

First Front Porch Sunday *See more photos on Page 8*



President's Corner *By Josh Lindsay*

Get involved at the local level; the experience will be amazing

Here's the parting shot of my time as president of the Mistletoe Heights Association – my last letter to neighbors.

You won't have to hear me anymore wax eloquent about mature trees, smart neighbors, porches, Easter egg hunts, etc.

This letter is a challenge instead.

I've never been in any position like MHA president.

Before this, I was never a class representative, an official, a member of a board, or any group that has used Robert's Rules of Order.

I was just asked, was surprised, and said OK. *Continued on Page 2*



It's time to sharpen your knives and dream up designs for your grimacing gourds. See story on Page 7 about the annual pumpkin carving contest.



Historic overlay helps preserve character of the neighborhood

Mistletoe Heights is a historic neighborhood, dating from the 1910s.

Wishing to preserve its architectural heritage and identity, most of the neighborhood is included in a historic overlay.

Any alterations or additions to the structures should be submitted to the neighborhood Historic Preservation Committee and must be approved by the city of Fort Worth's Historic & Cultural Landmarks Commission (HCLC).

Neighborhood Historic Preservation Committee: Roger Ross, 817-372-6865, or Susan Willis, 817-924-4000.

Historic & Cultural Landmarks Commission: Murray Miller, 817-392-8574, or Justin Newhart, 817-392-8037. The commission meets the second Monday of the month.

For further information, please refer to the Mistletoe Heights website, www.mistletoeheights.org, and click on Historic Guidelines.

President's Corner

By Josh Lindsay

Continued from Page 1

I think the only thing I had going for me was my awareness of the limitations of a position like this.

Despite being a closeted bicycle extremist, I knew my plan to turn Forest Park back into an actual forested park would probably not fly.

Thanks to this lack of expectations, the experience has been amazingly productive for me in new friendships, knowledge of our city and awareness of what is going on in our community.

I feel like I've become a much more complete citizen.

My challenge to you has a lot to do with that word "citizen."

Take a minute and think about how much time you spend every week paying attention to, reading about, Facebooking about, or stressing about national events.

Now think about the time spent on local events, in our neighborhood or in the city.

How does it compare?

Citizen. It's not nation-izen or state-izen or even county-izen. It's *citi-zen*. But we seem to have the meaning backwards in the way we fulfill that duty.

As an example of how this plays out in our local world, what

percentage of our citizens took part in the most basic responsibility and voted for our popular mayor?

She won handily, but Mayor Betsy Price was elected by about 7 percent of the eligible voters in our city. (Fort Worth has some of the most abysmal voter participation rates nationally, but still comes in marginally better than Dallas).

I challenge all of you to put some volunteer efforts into our local community. The more local the better.

If you were to channel all that angst and stress you feel about national politics into efforts on the national level, what are your chances of a return? Probably not much.

Put all that time into local or neighborhood efforts and I guarantee not only tangible results, but also an amazing return in relationships and personal experience.

I hope someone out there is willing to be nominated for MHA president, but I challenge all of you to step up for more local volunteer activities.



Josh Lindsay

president@mistletoeheights.org

2238 Mistletoe Blvd.

Mark your calendars!



Sunday, Oct. 29: Front Porch Sundays, at the home of Hao Tran, 2218 W. Rosedale St. S., from 4 to 6 p.m. Bring your own beverage.

Monday, Oct. 30: Annual Pumpkin Carving Contest judging, beginning at dusk.

Thursday, Nov. 9: Lily B. Clayton Kindergarten Coffee at the home of Susan Pressley, 2341 W. Magnolia Ave., at 7 p.m. (phone 817-308-1484). Adults only.

Sunday, Nov. 12: Annual Bow-Tying Party, 2 to 4 p.m., at the home of Gary and Susan Willis, 2237 Irwin St. Come help make bows to decorate the lampposts for the Christmas holidays.

Sunday, Nov. 19: Front Porch Sundays at the home of Brent and Susan Pressley, 2341 W. Magnolia Ave., from 4 to 6 p.m. Bring your own beverage.

Tuesday, Nov. 21: Mistletoe Heights Association members' meeting, at the home of Hank and Linda Pereth, 1126 Mistletoe Drive, from 7 to 8:30 p.m. Be sure to come to this special meeting to make your voice heard in the election of new officers for the coming year.

Sunday, Dec. 3: The annual neighborhood Christmas party, 5 to 8 p.m. Location to be announced.

North Fort Worth Historical Society's
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Oakwood Cemetery
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October 28 - 29, 2017

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WELCOME to the neighborhood

Josh Lindsay
president@mistletoeheights.org

Mary Ellen Peipert
newsletter@mistletoeheights.org
817-926-4117

Mistletoe Heights, as a “front porch community,” would like to welcome all new residents.

If you know of any new neighbors, or if you’re a new neighbor, please contact our association president, Josh Lindsay, or our newsletter editor, Mary Ellen Peipert.

They will need your name, address, names of family members, age and gender of children and your contact information.

They will then pass your information on to our incredible duo of ladies, Kathy Jo Rogers and Denise Semple, of the Welcome Basket Committee, who would like to present you with a basket of goodies to welcome you to the neighborhood.

