



# Mistletoe Express

www.mistletoeheights.com

September 2011

## Be on the lookout for crime

August's uptick in crime on the westside of the neighborhood needs to be met with an increased awareness of activity and checking off all of your important security measures.

- Don't leave your car unlocked.
- Don't leave valuables in your car.
- Avoid parking on the street whenever possible.
- Park your car past the facade of your home.
- Use your home alarm system or consider getting one (many recent attempted burglaries were just that because of an alarm)
- Put lights and talk radio station on timers, if you come home late or are away.
- Call 911 when you see suspicious activity.
- Be on the lookout for people that you do not normally see.
- Watch out for your neighbors home.
- Keep your neighbor's numbers in your cell phone and be able to call them quickly.

## New elections coming up for Mistletoe Heights Association

Your neighborhood is calling!

Our next meeting on November 17th will be our elections meeting. Prior to elections there will be a nominating meeting, if you would like to nominate someone for office please attend. If you would like to take a leadership role as one of the officer for the neighborhood, please feel free to nominate yourself.

It's time to change the mantle of leadership. We can only remain a vibrant neighborhood when we are infused with new ideas and volunteers.

The positions up for election are President, Vice-President, Treasurer, Secretary and Newsletter Editor.

Please feel free to contact any of the present officers to find out about what commitments their volunteer positions require. It is a good feeling to know you have helped make your neighborhood a better place to live.

The nominating meeting is usually held one to two weeks prior to the regular meeting when we hold our elections.

Please look on the back of your newsletter for contact information of our MHA officers.

*Sorry, no Letter from the President was submitted to the Newsletter.*

## New developments may cause traffic problems

The Mistletoe Heights Association is reconstituting its traffic committee to consider implications of potential mixed-use development along Mistletoe Boulevard between Jerome Street on the west and the campus of Baylor All Saints Medical Center on the east.

The first meeting will be at 7 p.m. Tuesday, Sept. 20, at the home of neighborhood association president Jeff Davis, 2325 Mistletoe Drive. All interested neighbors are invited. Mike Brennan, a Mistletoe Heights resident and planning and development staff member for Fort Worth South, will be on hand with maps and other information.

The committee will be responsible for making recommendations to the city on traffic-calming measures that could be taken on Mistletoe Boulevard, Jerome and other streets, as well as zoning issues that are relevant to some of the pieces of property in play.

The committee also will be responsible for forming a recommendation on the feasibility of an alternative location for the planned Medical Center TEX Rail commuter-rail stop. The alternative location would be east of the railroad tracks at Mistletoe Boulevard, on the south side of Mistletoe. The proposed site north of Rosedale Street and west of 12th Avenue hasn't been finalized, and may not be ideal because of topography and other constraints.

The committee chairmen are James Huling and Scott Nishimura. Neighbors who are interested in joining this committee should contact James Huling, Scott Nishimura or Jeff Davis.

Here is a summary of the developments:

- A Dallas development group had the seven acres south of Mistletoe Boulevard, east of the railroad tracks, west of Leslie Street and north of Morphy Street under contract, and was considering it for a mixed-use development that included a hospital, medical offices, apartments, retail and a parking garage. Also explored as part of the development was a commuter rail stop with bus bays next to the rail platform and parking for riders within the development's garage. The contract fell through over the summer, and the Baylor Health Care System quickly closed on the purchase of the property, according to Tarrant County records, throwing the future of a commuter rail stop on the site into question. The site is zoned NS-T5-I, allowing up to 10 stories, making intensive development likely in the future. Baylor has announced no plans for the site. The development group had formed a traffic proposal that would have made Beckham/12th Avenue a key southbound access into the site off of Rosedale Street. The egress from the site would have been a forced eastbound turn from Leslie Street onto Mistletoe Boulevard toward Eighth Avenue.

- A two-story medical office building is in the works for the north side of Mistletoe Boulevard, east of the railroad tracks and Beckham/12th Avenue.

- A group led by Chris Brassard and his Square One Development of Fort Worth has several vacant lots under contract south of Mistletoe Boulevard, *Continued on Page 11*

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# Yard of the month: 1134 Clara St.



The September Yard of the Month citation goes to Greg and Rosario Garcia of 1134 Clara St.

The Garcias recently moved to Fort Worth from Mexico with their 6-year-old daughter, Meredith.

Rosario collaborated with her friend Becky of Becky's Landscaping to bring a taste of the beautiful Mexican gardens to Mistletoe Heights. Becky helped Rosario choose native plants that can survive our extreme North Texas temperatures without sacrificing the look she was trying to achieve.

