



The Mistletoe Express

A Publication of Historic Mistletoe Heights

www.mistletoeheights.com

May 2006



Jim Bradbury

Letter from the president

Change is a hard thing to judge. Its value always depends on where you stand.

A recent Saturday found me in San Antonio, on the way to the airport to head home. Idle chatter with the driver grew deeper and finally turned to the subject of rapid change in cities. He grew up in downtown San Antonio and rode his bike through town, knowing every shortcut. He lamented that it's all gone now and that the city is forever different. I told him that I grew up in far north Dallas, in what was once a land of forests and cotton fields. It, too, disappeared forever all too quickly.

Such change is now upon us. Fort Worth is undergoing unprecedented change, and new developments are too numerous to count. Areas that have remained unchanged for a few generations are about to give way to apartments, mixed-use retail and office. Vacant land is being purchased for development.

Our neighborhood and the surrounding neighborhoods of Berkeley Place and Park Hill are far from immune and stand to see substantial change in a matter of months. The Midtown development has been on the drawing board for some time and its progress was the subject of an April 21 story in the Star-Telegram's Business section. As you know, this development will place a hotel, retail shops and offices at the

(Continued on page 3)



The best Easter egg hunt ever (and this one really did happen)

By Wyatt Teague

The sun came up in the east, as it was supposed to do. The sky was clear. A brisk breeze blew from the south, but it wasn't overwhelming. The temperature was in the upper 80s. What a wonderful day for an Easter egg hunt.

The egg hunt, on April 15, the Saturday before Easter, took a lot of planning and scheduling. One of the first things we had to do was to print 450 fliers, hand-delivered to each house in the neighborhood.

Then, the Bunny suit had

to be reserved to make sure that we got the size and look that we wanted for this event.

Because the Parks and Community Services Department had cleaned up all of our signs and decorations last year, we had to make new signs and find enough decorations to suffice.

(Continued on page 6)



MARK YOUR CALENDARS!

NEIGHBORHOOD MEETING

Tuesday, May 16, 7:00 p.m. at president
Jim Bradbury's home 2337 Mistletoe Avenue

Besides good talk, there will be wine and cheese too...



City liaison report

By Mike Windsor

This month, I'll tell a story about garbage.

One day, three neighbors set out their garbage.

The first neighbor had a garbage bag shoved on top of the

other bags, and the lid of the brown bin was open.

The second neighbor's bin was also open (but not as much as the first neighbor's), and a plastic bag was placed a few feet from the bin.

The third neighbor's bin was open (but even less than the other two), and a plastic bag was sitting right next to the bin.

The evening of collection day, all of the trash was still at the curb. None of the neighbors received a notice from the city.

The next day, the first neighbor called the city and was told that the garbage truck driver had "tagged" the bins as overflowing. The first neighbor was told: "You should buy a bigger bin, or take the garbage it to the drop-off station yourself."

What can you learn from this story?

First, if the lid of your trash bin is open, the trash bin isn't in compliance and the trash may not be picked up.

Second, if you put out ordinary trash bags with your bin, you run the risk that none of your trash will be picked up. You can buy special blue "pay as you throw" bags at \$15 for five. Call (817) 392-EASY (3279) to order blue bags and have them charged to your water bill.

Third, the garbage truck driver decides whether your trash gets picked up. On many days, the trash bin lids may be open "a little" and the trash gets picked up. But that, apparently, is a decision that the truck driver gets to make.

If your trash isn't picked up and no tag or notice is left, or if you have garbage complaints, call (817) 392-EASY (3279) between 7 a.m. and 6 p.m. Monday through Friday and between 7 a.m. and 4 p.m. on Saturday.

On a different matter, the city stopped work on the alley abandonment program a few months ago to focus efforts on the new storm water utility district. I haven't heard from the city regarding resumption of work on the alley abandonment program. I know that people are anxious about this issue, so I'll let everyone know as soon as I get further information.