New neighbors

Jessica and Chris Colaw

2205 Edwin St.
Daughters, Stella, 8, and Vivienne, 3, and son Max, 5.

Lydia Rose Roberts

Born Aug. 23, to Tyler and Madeline Roberts.
Congratulations to the parents!



Get connected

Get connected. Be more engaged. Please share with us your experiences of good will in the neighborhood to newsletter@mistletoeheights.org and write me at president@mistletoeheights.org. Here are some ways to find out what’s going on in the neighborhood.

Facebook Chat Room
www.facebook.com/groups/mhneighbors

NextDoor page
www.mistletoeheights.nextdoor.com

Webpage
www.mistletoeheights.org/contacts

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Yard of the Month for September: 2328 Irwin St.

Simple and elegant are watchwords for the Hilgart yard on Irwin Street



By Claudia Camp

Congratulations to our September Yard of the Month winner, Laura Hilgart, for her simply yet elegantly designed yard at 2328 Irwin St.

Laura has lived in her house (also the residence of her son, Sam, now at college) since 1999. She's lived in the neighborhood even longer, though, having moved into her present home from just across the street!

Laura keeps things simple all the way from curb to house. The bright green St. Augustine grass in the curb strip on one side of the front walk is set off by the darker green of well-trimmed Asian jasmine underneath the large live oak on the other side.

This variety of jasmine makes an excellent ground cover in both sun and shade, even where there's too much shade for grass to grow. Just run your mower over it or weed-whack it when it starts



looking shaggy.

The Asian jasmine also provides the foreground for the wide, curved beds on either side of the porch. Here it contrasts strikingly with the white

limestone border that sets the bed off from the grass in front. A line of azaleas, amazingly in bloom in August and September, line the front of the porch wall. The pink azalea flowers are complemented at the far left end of the porch by a blue plumbago in a large pot and, at the far right, by the dark green of a Japanese yew.

I wasn't familiar with this plant and now, of course, I want one! Its narrow leaves create wonderful texture, and it has a pleasing conical shape.

Though yews can get quite tall, Laura says it's not difficult to keep it trimmed down to its present five or so feet.

But, back to the garden!

The two sides of the front beds come together with pizzazz on either side of the deep gold-tiled front steps. Here we find large hydrangeas – one also in bloom! – at the base of the steps, which

are then lushly topped by large pots brimming with red-flowering dragon-leaf begonias.

Perhaps the most striking feature of the landscaping is the unique growth of wisteria that runs from each end of the long bungalow porch all the way along the porch roofline.

Its woody vines and light green leaves create a cool and charming feature now in the heat of the summer. But David and I can't wait to walk by again in the early spring when the vines will be dripping with the heavenly scent of their clusters of lavender flowers.

Laura admits that the wisteria is hard to maintain, requiring regular hard pruning, but those spring flowers – and the help of her valued yard man, Fernando – keep her coming back for more.

(A word to the wise, though, prospective gardeners: Wisteria is lovely, but it is indeed a lot of work to maintain.

If you're considering it, make sure you've got a large and strong trellis or fence – or porch roof! – to train it onto, and then be prepared for the pruning; otherwise it

quickly gets straggly and can take over more space than you had in mind. Check Google for specific care instructions before you plant.)

Thanks, Laura (and Fernando) for your lovely design and diligence in keeping it attractive. And thanks to all you gardeners in the 2300 block of Irwin Street. Your block is a wonderful one to walk!

EDITOR'S NOTE: *The front garden of Claudia Camp and David Gunn at 2212 Mistletoe Blvd. has been a perennial favorite in Yard of the Month honors. Their back garden was one of six featured in the 2015 Hidden Gardens of Fort Worth Tour, which featured Mistletoe Heights.*



Photos by Jim Peipert

Jeri Jo Blackmon

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Neighbors in Action

Our neighbors in Mistletoe Heights are a pretty active group. Here are some who have been in the news recently:

Hillary Dohoney

Local artist and Mistletoe Heights resident, Hillary Dohoney, is the featured artist at the Fort Works Art gallery at 2100 Montgomery St.

Her exhibit, titled "Adrift," officially opened with a reception on Sept. 15 and runs until Oct. 28. It features a series of seascapes presented in various formats, ranging from wide panoramas to some the size of portholes.

Hillary will give an artist's talk on Oct. 11 from 6 to 7 p.m.

Congratulations to this talented and aspiring young artist!



Hillary Dohoney and her mother, Tanya Dohoney, at the Sept. 15 reception opening Hillary's art exhibit, "Adrift"

Dylan & Oliver Konur

Mistletoe Heights residents, brothers Dylan and Oliver Konur, ages 9 and 6, respectively, and their friend Will Grant, 7, set up a lemonade stand on Saturday and Sunday, Sept. 9 and 10, to help the victims of Hurricane Harvey.

Proceeds were to be sent to the United Way of Houston and matched by their parents.