The addition of the newly constructed rustic front porch and flagstone walkway are beautifully punctuated by freshly planted flower beds, brimming with summer color, making this remodel a huge success.

The flower beds are anchored with burgundy loropetalum, pink knockout roses and evergreen azaleas. Accents of brilliant summer color come from peach hibiscus, yellow zinnia, and purple and white salvia dotted throughout the front yard.

Red yucca and young Japanese maple trees rise up from either side of the new porch and the chartreuse sweet potato vine accented throughout the beds provides the perfect pop of color that ties the entire garden together.

The Garcias will receive a generous gift card from Calloway's Nursery.

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# Midtown Insider Info

Midtown's lease rep is talking to 3 restaurants that are not chains. One is a seafood restaurant. One is a sandwich shop and the other tenants seem to be "neighborhood" services oriented.

*Editor's note:* Those that know me know I DID NOT get fat at Long John Silvers, The Red Lobster, Quiznos or the local lotto and snack shack nor the dreaded Waffle House home of ladled liquid margarine. So, as an anti-corporate foodie my hopes for a walkable eatery are still not dashed.

## Get on the Mistletoe Heights email list

To subscribe to the Mistletoe Heights Residents mailing list, go to [www.mistletoeheights.com](http://www.mistletoeheights.com), click on "Email List" and look for the section "Subscribing to Residents". Enter your email address and name and click "Subscribe". Be aware that you may need to add residents-bounces@mistletoeheights.com to your address book so the incoming emails are not treated as spam. We're still missing lots of neighbors on the email list. If you have any questions or concerns about the email list, contact [moderator@mistletoeheights.com](mailto:moderator@mistletoeheights.com).



Check out our updated website: [www.mistletoeheights.com](http://www.mistletoeheights.com)

# Status report: Gas lease

In November 2007 many mineral owners in MH signed a gas lease with XTO. This lease was pooled with additional XTO leases; north from Rosedale to the Trinity River, east to 8<sup>th</sup> Avenue, and south into Berkley to Windsor Road, forming "Unit B", approximately 160 acres. XTO purchased/leased property at 15<sup>th</sup> and Peter Smith to use as a drill site.

At the August MH meeting, Mr. Bob Manthei, from XTO, gave a current status report. His report is printed below.

The Forest Park B Unit well was spud on October 23, 2010 and has been fracked. We fracked stage one in April and just finished stage two. We are still working on the pipeline route and it will still be several months before we can produce the wells. Below is a map of the B Unit. **Since we have drilled a B unit well all leases in the unit are held, so the leases will not be expiring.** It has been a long time since the minerals have been leased and I appreciate everyone's patience. The inter city locations take an enormous amount of time and energy from leasing to production. We are trying very hard to get everything finished on the pipeline route. Once everything is in place we can come back and drill additional wells.

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[jason.needham.rv00@statefarm.com](mailto:jason.needham.rv00@statefarm.com)

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## Events

\* **Labor Day, Sept. 5**, wherein we celebrate our labor with sodium nitrate filled products and beer. God Bless the American Worker!

\* **2011 Tarrant County Start! Heart Walk, Sept. 10**, presented by American Heart Association, Fort Worth at Fort Worth Stockyards. To promote walking as a part of a healthy lifestyle and to raise funds to support cardiovascular research and educational programs for the Tarrant County community. Info Phone: (817) 257-7000

\* **Gallery Night, Sept. 10**  
<http://www.fwada.com/gallerynight.html>

\* **Art in the Garden, Sept. 10**, Fort Worth Botanic Garden  
Artwork is exhibited in the halls of the Garden Center. Over 30 different artists display oils, watercolors, sculpture, photography and jewelry. Wine and cheese reception during Gallery Night (Saturday), 5:30 – 7:00 p.m. Pieces are for sale, so take home a treasure—or several. September 9 - 11  
8:00 a.m. - closing Friday & Saturday  
1:00 p.m. - 7:00 p.m. Sunday

**Preservation is the Art of the City 2011, Art Show & Sale**  
**Sept. 9-24**, Community Arts Center, 1300 Gendy Street, Fort Worth, Texas  
Open to the public: 9-5 Monday - Friday, 10-5 Saturday

The Fort Worth Musical Festival presents 2 days of non-stop music featuring 20 acts on 2 stages, cooking classes by area chefs, artworks for sale by area artists and groovy gear by local vendors. (817) 392-7469 September 30-October 1, 2011 Friday 4:30pm, Saturday 1:30pm

## Neighborhood Litter Stomp and Trinity River Trash Bash

Grab your friends, family and neighbors and help get rid of litter and debris in your neighborhood from 9 a.m. to noon Saturday, Sept. 17, at the Neighborhood Litter Stomp.

