



The Mistletoe Express

A publication of historic Mistletoe Heights

www.mistletoeheights.com

October-November 2007

It's time for the dotted line! (or not) Gas Lease Signup event November 1

Fort Worth Energy, in conjunction with XTO Energy, has approved a gas lease for Mistletoe Heights (MH) mineral owners which includes the following:

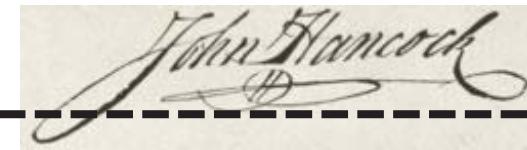
- 1) Drill site must be more than 600 feet from any home within MH
- 2) No truck traffic is allowed on any roads or streets within MH
- 3) Noise levels must be within current limits set by the Fort Worth Gas Ordinance
- 4) Waiver of all surface activity within MH including exploration, gas transmission pipelines, etc.
- 5) Mineral owner makes no warranty of title
- 6) Drill site is not along Mistletoe Blvd (will be north of Rosedale)
- 7) Compressor will be over 1000 feet from any home in MH

The MH gas lease committee has been working on an environmentally friendly lease for almost a year and believes this lease with FWEC/XTO represents the best possible terms for Mistletoe Heights residents. **As stated before, the decision to sign this lease or not sign is an individual decision.**

Fort Worth Energy will be sending a package to each mineral owner in Mistletoe Heights containing a cover letter, the lease and a Schedule 1 which will state the amount of your net mineral acres. To compute the bonus you will need to multiply your net mineral acres by \$15,000 per acre. This package should arrive by October 29. If you have not received your package by that time please contact Fort Worth Energy at (817)921-1889.

Berkley and Ryan Place residents have also been offered a similar lease. Fort Worth Energy has reserved Colonial Country Club at 3735 Country Club Circle, for the efficient completion of the lease documents.

Berkley and Ryan Place were scheduled for Oct.



23 and Oct. 30 respectively. **The date set for Mistletoe Heights residents at Colonial Country Club is November 1, noon to 8 PM.**

A representative of the Mistletoe Heights gas lease committee will be present during this time to answer questions as needed.

Since the bonus and future royalty payments will be based on the surface acreage for each mineral owner it may be helpful for you as homeowners to calculate your acreage using the conversion factor of

$$1 \text{ acre} = 43,560 \text{ square feet}$$

Editor's note: If you know the depth of your lot, multiply it by the frontage, in feet, to get your square feet. Divide that number by the conversion factor = your fraction of an acre. They got mine exactly right. Lots in Block 11 (2200 W Magnolia & 2200 Harrison), are 129 feet deep.

During the last phase of our deliberation, president Hao Tran created MHA Urban Gas Drilling Blog at <http://mhagasdrilling.blogspot.com/> She did this to give us a place to have dialog on the issue and not clog up our MHA email system.

To access the blog, you must be invited to it by Hao. Send her your email address, and she will invite you to the discussion. You need a Google account (you create a user ID and password for yourself). If you don't have a Google account, set one up from the start page at <https://www.blogger.com/start>. Her announcement said:

This blog will be used to post any messages regarding urban gas drilling and will provide a discussion forum for anyone who is interested in expressing their opinions. Thank you. And here's to the BLOG creating a constructive conversation.

And thank you, Hao!

Continuing our conversation with Heather White

Last month we began an interview with Heather White, our former liaison with the Historic and Cultural Landmarks Commission. She had recently stepped down from chairing our committee. Here is the second half of our conversation.

Mistletoe Heights Association: How many people are on our committee? When does it meet?

Heather White: About a dozen people with approximately monthly meetings. Some months we didn't have cases, so we didn't need to meet. We might discuss a simple case by e-mail. What gets unreasonable is when not very many people are making an effort. So when more people are involved it's definitely a good thing—many hands make light work. We need that in our neighborhood.

Something that was very important to me, and I hope will continue to be important going into the future, is fairness. I remember when I was going to HCLC hearings for my own COA [Certificate of Appropriateness] and designation, Betty Hicks, who was instrumental in the Handley district, was there too. She had finally found salvaged transom windows for her commercial property, and didn't realize that she needed a COA to remove the boarding and install them. I still remember her talking about how she didn't want anyone to think that she thought she was above the law because she had helped form the district, and I thought that was really great.