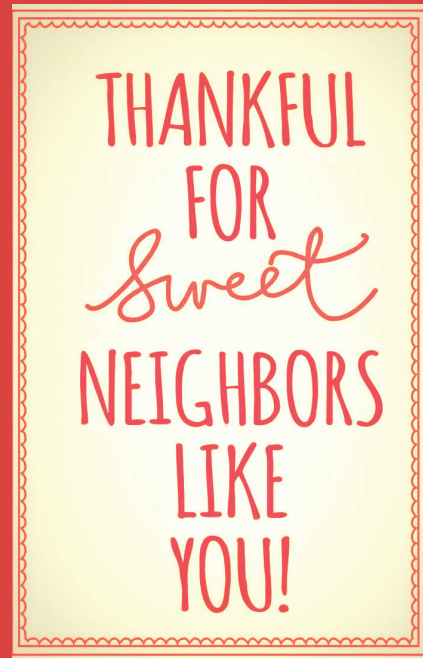
Congratulations to these young entrepreneurs for using their skills to help people in need.



Dylan Konur, rear, brother Oliver, left, and their friend Will Grant staff their lemonade stand

Do you know of a Mistletoe Heights neighbor who has accomplished something great?

*Tell us about it at
newsletter@mistletoeheights.org.*



- Thanks to the three retiring officers of the Mistletoe Heights Association, who will be stepping down in November after three years of service.
- Special thanks to our outgoing president, Josh Lindsay, who has put in countless hours and has handled the position with positivity and grace, bringing together many good people and making Mistletoe Heights a better community. The other retiring officers are Vice President Chad Jung and Newsletter Editor Mary Ellen Peipert.
- Thanks to Scott Ewing for being our webmaster for the past several years, maintaining the Mistletoe Heights website.
- A special shout-out to Elisa Rode, president at Kearley & Co., a full-service ad agency on the Near Southside, for graciously and generously volunteering her and her staff's time for the past two years to do the layout for the Mistletoe Heights newsletter. She and graphic/layout artists Emma Seidler and Bethanne Glover have been a joy to work with and have made a very significant contribution and improvement to the Mistletoe Express. We could not have done it without you!

If you know of any "unsung heroes" who have made contributions to the neighborhood, please contact newsletter@mistletoeheights.org so we can include them in the next newsletter.

Thank you to all who help make our neighborhood better.

Mistletoe Heights Association Supporters

As of Sept. 20

Names in bold print have contributed since the last newsletter

Magnolia

Barrow, Wade & Brook	Gross, Robert	Pressley, Brent & Susan
Bierbaum, Dionna	Gensheimer, Chris & Martha	Reck, Chris & Heather
Blackmon, Jeri Jo	Hale, Tom & Pat	Robertson, Joshua & Kristina
Buck, Chandry	Hulsey, Price	Smith, Flavious & Melanie
Dierker, Charlie & Kathy	Jung, Chad & Sarah	Stuart, Andre & Estela
Easton, Chuck & Alicia	Lovelady, Jason & Kate	Sybesma, Richard & Wendy
Edwards, Chris & Alison	McReynolds, Steve & Kathy	Tyson, Gerry & Meralen
Ellis, Luke & Terri	Mitchell, Mark & Susie	Walker, Gene & Kathleen
Ewing, Scott & Val	Parrish, Bill & Sue	Weiskittel, Adam & Anne

Holly

Asher, Garland & Betsy	Gunn, David	McNallie, Kate
Blanton, Wendy	Hager, James & Tammy	Miller, Tim & Williams, Mary Alice
Brizendine, Graham & Heather	Hotard, John & Susan	Newburn, Alicia
Cole, Willard & Aline	Lindsay Family	McGlothlin, Charles & Melba
Dickson, Dana	Martin, Bill	Pereth, Hank & Linda
		Smith Family

Mistletoe

Brennan, William	Horn, Bruce & Betsy	McQuerns, Sam & Martha
Callarman, Teresa	Matlock, Gray & Mary	Simdon, Sherryl
Dowdle, Roy	McCracken, Thomas & Lea	Teague, Joy

**Thank you neighbors, for your contributions to our neighborhood association!
You have contributed \$4,085 so far this year**



2017 Levels of Giving

Magnolia - \$100 and up
Holly - \$50 to \$99
Mistletoe - Up to \$49

In the city

Police non-emergency number: 817-392-4222

Crime updates are available to citizens at any time:
fortworthpd.com. Go to crime information, then crime mapping.

Community engagement liaison: For our neighborhood, contact
Tabitha Butler, 817-392-2045.
tabitha.butler@fortworthtexas.gov

Link to city online pothole reporting form:
<https://cityoffortworth.wufoo.com/forms/pothole.report>

Link to code compliance issues and to report graffiti:
fortworthtexas.gov/codecompliance/myFtWorth

Link to garbage related issues:
www.fortworthtexas.gov.
Click on "Garbage and Recycling."
Bulk trash pickup for our neighborhood is the week of the
fourth Monday of the month.

Link to report animal
issues, control, adoption:
fortworthtexas.gov; or
call 817-392-1234.

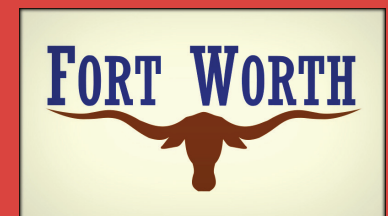
Link to request permit
for garage sale:
Fortworthtexas.gov; or
call 817-392-2222.