Register your group online by Sept. 2 to receive a T-shirt in addition to trash bags and gloves.

Register Now at the website below  
<http://www.fortworthgov.org/applications/cow-towncleanup/>

### Don't have a group?

Join a pre-arranged cleanup group. Cleanups are scheduled at:

- Marine Creek Ranch, 5403 Paloma Blanca
- Hazel Harvey Peace Center for Neighborhoods, 818 Missouri Ave.
- Trinity River Trash Bash — taking place the same day with hundreds of volunteers. Visit the Tarrant Regional Water District website for details.

If you would like to head this up for Mistletoe Heights, please contact Jeff Davis and send out an email blast to the neighborhood for volunteers for the September 17 date.

### Central Market bags benefit Mistletoe!

Central Market bags are STILL available on Thomas and Marjorie Day's porch, 2239 W. Magnolia Ave. On the honor system, please send your donation to our neighborhood treasurer, Jeri Jo Blackmon, 1408 Mistletoe Drive. The money made from the reusable grocery bags donations goes toward our Entrance Beautification program.

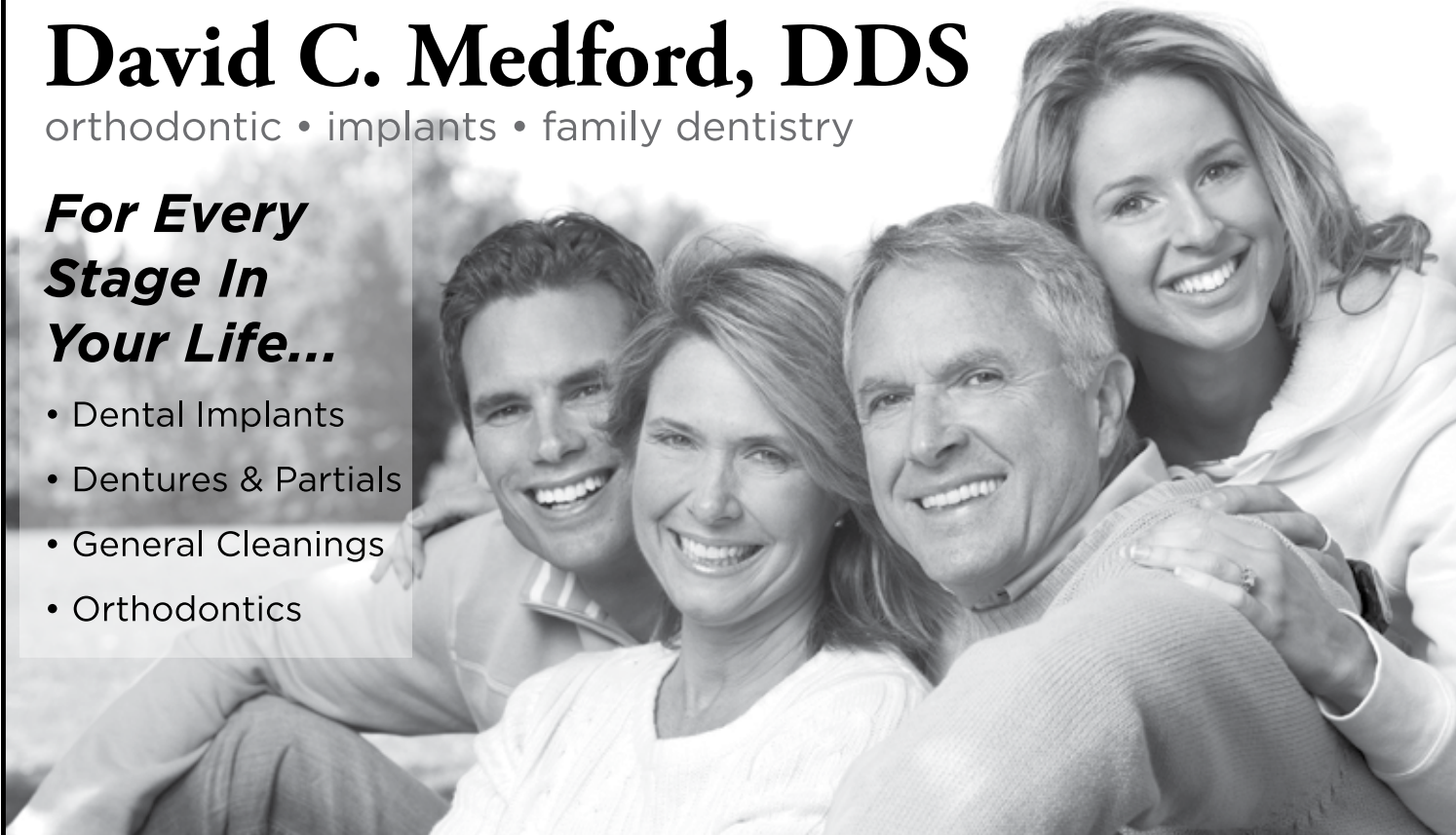


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# September's garden chores

By Marjorie Day

Well, by the time you receive this it will be indeed be September and I am hoping the temperatures will have dropped.