My goal was always to be blind to the name on the application, and to examine each one in the same way. Sometimes people seemed insulted by this. To me, that approach shows respect for everyone, as well as the Guidelines, the whole process, and the historic buildings we're meant to be protecting.

When I appeared before the HCLC myself, I was questioned closely about my plans, and I thought that was a good thing. So I hope people will be open to that dialogue.

I also would equally hate to see the Guidelines used to oppose an applicant that the powers that be in the neighborhood don't approve of. Each case needs to be evaluated on its own merits, and nothing else.

MHA: We saw the house demolished in July at 2126 Harrison. What do you think will happen down on the 2100 blocks? Any comments on this one?

HW: I heard a lot of input from people in our neighborhood who couldn't imagine anyone wanting to live in a 880-sq-ft house. I think people forget how very far up most of us in this neighborhood are on the economic ladder in this country. I remember coming across a tool where you could see the percentile of your home's value in comparison to all other homes in the area. I was shocked how far up mine was—and it certainly isn't one of the more expensive homes in our neighborhood.

We forget how privileged we are, and how appealing that small house might be, either to someone looking for affordable housing they can own for the first time, or someone concerned about the

environment and wanting to minimize her footprint. There's an article in [last] month's *Cottage Living* about a couple who've been living in a 720-sq ft house in Seattle for some years now, and are just about to build a 200-sq ft addition. They both work for an acting company that performs for children, and their little cottage and garden are the fulfillment of their dream. They've put all their artistic expertise in building sets to work, and they've brought their little 1909 house back to life.

We did meet with Mike McDermott during the process—he was (and is) my counterpart for the Fairmount neighborhood's preservation committee. He gave us some good advice, and he too was of the opinion that 880 sq ft was quite useable—and gave us examples of that right here in Fort Worth. 880 square feet is just 500 square feet less than my house, and I'm certain I only use that much of my space or less every day. Mike's suggestion was to move these contributing structures [houses] to create a space for new construction and also preserve those buildings.

MHA: Tell us about the discussion of demolition.

HW: When we were debating whether the house at the corner of Harrison & Jerome should be torn down, we wanted to get advice from the most experienced people we could think of. I also asked Joel, whose term on the HCLC had just expired, to attend the same meeting Mike came to. He agreed to meet with us, but ultimately didn't—I don't know the reasons for that.

We were concerned about how we were going to maintain the integrity of the Guidelines, which are pretty specific about what you can and can't do, regarding demolition.

We got input from a neighbor who lives on a 2200 block and had been instrumental in the overlay, as well as two other accompanying neighbors from the same area who were in agreement. The input was that "no one" on the 2200 blocks wanted that house preserved. That the house would be a contributing property on another block, but not that block. (I never understood that—I couldn't see how which block it was on made any difference.) All of the neighbors expressing opinions in favor of preservation at the time happened to live on 2300 blocks or the Drive, and we were told that our opinions didn't count, because we "didn't have to live with it." That's why I was surprised to read your column, and I'd like everyone to realize that your opinion, and everybody's opinion, does count. Our historic district doesn't belong just to a few elite people—but to all of us.

But, it doesn't do any good if you don't express it! If you make the effort to get down there to the HCLC or express it to the neighborhood committee, that counts.

I also love to hear you reminisce about your years in the neighborhood. You're a very near neighbor to the 2100 blocks, and when I talk to you, there's no "us" and "them," there's just all your neighbors, and all the kids your son grew up and was friends with, and you're clearly fond of all of them—their house number makes no difference to you. And honestly, why would it?

MHA: OK, you've drawn me into being the subject now, instead of you! But that closeness between my block [2200 W Magnolia] and 2100 Harrison endures. My son's 25 now. Those were his buddies in the '80s and '90s. Some of the families still live here; some don't—the grandmas in the shotgun shacks on 2100 W Magnolia, they are all gone.

Kids on our block today have school friends and playmates from everywhere, including the 2100's. Not much changed besides loss. Life is pretty fluid on my block; we communicate, see each other outside in our front yards most every day. Back to my questions for you, now.

The day of the demolition, I was a witness. Were you involved?