For travel health information and inoculations, call Tarrant
County Public Health Department, Travel Health Services, 1101
S. Main St., Fort Worth, TX 76104.
817-321-4707

Fort Worth leash law:
<http://fortworthtexas.gov/animals/laws>

Fort Woof Dog Park:
<http://fortwoof.org>

Smart phone app: myFtWorth



Lily B. Clayton Kindergarten Coffee

To all parents with children entering kindergarten in the fall of 2018 (or future years) and those wanting to learn more about Lily B. Clayton Elementary School in general, you are invited to an informational Kindergarten Coffee.

This is a great opportunity to meet our principal, talk to our kindergarten teachers and connect with other parents. You can ask questions and receive an informational packet about Sweet Lily B.

The event will be held on Thursday, Nov. 9, at 7 p.m. at the home of Susan and Brent Pressley, 2341 W. Magnolia Ave.

If you have any questions or wish to be added to the mailing list, contact Susan Pressley at 817-308-1484 or brentandsusan@charter.net.

The Kindergarten Coffee is for adults only. Kids and parents will be invited to a Kindergarten Roundup at the school in the spring.



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Great grimacing gourds!

Surely the mornings will once again become crisp, and fall will be upon us. Before you can say black cats and jack-o-lanterns, it will be time for the annual Pumpkin Carving Contest.

The rules for this event are simple:

- The night before Halloween (Monday, Oct. 30) the elite gang of gourd judges hit the street to judge this year's offerings.
- All real and carved pumpkins are judged soon after dusk.
- The grand prizewinner will get either an all-expenses-paid trip to Transylvania or a \$50 prize (to be decided later).
- All honorable mentions may get a fabulous write-up in the newsletter (i.e., an honorable mention).



Plan your gourd's grimace now. Get the whole family involved. And, remember, judging occurs the night before Halloween and that Styrofoam or plastic entries, however gorgeous, are not included in the judging.

To new neighbors I should point out that trick-or-treaters flock to Mistletoe Heights from all over town. So be prepared to deliver the hospitality and treats. (And keep an eye out for the Mistletoe Halloween Street Band on its annual ramble.)

-- Steve McReynolds

EDITOR'S NOTE: The newsletter will go to press before Halloween. Photos of the winners and runners-up in the annual Pumpkin Carving Contest can be viewed on the neighborhood email list serve and on the Facebook page for the Mistletoe Heights Neighbors' Chat Room.

PLEASE DON'T FENCE ME IN

In case you didn't know, I'm more than just a Mistletoe Heights' area Realtor—I represent buyers and sellers all over Fort Worth, Tarrant County and beyond.



Call me with all your real estate needs & questions.

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gaye.reed@cbfw.com



Front Porch Sundays

Thanks to the musings of Mark Philpot, we now have started Front Porch Sundays, a casual gathering of neighbors on front porches or in yards to meet and greet neighbors.

The idea is to bring your own beverages – adult or otherwise – and the host may offer snacks and such. The times will be 4 to 6 p.m.

The inaugural event was Sept. 24 on the front porch of Mark and Maggie Philpot at 2208 Harrison Ave. On this page are a few photos from the gathering.

Future dates:

Oct. 29, Hao Tran's house, 2218 W. Rosedale S St.

Nov. 19, the house of Brent and Susan Pressley, 2341 W. Magnolia Ave.

Be on the lookout for more dates as we have had a lot of interest in these events.

If you would like to volunteer to host a Front Porch Sunday on a future date, email Mark at mark@leaguere.com.

Photos by Jim Peipert



Volunteers needed

We need more volunteers, especially some talented and energetic people to take over several key offices in the Mistletoe Heights Association. Help us make this neighborhood better.

Are you new to the neighborhood and would like to get involved? Here are a few great ways, and you will get to meet a lot of interesting neighbors!

President: We will be looking for a new president for the MHA, beginning after our association meeting on Nov. 21. Josh Lindsay has served with great dedication for three years. This will be a great opportunity for someone who wants to serve the neighborhood to step forward.

Holding this job is a great honor and an opportunity to improve our neighborhood, affect the direction it is going, bring people together and to meet lots of interesting people!

General members' meetings are held quarterly, with officers' meetings held as needed prior to general meetings.

The board of officers of the Mistletoe Heights Association is very active and supportive and would happily help the new president learn the ropes.

A nominating committee will present a slate of candidates at the November meeting. Nominations will also be taken from the floor. Or, you may even volunteer yourself!

Vice president: We will be looking for a new vice president, beginning after our association meeting on Nov. 21. Chad Jung has done a superb job of this for the past three years, working quietly behind the scenes to make some special things happen in our

neighborhood.

This is a great opportunity to support the president and the association and improve our neighborhood.

Newsletter editor: We will be looking for a new newsletter editor as of the November members' meeting. Duties would start with the edition of December 2017-January 2018.

Your current editor, Mary Ellen Peipert, has done this job for three years. It's time to pass the baton to a new person.

Jim Peipert, the current photographer, will remain on the job, unless someone else would like to do it.

Don't worry! The new editor will receive full instructions and support during the transition and beyond. The newsletter is published every other month. Our layout person and printer are great to work with. It is a great job and a good way to keep plugged into the neighborhood and to meet a lot of nice and interesting people.