With water restrictions and the relentless heat and lack of rainfall most of September's chores might be simply the removal of dead plants and whatever rain-dance you can do.

But we all know that everyone who gardens knows that gardeners are optimists and devoted learners by nature. Take the garden's lessons and change the garden's plan. Learn from doing and go with the flow.

On Sept 1, Fall gardening will have arrived...

September 1, add plenty of compost and mulch. A solid layer of compost with additional mulch is a must. Mulch should be at least three inches.

You can rake a 1/2 inch of finely

screen compost onto your lawn as well and water it in on your "approved day of watering". This will help your lawn maintain itself during the drought by giving it an easy to handle nitrogen boost.

After September 5 aka Labor Day, you can plant green beans and Swiss chard.

Close to September 10, watch for webworms. Break open webs so the birds and wasps can get at them.

Around September 15, plant dianthus, mums and petunias but still wait on your pansies.

About September 20, plant lettuce, greens, broccoli, beets, radishes, Brussel sprouts and cilantro.

The 25th of the month is a good time to start bringing in plants that you plan to overwinter by moving them inside for a few hours each day.

On September 30, please send your letter of apology to Al Gore.



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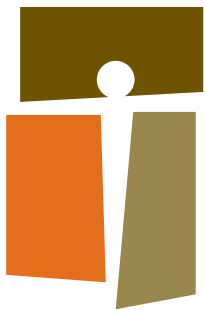
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## Hello Mistletoe Heights Neighbors!

It is time again to collect dues donations for our neighborhood association. All residents of Mistletoe Heights are members of the association and dues donations are completely voluntary. Any amount is welcomed and appreciated.

In addition to the seasonal social gatherings, landscape maintenance, newsletter and directory publications, dues donations fund a number of special projects.

We will conclude our dues drive in the Fall. Various levels of giving will be recognized in upcoming newsletters with the final recognition for the year being published in our November newsletter if received before October 15<sup>th</sup>.

Levels of giving for this year are:

Mistletoe - up to \$24

Holly - \$25 to \$49

Gardenia - \$50 to \$74

Magnolia - \$75 and up



Thank you for supporting your neighborhood association. Together we can make Mistletoe Heights an even better place to live.

☐ \$15   ☐ \$25   ☐ \$50   ☐ \$Other

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Please check here if you wish your donation to remain anonymous ☐



Please return your dues donation to:

Mistletoe Heights Association  
c/o Jeri Jo Blackmon  
1408 Mistletoe Drive  
Fort Worth, TX 76110



# Free neighborhood classified ads

DUPLEX FOR RENT, Mid 6/11, \$875 + utilities, Approx 1300 sf, 2 bedrooms, 1 bath, living room, dining room, kitchen, stainless steel appliances, energy efficient ac & attic fan, W&D, hardwood floors, covered parking, wood deck. 817-927-7200.

\*\*\*\*\*

BEAUTIFUL TWO-STORY CARRIAGE HOUSE for rent to female occupant in historic Mistletoe Heights neighborhood, less than two miles from TCU campus. Downstairs has a living room overlooking the pool and private patio, kitchen with large pantry, and utility room with washer & dryer and half bath. Upstairs is a huge bedroom with loft storage and a full bath. \$795.00 monthly, plus electric. Please contact meralen@sbcglobal.net.

\*\*\*\*\*

TUTOR, K-3rd grade. Caring, encouraging, experienced (12 years) certified elementary school teacher is offering tutoring this summer. Contact Kathy Jo Rogers at 817.688.0905 or kathy-jorogers@sbcglobal.net.

\*\*\*\*\*

EXPERIENCED BABYSITTER/NANNY/ CHILDCARE PROFESSIONAL. My name is Britney Owens and I live in the Mistletoe Heights Neighborhood. I have 8 years of experience in high end quality childcare and I am seeking to help you with your family's needs for a babysitter! I bring toys and it allows me to be very hands on and interactive when doing developmentally appropriate activities with children. I've had a variety of experiences. Currently I am working for Cooks Kids Place Childcare and a Nanny Agency where I have assisted Pro-Athletes Families. I would love to help you as well. Please call me at 817-253-4734 or email britneyn.owens@yahoo.com to let me know if I can help you!