As always, if you have any questions or concerns, contact me at: (817) 377-0060 (work) or (817) 927-8944 (home), or at mwindsor@loewarren.com.

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"YOUR NEIGHBORHOOD
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(President's Letter - Continued from page 1)

northeast corner of Forest Park Boulevard and Rosedale.

If you haven't noticed, the large piece of property to the east of the intersection of Forest Park and Park Hill has been purchased and is being cleared by the Lincoln Property Co. for construction of apartment complexes. Just up Park Hill from that intersection at the gates of the Park Hill neighborhood, a large residential property on the south side of the street has been purchased and the developer plans to construct multistory townhouses on the property. Last, the property on University Drive just north of the Park Hill intersection (going down the hill on the east side), has been purchased and there are plans to develop it. Some of these properties are before the zoning commission and some are not.

All of this development is taking place at a very rapid pace. These three neighborhoods (Mistletoe Heights, Park Place and Berkeley Place) stand to be significantly affected. In addition to the changes in the complexion of the area, these developments will increase the traffic flow on Forest Park Boulevard, Park Hill and University.

We need to be aware of these changes and spend the time necessary to make sure that change is made with appropriate input from residents of these three neighborhoods. Berkeley Place, Mistletoe and Park Place have already met once about some of these changes and additional meetings have been scheduled to discuss the changes and the impact. You need to get involved, however. Plans are available for your review. If you have questions and are interested in getting involved, please let me know.

On another topic: The Easter egg hunt was a great success. Many thanks to Wyatt Teague and the other volunteers.

While waiting for the Easter Bunny, several residents began discussing the possibility of a fall gathering at Newby Park, which would include music by neighborhood bands, bring your own picnic and games for children. We have discussed this with Berkeley Place folks and they are enthusiastic about having a joint fall event. Please stay tuned for more information. This will likely be held in late September or October.

We are about to form the Officer Nomination Committee to develop the slate of officers for 2006-2007 term. If you're interested in serving on this committee, please let me hear from you.

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Mistletoe Heights History

By Wyatt Teague
Part six of a series

A warranty deed dated April 11, 1876, and filed at the Tarrant County Courthouse on April 26, 1876, transferred title from A.S. Creswell and his wife, Martha Creswell, to T.W. Lake for the northwest corner of the E.S. Harris Survey.

The transfer was in consideration of \$1,190. The sum of \$590.40 was paid on the date of the recording of the document, and the balance was given as a note payable in six months. This note was paid in full on Nov. 22, 1876.

Now comes the interesting part.

The measurement of real estate at that time was the “vara” – 33.33 linear inches. This sale was for 100 acres.

The survey for this 100 acres began at the northwest corner of the E.S. Harris survey and

was marked by a stake. (I imagine that the stake was not unlike a spoke from a wooden wagon wheel.)

From that point, the surveyors measured 622 varas south and 4.5 degrees east. (622 varas = 1,727.78 linear feet divided by 5,280 linear feet in a mile = 0.3273 mile.)

That point, marked by a stake, is just about in line with Irwin Avenue. From there, the surveyors measured 912 varas east and 9.5 degrees north (912 varas = 2,533.33 linear feet divided by 5,280 linear feet in a mile = 0.4798 miles) to a point in the east line of a 36-

acre tract owned by A.J. Chambers.

That point is just about at Forest Park Boulevard (The A.J. Chambers tract is another story and will be detailed in a later part of this series.) Then they measured 595 varas (595 x 33.33 inches/12 inches per foot = 1,652.78 divided by 5,280 feet per mile = 0.313 miles) to a stake in the north lien of the E.S. Harris survey, then west to the point of beginning 955 varas (or 0.5024 miles).

That part from Forest Park Boulevard and north of Irwin Avenue (in our neighborhood) is in the Sangamo Park addition. Because T.W. Lake was from Sangamon County in Illinois, this addition was named after Sangamon in Illinois. I have no proof but it’s a likely story.