Historical Preservation Committee: We are looking for any interested people to join the Historical Preservation Committee. Help us ensure the integrity of the architecture in our community.

Advertising manager: We need someone to solicit and manage ads from local businesses. You would work closely with the treasurer. It would require only a few hours a month.

Newby Park Gardening Committee: We need a group of people to work on a rotating basis to care for the plants and flowers in Newby Park. Rosaline Eastpepp Takes will provide information about the specific duties involved and will manage the schedule.

Contact MHA Vice President Chad Jung if you are interested in any of these positions. vicepresident@mistletoheights.com.



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Mistletoe Heights Association Annual Dues Drive

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.

Our annual dues drive begins in April and continues through October. You will see this flyer in our newsletter each of those months as we collect dues donations for our neighborhood association. We will recognize donors in EVERY newsletter through October with the final recognition published in our December issue.



Levels of giving for this year are:

- Mistletoe – up to \$49
- Holly - \$50 to \$99
- Magnolia - \$100 and up



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

\$25 \$50 \$75 \$ Other

Please return your dues donation to:

Name(s) _____
(As you prefer to be listed in the newsletter)

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

Address: _____

Please check here if you wish your donation to remain anonymous

Check here if you can volunteer some time to our association and include a telephone number where we can reach you _____

Yard of the Month for October: 2309 Mistletoe Ave.

Yard on Mistletoe Avenue offers an amazing late-summer display

By Claudia Camp



Photos by Jim Peipert

David and I have had our eye on the garden at 2309 Mistletoe Ave. for several months now. Sometimes there are just too many lovely yards to honor everyone who deserves it! But the colorful flowerbeds tended by Heather ("the gardener," says her husband) and Chris Reck were just irresistible this time around. Oh, those repeat-blooming azaleas! I've never seen such a late-summer display!

Heather's palette is pinks and purples, which contrast nicely with the dark brick of the house. The curved beds on either side of the front walk, lined by attractive, cut-stone edging, are in proportion to the size of the yard and house.

Heather credits the former owner with planting the azaleas. In addition, her own well-chosen selection of a few, repeated plants lends visual consistency and flow throughout the beds, while still offering variety in size and texture.

Two white planters, filled with pink and yellow lantana, mark the end of the front walk near the street. The lantana was not blooming when we were there; it's a reliable all-summer bloomer but gets a bit less prolific as autumn rolls around.

The dark green leaves will be attractive until the first freeze, though, and we could see some more blooms before then, too. But, then again, Heather

may change the planters up for fall color!

There's a beautiful glazed pot on the porch wall by the front steps as well, filled with white alyssum, purple, lavender and white angelonias, variegated ivy and a lime-green succulent.

Just to the left of the walk, the deepest part of that bed includes a couple of azaleas, one currently covered in dark pink blooms.

Purple wandering Jew makes a colorfully complementary groundcover below and in front of the azaleas. And the very front point of the bed is punctuated by a white alyssum at the walk.

Along the front porch wall, are three dwarf nandinas, with their variegated leaf color (mostly light, bright green through the summer but changing to pink and red in the fall and winter).



In front of those are several purple, lavender and white angelonias, a great annual that blooms its head off all summer – perfect for Texas.

Lowest growing, deep, deep purple ajuga (bugleweed) is interspersed casually and prettily with woodchips, making nice accents at ground level throughout the bed.

At the far left corner of the wall is another azalea or, really, two in one! The former owner cleverly planted a fuschia bloomer with a pale pink one, so it looks like one bush with two entirely different colors. Beautiful!

This fantastic bush is set off, at the far front end, by the dark green leaves of a very large red rose. Around the corner along the east side of the house grow the same mix of nandinas and azaleas in that lovely range of colors, and ajuga.

Mostly the same variety of plants are found to the right of the walk, though through the middle of this bed runs a narrow flagstone path, allowing access from the driveway to the walk, with

the larger specimens (azaleas and nandinas) right along the porch wall and lower ones (wandering Jew, and angelonias) on the street side.

A tall (four-foot-high) metal sculpture of a flower is "planted" at the far end of the bed, nearest the driveway. This will make a striking feature in winter, but it is hidden right now by what looks like a towering bush that I just couldn't identify.

Heather supplied the answer: A couple years ago, Heather and Chris's now 7-year-old son, Levi, brought home some sunflower seeds from a school district program at the Botanical Research Institute of Texas.

As any good 5-year-old gardener would do, he put all the seeds in this obviously well-suited spot at the end of the bed. Not a lot of flowers, but what a pow!, herbal statement during the growing season!

The repeat-flowering azaleas make this garden a winner in spring and fall, but Heather's attention to detail and the changing seasons make it a pleasing part of the neighborhood any time of year.

Thanks, Heather, Chris, and Levi for your delightful front garden!

EDITOR'S NOTE: The front garden of Claudia Camp and David Gunn at 2212 Mistletoe Blvd. has been a perennial favorite in Yard of the Month honors. Their back garden was one of six featured in the 2015 Hidden Gardens of Fort Worth Tour, which featured Mistletoe Heights.



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Location: Lily B. Clayton Elementary School
7:03 to 9:13 p.m.