HW: I got a call from someone nearby the day it happened. She said, "I guess we couldn't stop it." I have really just had to distance

(continued, p 8)

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Hao Tran



Letter from the president

Brent and Susan Pressley have recently stepped up to the plate to take on the **Annual Easter Egg Hunt.**

If you or someone you know has an interest and passion for this wonderful neighborhood and to commit to making it better, please send me an e-mail at h.tran@tcu.edu. We can use you for the many projects that are currently in the works.

As most of you know, I moved out of Mistletoe Heights during this year and will finish out my term as president pro tem. All officers' terms end with the calendar year. The elections and appointments will happen at our November quarterly meeting.

I love my
“gray Taco Bell®”...

The gray mission-style bungalow on Harrison Avenue has been my home for almost 30 years. And Mistletoe Heights has always meant much more to me than just a convenient place to live.

I'm already your neighbor, I'd like to be your friend—and Realtor®.

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Neighborhood Christmas party at the Bradburys

Jim and Elizabeth volunteered to host our neighborhood holiday party, and we thank them.

Mark your calendars for

December 9 • 4 to 6pm

at the home of Jim and Elizabeth Bradbury

2300 Mistletoe Avenue

Bring an appetizer or dessert to share with neighbors.

Mistletoe Heights Neighborhood Association meeting on Tuesday, November 20, 2007

Time to pay your annual dues, also.
Send to treasurer Leslie Houston, 2321 Irwin
(She's the only one who sent in her job description. It will run next time, with the others—if folks will send them to the editor.)

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Yes, we have heard the devil's in the details. Not in this garden. This month our committee found beauty in the details. Details that made a work of [found] art into our yard of the month, awarded to Joanne Robinson at 2232 W. Rosedale South.

Joanne has lived in the neighborhood six years now, but her family has owned the house for 30 years.

For Joanne gardening became her escape from mowing the lawn on her property's steep slope. Once she started, she was bitten by the gardening bug.

Salvaged materials have been a mainstay creating this artistic garden. Joanne said she loves trading plants with friends and neighbors. When she works outdoors Joanne enjoys visiting with her neighbors. She feels that working in her yard has brought her closer to her neighbors.

Another deeper connection occurs whenever Joanne sees a butterfly in her garden. It always makes her think of her father, who loved to admire the beauty in nature.

We are happy she connects with neighbors, nature, found art and her garden in Mistletoe Heights.

Congratulations, Joanne Robinson.



2232 West Rosedale S Yard of the Month



Classifieds

Help wanted:

Gardening columnist needed. Mistletoe Heights Express will miss Patsy Slocum's handy helpful tips on gardening and seeks someone to take up the task. Patsy will be a hard act to follow! I heard there's a master gardener on my block...what about your block? Apply to mistletoenews@yahoo.com. Soon please!

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A Note of Thanks to the hard-working gas committee & more

Many people have been giving freely of their time and talents to negotiate an environmentally friendly gas lease for the Mistletoe Heights neighborhood. I would like to especially thank the following: committee members **James Huling, Wade Barrow** and former committee member **Mike Windsor** for preparing the framework and key points of the lease; committee members **Pam Cannell, Jeff Cunningham, Annie Reed Harrison** and **Tyler Earl** whose suggestions and review were invaluable; MHNA president **Hao Tran** and former president **Jim Bradbury** for their constructive contributions on strategy.

The Joint Neighborhood Committee (JNC) composed of representatives from ten neighborhood associations on the near southwest side of Fort Worth provided a strong united stand which enabled each of the neighborhoods to benefit in obtaining a friendly lease. Thanks to **Bill Hall, Brian Livingston, Danny Freundlich, Bill Conley** and **Randy Means** for their important contributions.

Thanks also go to **Wendy Davis** for being a strong supporter on City Council for responsible guidelines for gas drilling.

And lastly, but not leastly, thanks to the **residents of Mistletoe Heights** for their patience and understanding during the past 11 months while negotiations for this lease were ongoing.

Norm Stemple,

Chairman of Mistletoe Heights Gas Lease Committee

Streetlight Bow-tying Party !!!!

When: Sunday November 25th
(Sunday before Thanksgiving)
Where: Gay & Martin Herring's Home
(2336 Irwin)

Time: 3 pm

Please come help us get the neighborhood ready for **Christmas**. Many hands make this a fun chore, as we assemble the bows and ribbons to wrap our streetlights like candy canes.

We are counting on **your help**—starting at 3 in the afternoon (you can come late and leave when you please). If we have a bunch of neighbors, it will take us about an hour—if not, it becomes a chore....