More anon

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New Neighbors *by Wyatt and Joy Teague*

Please welcome these new neighbors to our grand, glorious and historic (not to mention beautiful) neighborhood:

2343 Mistletoe Blvd. - The Wills family — Lee, Lisa and son Sam. Lee is an electrical contractor; Lisa works at Central Market. (Note: Lee is the grandson of longtime neighbors Frank and Nancy Mills.)

2316 Mistletoe Blvd. - Rebecca Jozwiak and Michael Celesta with their daughter, Iris. Rebecca is a journalism teacher at North Side High School; Michael is employed by Centex Pest Control and also works in real estate.

2300 Mistletoe Blvd. - Glenda Herring and Dean Dearman. Glenda is a practitioner publications content specialist and Dean is an engineer for Bell Helicopter.

2337 Mistletoe Ave. - Jim and Elizabeth Bradbury with sons Sam and Jack. Jim is an attorney and Elizabeth works at home.

We want to thank these young people for choosing our neighborhood as their home.

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 <p>Hilltop Montessori School</p>	<p>18 months thru Kindergarten</p> <p>www.hilltopmontessori.net</p> <p>Enrolling now for Fall 2006</p> <p>Year-round alternative to daycare</p> <p>“Owners live in Mistletoe Heights”</p>
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(Egg Hunt - continued from page 1)

There had to be enough stakes and caution tape to mark off the park into three separate groups of egg hunters – 3-year-olds and under, 4- through 6-year-olds and those 7 years and older.

Patsy Slocum made sure that we would have the pavilion for the occasion. She also furnished the hot coffee and the table we used.

Decisions had to be made: how many doughnuts, how many drinks (of what kind), how much coffee, and all the other fixings to make everything go?

A big thank-you goes to this list of neighbors and others who lent a helping hand for this event: Kim Perkins, Mary Ann Shelton, Richard Shelton, Peter Shelton, Andrew Shelton, Amy Burns, Jo Ann Rowls, Joy Teague and those who helped clean up after the party.

The following is a list of the children who took part in the egg hunt (taken from the scratch sheet of egg receipt list), starting with the 3-year-olds and under (name and age):

Morgan (no last name), 1; Arbella Grace Nelson, 23 months; Gavin Pascall, 3; Lily Guttery, 3; Eamori Walveranta, 3; Saffron Windsor, 3; Gavin Judge, 21 months; Claire Green, 4; Evan-Claire Kendrick, 4; Karlie Britton, 1; Gage Owen, 2 ½; Walter Virden, 2; Ella Doeren, 3; Meredith Russell, 3; Mia Pressley, 2; Bryce Hollingsworth, 2; Grant Jackson, 3; Sarah Jackson; Alyssa Howard, 2 ½.

Those 4 through 6 years old: Ryan (no last name), 6; Daniel Monks, 6; Leo Monks, 5; Jackson Key, 6; Lucy Guttery, 5; Fiona Walveranta, 5; Max Jager, 4; Per Huling, 4; Ben Pearce, 6; Curran Judge, 4; Tyler Britton, 5; Hayden Russell, 6; Mae Herrera, 5; Kate Blanton, 4; Brendon Lane, 6.

Those 7 and older: Talia Kelly, 9; Rachel Herrera, 10; Sam Wills, 8; Emily Rappaport, 7; Kate Herring, 11.

Several families brought eggs to the park, but I don't have a list of how many, their names or ages.

And a special thank-you to Jeff Gibbons for finding and bringing Peter Cottontail to our very own Easter egg hunt on his motorcycle.

Thank you, Peter Cottontail.

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Gardening with Patsy Slocum

The lawns in Mistletoe Heights, and probably throughout North Texas, are suffering this spring from lack of moisture.

Our lawn looks worse than it has in years, because of the prolonged drought and probably insect damage. Even with regular watering, we haven't been able to make up for the months of dry weather.

When the grass begins to wilt, I know that I should water that area more.

The main symptoms of a moisture-deprived plant are wilting leaves, brown edges or leaves dropping off. Lack of water can slow or stunt the growth of plants and cause flowers to drop off.