Officers present: President Josh Lindsay, Vice President Chad Jung, Treasurer Jeri Jo Blackmon, Newsletter Editor Mary Ellen Peipert and Secretary Valerie Ewing

Attendees: 49 Mistletoe Heights residents

Guest: Megan Lasch of Saigebrook Development.
Email: megan@o-sda.com

I. Call to order

The meeting was called to order by Josh Lindsay, who began by asking for approval of the minutes from the May 16 neighborhood meeting. Copies of the minutes were distributed. It was also noted that the minutes were submitted previously in the newsletter and via email. The minutes were approved.

Josh reported that our neighborhood police officers (NPOs), Matt McClellan and Josh Caprio, will no longer be our NPOs. As a gesture of appreciation, a cake and thank-you notes were provided for the officers. Josh then introduced Officer Marshall Meyer, who will take over as our new NPO. Phone: 817-999-8057.

Next, Josh introduced two city officials present at the meeting: Catherine Huckaby, community engagement manager, and Katherine Smith, district director for District 9 City Councilwoman Ann Zadeh.

II. Officer reports

President: Josh reported that this is his last meeting as MHA president before officer nominations in November. If anyone is interested in becoming president of the Mistletoe Heights Association or being on the nominating committee, please let him know.

Treasurer: Jeri Jo Blackmon distributed a list of expenses.

Summary: Income year to date \$4,610, losses \$2,800. Donation: \$599 for the Newby Park dedication to Drew Medford and Charlie Bourland. Update: A plaque has been installed in concrete. A sign was made and it will be installed on the baseball backstop. The date is to be designated.

III. Committee reports

The committees on development and historic preservation had no updates or new information.

IV. Old business

Sidewalk projects: The contact is Clint Hoover, senior professional engineer with the Fort Worth Transportation and Public Works Department.

Email: Clint.Hoover@fortworthtexas.gov

Mr. Hoover introduced himself and stated he is the project manager for the city. He discussed the sidewalks and the design, and mentioned that an arborist has walked the sites to assess any impact on trees. The money set aside for this project is \$200,000. It will be at least October before any work begins.

V. New business

Justin Henry (Email: justin@jhenryinterests.com) was introduced and spoke about the West Magnolia Avenue Project. He provided handouts with pictures of the area to be discussed. The area consists of 10 lots east of Jerome Street between Mistletoe Boulevard and Harrison Avenue. Presently it is zoned for both residential and light Industrial. The goal is to bring Magnolia Avenue up to code, as there is a 30-foot-wide alley and 28-foot-wide West Magnolia Avenue right of way. The developers asked the city for a plat and to have the street paved, but the city refused for lack of funds. The developers spoke with the Transportation and Public Works Department and the Fire Department and got approval to abandon the properties. They have filed for vacation of the alley plus West Magnolia Avenue and the

city will allow them to abandon it. Henry said he was present tonight to ask the neighborhood for support to vacate and abandon this property versus other suggestions because they are not sure what to do with the land. Another option is to have the land rezoned for residential only. The city told them to go UR (Urban Reserve), which allows the land to be developed with three- and four-story structures. Henry's preference is to keep it residential instead of industrial. They were approached by Village Homes, which wants to buy the land for residential purposes. Consensus: A decision tonight is difficult without more information. Conclusion: A development committee will be assembled to better manage this topic. It will meet with the landowner next month to provide updates at a later date.

VI. Saigebrook Development

Megan Lasch, project manager, was introduced as the next speaker. Contact info – Phone 830-330-0762; email: megan@o-sda.com. She is with Saigebrook Development, which wants to purchase four acres east of the railroad tracks along Mistletoe Boulevard to build a multi-residential complex called Mistletoe Station. A slideshow was presented that told us about Saigebrook Development.

You can find most of the presentation here:

<http://www.srccatx.org/wp-content/uploads/2017/02/Saigebrook-General-presentation.pdf>.

Mrs. Lasch requested a meeting with our neighborhood association to hear our thoughts on the development. Key points: They have on-site management. They own their properties and do not sell them later. Units will support a mixed-income community. The two buildings will be three and four stories high.

A slide was displayed labeled "Mistletoe Station Concept." It dealt with vacating the current Beckham Place that runs between the two properties, thus limiting this route to use by residents of the complex. The developer would then dedicate a portion of the purchased property back to the city to create a new street that runs north-south, connecting Mistletoe Boulevard to 12th Street.

The clubhouse and leasing office will be an L-shaped, three-story building, adjacent to Mistletoe Boulevard. Across Beckham Place will be a four-story residential building with apartment homes above a parking garage. The goal is 106 to 150 units, with four stories (106 units) or five stories (150 units). Mrs. Lasch then introduced two people who represent the engineering aspect of the project. They discussed the infrastructure and what needs to be fixed before developing the property, i.e., relocating the storm drain, sewer line and power lines. This work is for improvement on the infrastructure beyond the property boundaries. Therefore they are requesting tax increment financing (TIF) in the amount of \$2.6 million.

What followed was a Q&A on power lines, storm size capacity and volume, etc. In a recent conversation with Near Southside, a floodplain study by the engineering firm Freese and Nichols was referenced and the developers are following the recommendation for the infrastructure repairs based on the results of this study.