JOIN US, PLEASE!
Refreshments will be there!
And please tell your neighbors!



Mistletoe Milestones

Upton-Wilson wedding

Mistletoe Heights native Colin Wilson married Amy Upton in Oklahoma City on October 6, 2007. Colin met Amy at Duke University in 1995 when they were middle schoolers invited to Duke as part of the TIP summer program. Amy is a native of Seminole OK. Colin is the son of Claudia Wilson and the late Brett Wilson.

Peipert death

Jim Peipert's mother Virginia passed away in Alton IL on August 18, 2007. Our sympathies and condolences go to Jim, Mary Ellen and family.

Calendar

OCTOBER

Wednesday, *October 31, Hallowe'en*
Pumpkin judging & trick-or-treating

NOVEMBER

Thursday, *November 1, 12-8pm*
Gas lease signing day ... ???
WHERE: Colonial Country Club
3735 Country Club Circle

Saturday, *November 3, 9am–2pm*
Texas Recycles Day, Free Shredding
Questions? Call 817-392-6385
WHERE: Vista Fibers of Fort Worth
1100 NE 23rd, Fort Worth TX 76106

Tuesday, *November 20, 7pm*
MHA neighborhood meeting

Thursday, *November 22*
Thanksgiving holiday

Sunday, *November 25, 3pm start*
Streetlight bow-tying party
WHERE: Gay and Martin Herring's Home
2336 Irwin

DECEMBER

Streetlight decorating to be arranged.

Sunday, *December 9, 4-6pm*
Neighborhood Christmas Party
WHERE: Jim & Elizabeth Bradbury's home
2300 Mistletoe Ave

Your Neighborhood Needs You

For the last ten or twenty years YOUR neighborhood has been taken care of, protected and improved by a relatively small group of volunteers. Personally I think that this is a major reason why it is such a wonderful intact community within which to raise a family.

One by one these core volunteers are moving away and/or choosing to retire from their hyperactive Mistletoe service. For example did you know that the Teagues retired from running the Easter Egg Hunt last spring and until the Pressleys volunteered this month it laid vacant? We haven't had a vice-president all year.

Did you know that our current president had to move out of the neighborhood, but graciously continued serving?

It is time for some fresh faces to step forward and take over the stewardship of our home—it is not hard or very time-consuming, and it is very rewarding.

IS IT YOUR TURN ????

A worried neighbor --- Steve McReynolds



Have a real estate need? Rely on someone that understands historic properties. Having lived in Mistletoe Heights since 1994, I understand the value our homes contribute to our community. For more information and a complete MLS listing of homes available in your area, visit my website: www.cbdfw.com/michaelphillips

Send me an email for a **FREE** Quarterly Home Sales Analysis for your area.

I look forward to assisting you with your real estate needs.

Michael Phillips
817-988-6698
wmichael.phillips@cbdfw.com



Excerpts of the neighborhood emails since the last issue. You're not on the MHA email list?? Go to <http://www.mistletoeheights.com/> and find the join-up link.



Sent: Tuesday, September 11, 2007 7:56 AM

Subject: Baby Sitter Wanted!
Dear Neighbors,

I am looking for a reliable sitter to watch my daughters--a 4½-year-old & 1½-year old--every other Saturday morning from 8:15am - 12:15pm here at my house. I am offering \$10/hour and am looking to get this started two Saturdays from now.

Please drop me a line at lauren.doeren@sbcglobal.net with referrals!!

Thanks! Lauren Doeren

Sent: Monday, September 10, 2007 7:48 PM
Subject: Referral for Gutter Cleaning

I am looking for someone to clean my gutters. Please reply directly to LLHTEXAS@aol.com.

Thanks, Leslie Houston 817.917.6563

Sent: Monday, September 10, 2007 9:55 PM
Subject: Statue stolen

Neighbors,

I'm writing on behalf of my neighbor whose concrete statue of a young girl with a basket of fish was stolen on Labor Day weekend. We live in the 2300 Block of Irwin Street. If you happen to see a statue like this that appears 'not to belong' please send a message to me at suewd@charter.net.

Thank you, Sue Duvall

Sent: Tuesday, September 11, 2007 4:42 PM
Subject: long time resident dies

I hate to send such sad news in an e-mail, but it was the only way I knew to reach everyone in Mistletoe Heights.