\*\*\*\*\*

HARPIST: Sally Sledge ministers on the harp as a worshiper, psalmist and vocalist. She has recorded two C.D.'s: "Return to Your Rest" and "Cherished Times". She is available to play for home groups, church events, Bible studies, weddings, funerals, dinner parties or any special occasion. For more information and song samples, you may access her web site at [www.sallysledge.com](http://www.sallysledge.com).

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MISTLETOE HEIGHTS PET SITTERS is now booking for your vacation, or any other time. References available on request. [www.mistletoeheightspetsitters.com](http://www.mistletoeheightspetsitters.com) or 817-247-2870

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PIANO LESSONS for beginners and intermediates. Mary Smith, 2300 W. Magnolia Ave. 817-927-8876.

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EARLY CHILDHOOD MUSIC: Mistletoe Musikgarten For babies, toddlers, pre-schoolers and their parents Taught by Carol Spencer, certified by the Early Childhood Music and Movement Association and the Gordon Institute for Music Learning MistletoeMusik.com. 817.927.3240 ~ [carolingfw@sbcglobal.net](mailto:carolingfw@sbcglobal.net)

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## VINTAGE SALES

Estate sales and appraisals in Fort Worth since 1992. Call Anne Bourland for information. 817-924-5959

\*\*\*\*\*

GOING OUT OF TOWN? Call Riley Gensheimer. Neighborhood teenager available for pet sitting and plant watering. Riley Gensheimer (age 15) of 2337 West Magnolia is available to take care of your home while you are away. I will bring in the mail, water plants and feed your pets for \$10-\$15 a day. Call 817-991-8214

\*\*\*\*\*

## PET PORTRAITS:

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HELP THE NIGHT SHELTER; If you are interested in participating in or donating to The Presbyterian Night Shelter's Operation Move Out, please contact Heather White at 817-632-7415 or [hwhite@pns-tc.org](mailto:hwhite@pns-tc.org)

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# Keep your foundation watered

Extreme water saving efforts to save resources and money might come at a huge cost. If you have decided to not water your lawn, ok that's fine but your large trees and foundations still need that water and your frugality now might become a very expensive pound of prevention. Water restrictions are not intended to create home damage, and they leave room for you to care for your home and plantings.

Most homes can only withstand limited movement but extremes of temperatures and water cause extreme movements in our clay soil.

You can be penny-wise and pound-foolish here.

Early signs of foundation movement often can be corrected - and a major crack prevented - if people alter the moisture condition in the area of 3 or so feet from the foundation, by slowly, over a period of several weeks, irrigating. Suddenly adding too much water to the soil can cause the opposite problem - a big nasty crack in your foundation.

The landscape around the house should be kept healthy with adequate watering. The ground around your foundation needs to be maintained with a constant moisture level for the foundation to be stable.

Trees should be no closer than

## Check your home for foundation damage

Cracking exterior brick and/or diagonal cracks. Separation of expansion joints. Diagonal cracks above or below windows and door openings inside the home. Visible cracking of foundation. Inability to open or close doors. Doors of rooms, closets or cabinets out of alignment. Cracking or waving of floor finishes, most often visible in linoleum or ceramic tiles. Feeling of walking up or down hill as you walk across the room.

Remember do not flood a very dry foundation but water slowly over a period of several weeks with a hand-held, soaker hose or drip irrigation. You can limit damage already in the works, and prevent new damage to your home. It should be watered to a depth of 18 to 24 inches.

5 feet from the foundation and preferably 10 feet. Trees need water and when planted too close to a home can crack a foundation that is not maintained in their search for water.

Keep constant moisture levels around the foundation and look for more prudent ways to conserve water like the lawn and landscape not along the foundation, low water toilets, full dishwashers, and shorter showers, not running water while doing tasks, taking your car to the car wash.



## Yard of the month – July 2011, 1104 Buck

*Editor's note: Due to the double issue in June, we failed to put July's Yard of the Month in the August Mistletoe Express. Here you go!*

Congratulations to Lynda and Stanley Effertz, recipients of Mistletoe Heights' July Yard of the Month. Stan and Lynda moved to 1104 Buck almost 20 years ago, and their garden has been a work in progress ever since. Stan quickly points out that the success of their garden is due largely to Lynda's love of plants (she admits to talking to them every day!) combined with her creative design.

An artist who enjoys both painting and sculpture, Lynda views gardening as another outlet for creative expression. Although she doesn't think of herself as a plant expert, she does pay attention to color, form, and texture when selecting additions to her garden. Her love of curved lines is evident in the flower bed layout that begins along the walkway, sweeps across the front of the house, and flows out toward the sidewalk.