Nathan Henry was introduced to discuss elevations. He briefly mentioned his experience with architecture focused on multi-family development. The aesthetic goal is to provide a transition between the commercial area to the east and the residential area to the west. The leasing center, located along Mistletoe Boulevard, will lend a commercial feel, with a break in the building that leads to the residential complex. It will be three stories with a brick façade on the lower two floors and siding on the top floor. They presented a two-dimensional picture of the four-story residential building with 30-foot trees as a buffer along the railroad tracks. Seventy-four of

Continued on Page 13

Continued from Page 12

106 units will be designated as workforce housing units. This was an agreement in order to obtain TIF. The workforce units are for anyone earning less than the area median income (AMI). The AMI for Tarrant County is \$69,400.

Workforce units:

One bedroom/one bath, 650 square feet, \$660/month
 Two bedrooms/two baths, 850 square feet, \$837/month
 Three bedrooms, two baths, 1,050 square feet, \$968/month

Market rate:

One bedroom/one bath, \$940 to \$1,105
 Two bedrooms/two baths, \$1,232-\$1,445
 Three bedrooms/two baths, \$1,522 to \$1,785

Mrs. Lasch then discussed land uses, with traffic impact as a comparative analysis to their plan. For example, this property is zoned for a fraternity or sorority house, recreation center or club, and light industrial. Most developers looking at this site want to build 200 units or more. The Saigebrook building concept will have less of an impact on the area due to its smaller size. A developer, by right, could build a 10-story building at this site. Renter dynamic: medical district staff, school district staff, single parents, retirees. Residents must meet credit and income requirements and submit to a background check (no felony convictions). Saigebrook Development will meet again with the board on Aug. 23. **Timeline:** Completion date will be around 2020.

Question about the impact on nearby Lily B. Clayton Elementary School. What followed was a discussion among attendees on the impact with both positive and negative points discussed.

Question: When to decide between 106 and 150 units. The site is zoned for either, but the developer will need to assess the business model and determine if funding will permit additional units.

Mike Brennan, planning director for Near Southside, spoke next. He discussed TIF and his recent conversation with Ann Zadeh about this planned development covering the design, traffic, mix of units, total number of units, etc. During the last review, a recommendation was made to provide TIF in the amount of \$2.6 million for infrastructure improvements on the grounds that the following stipulations were met:

1. Exterior design to match the revised elevations shown at the meeting, but with a lower roof pitch or other strategies to reduce visual dominance of the sloped roof.
2. Five-foot-wide sidewalks to fill the gap between Jerome Street and the project site along Mistletoe Boulevard.
3. Traffic-calming measures along Mistletoe Boulevard that slow speed and discourage cut-through traffic.
4. The 106-unit alternative (TIF proposal to allow a range of 100-110 units for final design flexibility), which would provide a 70/30 mix of affordable/market rate.

Per Mr. Brennan, Ann Zadeh stated that if Mistletoe Heights feels strongly about the unit count of 106 vs. 150, then a dominant vote could be reflected as a condition on TIF and she would consider making that a provision.

Motion: Support stipulations made by Near Southside and limit the unit count to 106 for TIF. The motion was seconded and then opened to discussion.

Repeat motion: Support was in favor of stipulations posed by Near Southside for TIF. Additionally, limit units to 106. A vote was called by Josh with a majority in favor of 106 units over 150.

VII. Final words

The next meeting will be Nov. 21 at the home of Hank Pereth, 1126 Mistletoe Drive.

Meeting adjourned 9:13 p.m.



Developer's preliminary rendering of residential building at Mistletoe Station development



Developer's rendering of leasing center for Mistletoe Station development



Ground-level site plan for Mistletoe Station development



Site plan for upper floors of Mistletoe Station development

Architectural renderings and site plans courtesy of Saigebrook Development

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1204 Lipscomb St.

Recent Sales



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\$225/SF



1204 Virginia Pl.
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2132 Weatherbee
\$227/SF



4008 Linden Ave.
\$252/SF



1111 Elizabeth Blvd.
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Contact Jeri Jo Blackmon at 817-923-4393 or email JeriJo@Charter.net. 1408 Mistletoe Drive.

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EARLY CHILDHOOD MUSIC AND MOVEMENT

Mistletoe Musikgarten (www.MistletoeMusik.com) has returned to its roots, right here in our neighborhood. We offer music and movement classes for infants, toddlers, pre-schoolers and kinders. We sing, dance, and play simple instruments in our parent-child classes. Music and movement classes prepare your child for future learning successes. Contact Carol Spencer joyous579@gmail.com ~ 817.927.3240

PIANO LESSONS

For beginners and intermediates.
Mary Smith, 2300 W. Magnolia Ave.
817-927-8876.

SECURITY SERVICES

In light of recent thefts in our neighborhood, I'm offering installation services of web-based security cameras at a discount for Mistletoe Heights residents. My normal fee is \$120, but, for a limited time, I'm discounting my fee to \$89. I am a certified "Nest" installer and also install "Ring" devices, such as doorbell cameras and floodlight/camera combinations. If you have an existing motion-detection light, floodlight, outside fixture, or doorbell, we can install a camera. Please call me for a free estimate and consultation. 817-201-7100 David Luttrell, fortworthhomerepair.com

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PET PORTRAITS

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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 kathyjorogers@sbcglobal.net.