Mrs. Shirley Johnson, long time resident at 2340 Mistletoe Avenue, died last night.

Many of you will remember her work saving Lily B. Clayton, and her work saving the Triangle Park, where a plaque was placed on her and husband John's 60th wedding anniversary. The Johnson's had moved to Trinity Terrace a few years ago. She will be very much missed. More information on Shirley's life will be in the Star-Telegram tomorrow or Thursday. A memorial service will be held on Saturday September 15th at 2:00 at First Jefferson Unitarian Universalist Church on Sandy Lane.

Sincerely, Trisha Stemple Dianne

Sent: Wednesday, September 12, 2007 8:45 PM
Subject: stolen truck

Just an FYI: At approximately 1:00 AM Monday morning my neighbor at 2233 Irwin St. had his red pick up stolen from in front of his house.

Michelle Howard

natter

From: Byrom, Kirk A.

[mailto:Kirk.Byrom@fortworthgov.org]

Sent: Thursday, Sept 13, 2007 1:18 PM

Subject: RE: stolen truck

Vehicle was recovered on north side
missing its engine and transmission.

Sent: Tuesday, September 25, 2007 10:21 AM

Subject: Cat looking for dog-free home

Dear neighbors,

We have a very sweet, 8-year-old grey stripe, long-haired cat named Cortez who deserves a better quality of life than we can provide. He is in perfect health and, for a cat, quite congenial.

But his world turned topsy-turvy a few years back when we brought home a dog that, according to his Humane Society ticket, "gets along well with cats." In fact, this dog wants to eat cats. Thus, Cortez has had to make a life of it as mainly an outdoor kitty, relegated to a cat-door entrance into one room of the house. We/he probably could have gone on living under these less-than-ideal circumstances, but my "minor" cat allergies have become full-blown scratchy-eye misery.

We would love to keep Cortez in the 'hood and maintain "visiting rights" and would be amenable to helping to pay for his upkeep the first year. If you or anyone you know might be interested, please give us a call or shoot us an email. All the best, Liz, Scott and Max Ruthart 817-922-8208

Sent: Thursday, October 04, 2007 4:33 PM

On behalf of the entire Friends of Newby Park Committee, I am happy to announce that three picnic tables have been installed under the pavilion at Newby. Two are regular 8' tables, and one is handicap. Go by and see for yourself. We appreciate the FW Park Department for their installation today.

Patsy H. Slocum

Subject: FW: Digging question

Date: Thu, 4 Oct 2007 00:01:27 -0500

I came home and found the utilities in my back yard marked for digging. No one left a calling card, and no one has contacted the State number for digging. Since I haven't

contracted any work, I've got a couple of questions:

1. Does anyone know of a utility or other project taking place around Mistletoe Drive?

2. Does anyone know of someone on one of the Mistletoe streets who IS supposed to have some work done (which means someone marked the wrong back yard)? Thanks for help -Mike Windsor

Sent: Thursday, October 04, 2007 11:02 AM

Subject: More of the Digging questions

I'm not sure this is related, maybe, maybe not... late Wednesday morning a truck showed up with two workmen to repair a gas leak... we knew nothing about it and had called no one for plumbing or gas pipe work... we're over on Irwin St. Hope this information helps... the pieces of the puzzle come together. 2304 Irwin

Sent: Thursday, October 04, 2007 8:28 AM

Subject: RE: Digging question

I saw a Atmos truck in the area (2200 block W. Magnolia) yesterday. They might have found a leak during their drive testing they do from time to time. Hope that helps. The flags they lay out normally have who printed on them.
Frank Q.

Sent: Thursday, October 18, 2007 11:04 PM

Subject: Donations

Girls Scout Troop #3020 is looking for donations to make floral bouquets for a nursing

(continued, p 10)

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myself, because it really just makes me ill to think about all the hard work we put into making the Guidelines mean something.

MHA: Oh! Probably my neighbor called you. She walked down as I took the pictures that day and said she spoke to a neighborhood official who told her how the HCLC meeting went when they approved the demolition.

HW: I'm not sure if she's the same person who called me, but I wanted her to know that there was a COA for the demolition, it wasn't being done without permission. But I do want to make it clear, I truly believe that we could have stopped it.