As she often does when painting on canvas, Lynda makes use of every possible inch of space in her garden. The landscape across the front of the house includes lots of annuals and perennials, predominantly in shades of pink. Containers of potted plants, a hanging basket, and trellises are used to add interest and varying heights. Several varieties of hydrangeas, including oakleaves with their white clusters along with pink mop-heads and lace-caps, are planted on the north side of the house, providing colorful blooms throughout the summer and lovely fall foliage later in the season. On the south side, a narrow bed of roses grows along the fence.

Thanks to Lynda and Stan for helping make Mistletoe Heights a more beautiful place to live. Thanks, too, to Calloway's Nursery for their generous donation of a \$50 gift certificate to each Yard of the Month recipient.

### Lynda's Gardening Tips

1. Be sure to deadhead roses throughout the growing season to encourage lots of blooms.
2. Water well and water wisely, especially during Texas summer heat. However, do pay attention to the water needs of individual plants such as begonias since overwatering can be disastrous!

## Focus on personal safety plans

September is National Preparedness Month, and Fort Worth's Office of Emergency Management urges Cowtown residents to take the opportunity to update their disaster plan and prepare their families, homes and businesses.

"Being ready when disaster strikes should be a top priority for everyone," said Juan Ortiz, emergency management coordinator for the City of Fort Worth. "Being prepared could save your life, business and property."

People should prepare an emergency kit, make a plan and be informed on potential emergencies that can happen in their community and the appropriate way to respond. Some other things to consider are kids, pets and businesses, all of which need specific plans of action in a disaster.

Go to [www.ready.gov](http://www.ready.gov) or call 1-800-BE-READY (TTY 1-800-462-7585) for free emergency preparedness information.

National Preparedness Month is held each September to encourage all Americans to take simple steps to prepare for emergencies.



# With development comes traffic to MH

Marjorie Day called me last night to talk about the possible development on the hill next to Baylor All Saints that overlooks our neighborhood. As a resident of Mistletoe Boulevard who would be directly affected by any development there, she suggested that I write a note to our newsletter outlining my own concerns over the impact of such development. As urban density continues to infill around our neighborhood as it has done in the 10 years since we moved here, my chief concern is traffic.

Between the coming Chisholm Trail/Southwest Parkway, the development of Midtown at Forest Park and Rosedale, the planned interurban rail station, and whatever development occurs in the vacant property between Baylor All Saints and our neighborhood, we can expect drastic changes to the traffic that will be funneled towards our vicinity. We need to make sure that steps are taken by the city to insure that traffic will flow around us instead of through (or over) us. These steps should match in degree to the dramatic increases in traffic flow that are sure to occur.

Forest Park, Mistletoe Blvd, and Jerome in particular need to be given special attention if we are to keep our neighborhood together. Forest Park has already become a very fast thoroughfare that, unfortunately, divides our neighborhood physically. We cannot let Mistletoe Blvd and Jerome become shortcuts for the future commuters that will be heading this way. Specific steps that should be considered are ways to limit entry onto Jerome from Rosedale St. and cutting the flow of traffic on Mistletoe Blvd between Jerome and 8th Ave. I remember some years ago, the flow of traffic was stopped at the rail crossing because they were laying new tracks. It may have only lasted a week or so, but suddenly the traffic patterns changed dramatically and our neighborhood was a new place. At the time, notions of stopping traffic there permanently were a pipe dream, but with the amount of traffic that we can expect in the next couple of years it may become a necessity. Infrastructure for traffic on Rosedale has been improved recently for an amount of cars that our streets simply cannot handle. We must do something to make sure that traffic flow stays on Rosedale. These steps would foster a much more reasonable pace of traffic on the east side of our neighborhood and would insure the continued existence of Mistletoe Heights as a unified entity.

The developments that I refer to are still some time off, but we need to start work now to make sure that the city hears and acts on our concerns. Whether we work through a Mistletoe Heights committee, whether it is through Councilman Burns, or whether it is with the help of the good people at Fort Worth South, we need to get the ball rolling. I would be happy to participate in any of these activities and encourage input from other members of our community.

All the best,  
Josh Lindsay, 2220 Mistletoe Blvd.

## Quarterly meeting minutes

Association President Jeff Davis opened the Aug. 2 meeting at 7 p.m. at his residence.

**Treasurer's report:** Treasurer Jeri Jo Blackmon passed out the Mistletoe Heights Association's income & expenses report for the period January through July. The report showed a positive balance, but income from dues is down from last year as we close in on a goal to improve the entrance to the neighborhood at Forest Park Boulevard and Rosedale Street. Please send in your generous dues donations.