It's especially good to water slowly and thoroughly around house foundations, as the contraction of the soil can cause cracks.

Put mulch in flower beds and around shrubs and trees to slow evaporation. Water container plants once a day in hot, windy weather. Avoid watering in the direct sunlight as this can scorch a plant.

It's time to adjust your automatic watering system to take our weather into account. If your lawn has bare spots, check the soil for grubs or insects.

Digging four to six inches into the soil should reveal any grubs. If you find some, apply a grub-controlling agent. Baby grubs appear in July and August, so that's the time to kill them.

Fire ants are starting to show up. These can be dealt with by spot treatment or treatment of the whole yard.

Insects also infect our trees, usually getting into the trunk where the tree has been damaged by a lawn mower or weed-whacker.

Home improvement stores now carry a product made of recycled tires and formed in the shape of a circle. It fits around a tree trunk, retains moisture and keeps grass from growing there. It creates an attractive area around a tree, and the lawn-care people can just use the weed-whacker around the outside perimeter.

Happy gardening!

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ANOTHER BRICK IN THE WALK ...

By Martin Herring

The Friends of Newby Park appreciate all the support from the neighborhood and other parts of the city in making the park pavilion a reality. Financial support came from all over — including the sale of bricks for the walk, corporate donors, city and TIF funding and the wonderful in-kind donations.

Because of increases in the cost of material, the total out-of-pocket cost of the pavilion

exceeded the budget. As a result, some planned amenities, such as picnic tables, benches, and more landscaping, were not purchased.

You can help us finish the job by continuing to purchase engraved bricks. Not only do the bricks convey a timeless personal message, but each purchase goes to improve Newby Park. Buy an engraved brick today! (See form below.)

ENGRAVED BRICK APPLICATION:

Please print your message(s) below to include up to 3 lines of text with a maximum of 13 spaces per line per brick (spacing and punctuation included)

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Here are excerpts and/or summaries of neighborhood e-mails in the last month.

E-Chat

Sexual Predators:

In the past two days I have received over sixteen emails of sexual predators that have registered in the 76110 area. For those families with children, I feel this is a concern for our neighborhood. One address was on Forest Park. You can go to www.scanusa.com and register for free to have emails come directly to you when any sexual predator is registered in our area or search their website with our area code. I hope this will be a helpful tool for families in our area. Donna McFadin



Copper gutter thefts:

There has been a rash of thefts of copper downspouts throughout the city. Berkeley got hit last night, University West a few nights before. Keep your eyes peeled.

Several homes in the Berkeley neighborhood have had their copper downspouts stolen, some in broad daylight with witnesses. Apparently the thieves can sell each of them for about \$20 at a scrap yard. The witness saw one such theft made by three Hispanic males in a black Kia four door sedan, TX license 908JDL. This same group was reported as suspicious by a scrap yard operator as well. Berkeley NA officers have been told by FWPD to please call in if said car is seen in the area.

Car Vandalism

At 1124 Clara Street early Sunday morning, probably around 3AM, vandals broke out my driver side window. They got me about the same time last year, only I had left my stereo face in the car & the stereo was taken.

This time, they could only rummage around in my car, including the trunk. I was lucky that the window was the only damage. Hopefully the items they steal will get them caught. Then they can come back to my house & pick up all the tiny slivers of glass in the yard & street that dissolve when you try to pick them up. (Thanks for letting me vent)

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I just heard that this also happened that same night to at least three cars in the 2300 block of West Magnolia, and the officer responding to the call said multiple calls for car break-ins had been coming all over Mistletoe

Heights. Only stereos were being taken...

L.K.

On Saturday night at an unknown hour, a car parked on the 2300 block of Edwin St.

was broken into in an attempt to steal the stereo. Although they did not get the stereo they caused a lot of damage, broken window, torn up console etc. Please be aware that this type of activity can occur. Try not to park on the street if possible (I know it is difficult due to the narrow driveways) & please make sure you do NOT leave anything of any value in your car, or have anything that looks like it may have value. A police report was filed.