We were definitely absolutely in a position to stop it and what happened was we got very strong input from a neighbor on the 2200 blocks, and then from two additional neighbors, and we didn't hear any opposing positions from anyone on that side of Forest Park. Those folks who did talk to us were very determined to see that house come down. That really shows you the difference one person can make.

So it's very important, if you have an opinion, please express it to the HCLC, and to your neighborhood committee.

The HCLC will not enforce our Guidelines if the folks from the neighborhood are telling them not to, that's the bottom line.

MHA: What advice would you give us looking to the future?

HW: I hope this is a wakeup call to say if there's something you care about in the neighborhood, say so. We do have the power to stop demolition, as well as to make all kinds of other things happen, if we stand up and say something. We have the power.

MHA: I feel like this was my wake-up call also. I hadn't paid attention and didn't know where to voice my opinion, other than that one meeting of MHA at the zoo last year. If we care for the future, we should heed your advice and speak up. Thanks, Heather.

HW: Thank you, Claudia. The newsletter looks great—thanks for all you're doing for the neighborhood.

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HAPPY THANKSGIVING



Thanksgiving is time to reflect on the things for which we're truly grateful. At Edward Jones, we're thankful to serve our clients and our community. During this holiday season and every day, we wish you all the very best.

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EChatter, continued**

home. If you have a garden to weed out or a surplus of herbs, foliage or anything you think might look good in a bouquet, please e-mail me. We would be happy to clear it out and help you regenerate it to brighten someone's day. Thank you, Tran, Hao [mailto:h.tran@tcu.edu]

Sent: Tuesday, September 04, 2007 1:02 PM

Subject: Yellow Labs

I have had those labs several times in my backyard, so I have a Rolodex card with the owner's name and phone number:
Stuart Oliphant 817.913.0165

They are master escape artists and can get out of most wooden fences, from what I can tell. Stuart comes as quickly as he can and usually can get away around noon. The doggies are probably already back in their yard, scheming !!!!
Carol Spencer

2217 8TH AVE.



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No Time for Your Yard?

Give me a call! I'm your Mistletoe Heights neighbor and I can offer you competitive pricing and plenty of references. Call Daniel Tice at 817-797-0307.

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Wanting to relax and unwind, enjoying the flight of butterflies & hummingbirds? Seeking the aromatherapy of a night-blooming garden? Call Alexia Strout-Dapaz at 817-921-4820 or email astroutdapaz@yahoo.com

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Tutors, Instructors

Early Childhood Music:

Mistletoe Musikgarten offers classes in SW Fort Worth for children from birth to age seven. With nine years of experience, certifications in early childhood music, and a UNT music degree, I love sharing the joy of music with young families. Call Carol Spencer at 817.927.3240 about year-round classes, or visit my web site at MistletoeMusik.com.

Math Tutor:

Retired high school math teacher. Have been tutoring in the area for 13 years. Pre-Algebra through Pre-Calculus. Abbie Steffler 817-922-0780.

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Mary Kay Cosmetics

Paula Cady Russell at 2201 Mistletoe Blvd. is a Mary Kay consultant. Call her at 921-6377 for a free makeover, gift service or if you've "lost" your consultant.

maybe all gone now ...free jasmine

[from last issue] Come on over & dig it, in beds marked with orange flags. My only request is that you be careful with the roots of the adjacent plants. Bring your cutters, sharpshooter, buckets and/or bags to carry the jasmine in. Call my cell at 817-507-7769 or e-mail questions to me at astroutdapaz@yahoo.com this Asian jasmine will transplant well. Happy digging! Alexia Strout-Dapaz 2201 Mistletoe Avenue

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Garage Sale Permits	392-7851	http://www.fortworthgov.org/forms/default.aspx?ekfrm=34386	
Graffiti Abatement	212-2700		
Lily B. Clayton Elementary	922-6660		it.ftworth.isd.tenet.edu/ll6/
Paschal High School	922-6600		http://www.paschalhs.org/
Historical Preservation (Liz Casso)	392-8037	liz.casso@fortworthgov.org	
Southside Preservation Hall	926-2800	Hallyes@earthlink.net	www.southsidepreservation.com
The T/Longhorn Trolley	215-8600		www.the-t.com
Trinity Railway Express	215-8600		www.trinityrailwayexpress.org
Wendy Davis - City Council District 9	392-8809	district9@fortworthgov.org	ci.fort-worth.tx.us

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