**Midtown development:** Jeff Davis updated the association on the progress of construction of the Midtown urban village project on the northeastern corner of Forest Park and Rosedale, which will include two hotels. The Hilton Garden Inn is under construction; the Homewood Suites hotel is expected to be under construction by next spring.

**Rotary flag program:** Jeri Jo Blackmon raised the issue of reimbursing a Mistletoe Heights resident who had covered the cost of the neighborhood's participation this year in the Rotary flag program. The association voted to reimburse the resident and continue the program for another year.

**Natural gas drilling:** A representative of XTO Energy spoke about the status of our neighborhood gas leases. The gathering system is not yet in place, but the current leases will remain in effect. The leases will not expire because XTO has drilled within the specified lease period on a drill pad north of Interstate 30. The representative noted that it takes time to build a pipeline and that the company is still working on it.

**Association elections:** Jeff Davis noted that elections for Mistletoe Heights Association officers -- president, vice president, secretary, etc. -- are to be held at the next quarterly meeting.

**Mistletoe Heights directory:** It was agreed that the directory needs updating, but no plan was adopted.

**Crime and the neighborhood police officers:** Two different NPOs currently work the Mistletoe Heights neighborhood -- West Division NPO Sidney Keith for the homes west of Forest Park and Central Division NPO David Cloninger for the east side. Newsletter editor Marjorie Day noted that no crime updates have been received by the east side, although she knew of an attempted home burglary. There seemed to be a consensus that the neighborhood needs to have one NPO who is responsible for the whole neighborhood.

**Sidewalks:** Discussion of the neighborhood's dire need for safe sidewalks all along Jerome Street included testimonials from residents who regularly walk on Jerome or who have children who take that route to Lily B. Clayton Elementary School on Park Place. The discussion also dealt with the lack of sidewalks on some parts of Mistletoe Boulevard and sidewalks in need of repair on many streets in the neighborhood.

**Reconstitution of the Traffic Committee:** It's time again for the neighborhood to have a dedicated traffic committee. The commercial property to the north and east of Mistletoe Heights is beginning to be developed and there's the possibility of a commuter rail station on Mistletoe Boulevard east of Jerome Street. Those developments would create traffic problems for residents. Some specific areas of concern: Forest Park, West Rosedale, Mistletoe Boulevard and Jerome. The committee will meet to address residents' traffic concerns and work for solutions. If you're interested in serving on the committee, please e-mail Jeff Davis.

**Social coordinator:** Beth Krugler offered to help the neighborhood find a social coordinator. The position would include coordinating dates for social events and informing residents of the need for volunteers for such events as the Christmas party and the Easter egg hunt in Newby Park.

**Neighboring development:** Chris Brassard (cjbrassard@aol.com/214-405-5579) of Square One Development spoke regarding a seven-acre parcel east of Jerome and west of Baylor All Saints Medical Center. He said the land had been under contract by one developer, who lost the contract, and then by another developer, who also lost the contract. At that time, Brassard said, the land went back under contract with the original developer. He said the plans would probably include a 10-story building of 300 to 400 multifamily apartments units. He said that the developer had been meeting with the city to address traffic concerns in regard to the property, but he didn't say who the developer was. Brassard said that the group was working to develop the 2100 block of West Magnolia.

(Editor's note: See an article in this issue on the updated status of the seven-acre parcel. Baylor All Saints purchased the property after the unidentified developer's deal fell through.)

The meeting was adjourned by Jeff Davis. Thanks to all who were able to attend and thanks to Jeff for allowing the use of his home and his generous offering of libations and munchables.

## Little Laws of Decor

- Get a high bed or risers for your bed with a larger headboard and your bedroom will immediately feel more substantial.
- Deep bold color can make a small room feel larger.
- Real honest to goodness rugs are great in the kitchen and the bath.
- No law exists that living rooms require sofas. Small living rooms are great with comfortable chairs and chaises.
- White walls will always be a go-to solution especially for those with art collections.
- No room should be without multi-layered lighting. Invest in dimmer switches, especially for overhead lights. Even a beautiful room can be made to feel like a surgical hospital with creepy lighting. Did you know that one LED light bulb in an overhead fixture is a décor crime? Be sure you have up and down lighting, task lighting and be able to control them with dimmers to change the ambience of a room. The Taste Police task lighting squad is roaming homes everyday keeping tabs, making notes and hating it for you.
- No closet should be without lights.
- All rooms could stand a touch of black somewhere.
- When decorating a small room make sure the furnishings are not all on the same vertical plane. Just like the lights, your furnishings need multi-levels to create interest and balance.
- Love your nest.