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VINTAGE SALES

Estate Sales Vintage Sales has been helping people liquidate estates since 1992. Don't throw anything away before you talk to us! We can help you. Anne Bourland (817-919-0270) apbourland@aol.com John Bourland (817-307-6173)

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Sally Sledge ministers on the harp as a worshiper, psalmist and vocalist. She has recorded two CDs: "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.

PET SITTING

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FAMILY PHOTOGRAPHY BY DIANA BRANDENBERG

At-home mom would love to take your family photos! I will come to you, portrait session or special events. Just call and we'll get those perfect photos for the Christmas card! Call 214-734-9140.

Helpful phone numbers, emails, addresses and websites

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City Code violations	817.392.1234
City of Fort Worth	817.392.2255
fortworthtexas.gov	
Police—nonemergency	817.392.4222
Garage sale permits	817.392.7851
Graffiti abatement	817.212.2700
Lily B. Clayton Elementary	817.922.6660
schools.fwisd.org/clayton	
Paschal High School	817.814.5000
paschalhs.org	
Historical Preservation	
Justin Newhart	817.392.8037
justin.newhart@fortworthtexas.gov	
Southside Preservation Hall	
Hallyes@earthlink.net	817.926.2800
southsidepreservation.com	
The T/Longhorn Trolley	817.215.8600
the-t.com	
Trinity Railway Express	817.215.8600
trinityrailwayexpress.org	
City Council District 9	
Ann Zadeh	817.392.8809
district9@fortworthtexas.gov	

MHA officers

officers@mistletoeheights.org	
President	
Josh Lindsay	817.927.0323
president@mistletoeheights.org	
Vice President	
Chad Jung	817.291.5849
vicepresident@mistletoeheights.org	
Secretary	
Valerie Ewing	817.791.9535
secretary@mistletoeheights.org	
Treasurer	
Jeri Jo Blackmon	817.923.4393
treasurer@mistletoeheights.org	
Newsletter Editor	
Mary Ellen Peipert	817.926.4117
newsletter@mistletoeheights.org	

Volunteers

Historic Preservation Committee

Roger Ross	817.372.6865
Susan Willis	817.924.4000
Street Rep Captains	
Melissa Kohout (East side)	817.313.1419
Rosaline Eastepp Takes	817.207.9750
(West side)	
Welcome Baskets	
Kathy Jo Rogers	817.688.0905
Denise Semple	817.733.0404
Advertising Manager	
advertise@mistletoeheights.org	
Newby Park	
Vacancy	
Email Moderator	
Richard Yantis	817.924.2857
Webmaster	
Scott Ewing	214.403.7762
Historian	
Luke Ellis	817.339.2459
Yard of the Month	
Claudia Camp	817.924.5193

Street reps (listed by blocks)

East of Forest Park	
2200 W. Rosedale South	
Lysta Haynes	817.675.4163
2200 Irwin	
Gary Willis	817.924.4000
2100/2200 Mistletoe Blvd.	
Melissa Kohout	817.313.1419
2100/2200 West Magnolia	
Colleen Shutt	214.455.9097
2200 Harrison	
Mark Philpot	817-681-6681
2100 Harrison Ave.	
Chris & Sawyer Taylor	817.201.5320
2100 Mistletoe Ave.	
Pat Hale	817.924.5263
2200 Mistletoe Ave.	
Richard & Christi Yantis	817.924.2857
2100/2200 Edwin	
Katrina Pittman	817.921.2221

2100 Weatherbee	
Adam & Anne Weiskittel	817.653.2912
2200 Weatherbee	
Adam & Anne Weiskittel	817.653.2912
2100 Morphy	
Ben Connelly	
Forest Park Blvd.	
Steve McReynolds	817.926.7955

West of Forest Park

2300 W. Rosedale South	
Jamie Qualls	Phone # TBA
2300 Irwin	
Steve McReynolds	817-926-7955
2300/2400 Mistletoe Blvd.	
Lisa Stewart	817.924.9666
2300 West Magnolia	
Susan Pressley	817.923.6061
2300/2400 Harrison	
Robert DeVargas	817.923.9393
2300 Mistletoe Ave.	
The Fullers	817-291-1298
2300 Edwin	
Janis Arwin	
1100 Clara	
Marc & Kathy Jo Rogers	817.923.3304
1200 Clara	
Bryce & Laura Docker	bryedocker@ hotmail.com
1100 Buck	
Martin Herring	817.923.3843
1200/1300 Buck	
Irene Stemple	817.926.6546
1100 Mistletoe Drive	
Mark and Kellye Neuweiller	
1200-1414 Mistletoe Drive	
Meralen & Gerry Tyson	817.926.5909
2300 Mistletoe Drive	
Chris Fershtand	817.923.8422
Carol Benson	817.921.4000

Neighborhood police officer

Marshall Meyer	817-999-8057
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MHA yearly memberships

Voluntary dues are \$15, \$25, \$50 or whatever you can afford. Your dues help pay for this newsletter, the Mistletoe Heights phone directory and many neighborhood functions. Please make your check payable to Mistletoe Heights Association. Mail to: Jeri Jo Blackmon, 1408 Mistletoe Drive.

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Contact information helps, especially if we have questions for you.

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