetable of the bidding process. Other items will be a news update and a Q & A.

> There will be a monthly meeting Wednesday, Feb. 25, 2009. Agenda to be determined.

> Hopefully we will transfer internet communication from my coal fired computer to something



### So what's happening.....(continued)

a bit more current. More important, we hope to find an operator more adept than I. This is still a task in progress. In the meantime we will keep the e-mails coming. We look forward to a time when everybody has complete access to our web site.

> Sandwich boards and posters will be distributed throughout the community to apprise you of membership totals and upcoming meetings. Look for them at the post office, library, store bulletin boards, and at selected intersections.

The key issue from this point on is membership. We know from the emails, phone calls and conversations that many people intend to join the Association but just haven't gotten around to sending in the application. **SEND IT IN.** There is no downside in joining, only protection. You have the protection of a lease prepared by lawyers familiar with gas lease law and practice. You have a lease reviewed by neighbors and friends and then reviewed again. You see the lease before it goes out to bid. You get the lease after it is negotiated with a drilling company. If you so desire, you have the opportunity to review it at that time with your attorney, to ensure your satisfaction. This is not a boiler-plate lease prepared by a gas company to serve THEIR purposes and sold to you by a landman whose salary is dependent on a successful sale. If you don't like what you are getting, you can quit the Association. However, the Association needs membership numbers to get the best deal possible for all of YOU. We have huge opportunity for recruitment in Unadilla and a truly ample opportunity in Otego to get the numbers we need to attract attention. So, send in your application and invite your neighbors to the next meeting.

~~~~~IT'S ALL GOOD!!!~~~~~

~~~ Next Meeting ~~~

January 22nd

7 p.m.

Unatego High School

At this monthly meeting, we will review the elements of a good lease and the process of putting a lease out for bid. This will be followed by a time of Q & A.

Phone Contacts:

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Anna T. Hein 607-988-9988

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