## Instant Curb Appeal

What if all 500 hundred plus households in Mistletoe Heights put a fresh coat of paint on all of their exterior doors? Try using a pop of bold color here to bring the eye to the entrance, bold red, and autumnal orange or vivid chartreuse! You can modernize your historic home by letting your door be bright, fresh and happy. Repeat your door's color in ornamental objects on your porch or steps.

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# Traffic

From Page 1

west of the railroad tracks, and running along the north and south sides of West Magnolia Avenue east of Jerome – all next to, or behind, an existing industrial building and a small apartment building. The group tentatively plans mixed-use commercial and residential development fronting Mistletoe Boulevard, and residential development in the heart of the site and along West Magnolia. The lots have a mix of “I” industrial, “B” two-family, and “R-1” townhouse zoning, and the developer needs a rezoning to accomplish what he wants to do. The lots on the south side of the 2100 block of West Magnolia are under the neighborhood’s historic overlay.

• An investor has purchased the tract at the southeast corner of Mistletoe Boulevard and Jerome, and may want to develop it into mixed-use commercial and residential. The site is zoned “I” industrial, which does not allow residential.

• The location of the commuter rail stop hasn’t been finalized. The site north of Rosedale and west of 12th Avenue has been vetted through the environmental impact study required by the Federal Transit Administration, but the T has not acquired property yet. The constraints of this site would mean a lengthy uphill walk from the station to bus bays and parking. Other potential sites are east of the railroad tracks, north and south of Mistletoe Boulevard. The site north of Mistletoe would be across the tracks from Newby Park, and the site’s adjacent property is less suitable for transit-oriented development than the site south of the Mistletoe.

Various infill lots available, or under development, on West Magnolia, Harrison and West Morphy – all east of Jerome – make more traffic on Jerome likely in the future.

Similarly, the Midtown commercial development north of Rosedale Street, as well as the construction of the Chisholm Trail toll road could mean more traffic through Mistletoe Heights.

## 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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## International Day of Peace Celebration

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## Stage 1 - Watering Requirements

Fort Worth will implement Stage 1 of its Water Conservation and Drought Contingency Plan effective Monday, August 29, 2011. Once Stage 1 has been initiated, these will be the requirements:

During Stage 1, landscape watering is limited to the following twice per week schedule. Watering with a soaker hose, drip irrigation or by hand is allowed at any time.

### STAGE 1 WATERING SCHEDULE

#### MONDAY

No watering allowed

#### TUESDAY & FRIDAY

Non-residential sites (apartments, businesses, parks, common areas, etc.)

#### WEDNESDAY & SATURDAY

Residential addresses ending in 0, 2, 4, 6, 8

#### THURSDAY & SUNDAY

Residential addresses ending in 1, 3, 5, 7, 9

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**Mistletoe Heights Association  
Income & Expenses  
January through July 2011**

	<u>Jan - Jul 11</u>
<b>Income</b>	
Advertising Income - Newsletter	3,563.00
Central Market Bags	82.00
Dues Donations	2,490.00
Interest Income	3.76
<b>Total Income</b>	<u>6,138.76</u>
<b>Expense</b>	
Bank Charges	3.73
Easter Egg Hunt	271.29
Lily B. Clayton	250.00
MHA Entrance	1,151.83
Newby Park Improvements	23.87
Newsletter Expenses	1,859.25
Water Expense - Newby	432.81
Website Expense	95.25
<b>Total Expense</b>	<u>4,088.03</u>
<b>Net Income</b>	<u><u>2,050.73</u></u>

**Big thanks to Mike Danella...**

...for keeping the newly planted trees watered on the berm and keeping the neighborhood tidy. Mike Danella is a doer and we can't say enough about people who get it done! Thanks Mike, the neighborhood appreciates all you do.

# Send us your submissions!

## MH moving stories

Beth Krugler wrote us and asked for this upcoming story!

One thing about this neighborhood, it seems like once you lived in Mistletoe, it's hard to move away...or at least it's hard to stay away. In getting to know some of the neighbors, it seems like a whole host of people lived in this neighborhood earlier in their lives and then later moved back. Or have moved from one street in the neighborhood to another, house hopping from street to street all over Mistletoe Heights. If you have a story like this, we'd love to tell it along with some others in the Mistletoe Express.

Please email your moving story of moving to perrellim@aol.com (Extra points for "then" and "now" photos!)

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## City has a new home on the web: FortWorthTexas.gov

Fort Worth is making it easier to share its web address with an easier-to-remember domain name starting Oct. 1.

Transition to the new address — FortWorthTexas.gov — eliminates confusion caused by the current FortWorthGov.org address, but both addresses will continue to get you to the same web content and services.



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