H.M.

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Yard of the Month: 2230 W. Magnolia Ave.

By Jack and Lorri Kendrick and Stephanie Monks



The yard at 2230 W. Magnolia Ave. is always an explosion of color in the spring, and this year is no exception.

Year-round, the yard is anchored with evergreen juniper shrubs against the house. Gracefully curving beds lined with thick gray stone extend into the yard.

But it's in the spring that the homeowners' choices of Texas-hardy perennials are truly in their glory. Mexican petunias, wormwood, salvias, sages and yarrow, along with a variety of other spring-flowering perennials, spill out of every corner.

Decorative pots filled with everything from marigolds to cactus accent the porch, and vines climb up an ornamental trellis.

Large red and pink rose bushes bloom on the sides of the house, and masses of wisteria vine climb an arbor that becomes a shady roof over the front porch.

Thanks to the homeowners for giving us this annual treat, and for demonstrating the use of hardy perennials that reappear year after in lush luxuriance despite the Texas heat.

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Babysitter: Paschal student with CPR training available to babysit evenings and weekends. Call Jenny at 817-727-3285.

Dreaming of a lush and Texas-tough landscape? Wanting to relax and unwind enjoying the flight of butterflies and hummingbirds? Seeking the aromatherapy of a night-blooming garden? Contact Alexia Strout-Dapaz at either (817) 921-4820 or at astroutdapaz@yahoo.com

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Graffiti Abatement	212-2700		
Lily B. Clayton Elementary	922-6660		it.ftworth.isd.tenet.edu/116/
Paschal High School	922-6600		
Historical Preservation (Julie Lawless)	392-8012	julie.lawless@fortworthgov.org	
Southside Preservation Hall	926-2800	HallTess@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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Jim Bradbury 924-9869	Carrie Johnson 926-9776	Lynn Herrera 926-9991	
Vice-President	2300 W. Rosedale South	2200 Edwin	
Tom Richey 923-7352	Kimberly Helixon 927-4641	Wyatt Teague 923-2330	
Secretary	2200 Irwin	2300 Edwin	
The Peiperts 926-4117	Gary Willis 924-4000	Tom Richey 923-7352	
Treasurer	2300 Irwin	2100 Weatherbee	
Leslie Houston 923-3161	Sue Duvall 926-8714	Judy Gude 926-8843	
Newsletter Editor	2100/2200 Mistletoe Blvd.	2200 Weatherbee	
Sevan Melikyan 921-2120	Gil DeHoyos 926-6409	Susan Harwell 923-8806	
Historic Preservation Committee	2300/2400 Mistletoe Blvd.	1100 Clara	
Heather White 266-8299	Lisa Stewart 924-9666	Jack and Lorri Kendrick 924-2800	
Street Rep Captains	2100/2200 West Magnolia	1200 Clara	
Pat Hale (East) 924-5263	Sherry Choate 923-7335	Betty Arvin 924-7088	
Gaye Reed (West) 921-0009	2300 West Magnolia	1100 Buck	
Welcome Baskets	Susan Pressley 923-6061	Kate Herring 921-9027	
Joy Teague 923-2330	2100 Harrison	1200/1300 Buck	
Advertising Manager	Elizabeth Sims 926-3548	Simone Scott 924-3838	
Nancy Brown 923-7146	2200 Harrison & Jerome	2100 Morphy	
Newby Park	Scott Doty 924-2644	Debra Tice 921-4651	
Patsy Slocum 923-5510	2300/2400 Harrison	1100 Mistletoe Dr.	
City Liaison	Faye Dowdle 926-7571	Kim Musgrove 923-6785	
Mike Windsor 377-0060	2100 Mistletoe Ave.	1200 ñ 1500 Mistletoe Dr.	
Historian	Neataw Engels 927-2468	Rochelle Graham 927-2967	
Wyatt Teague 923-2330	2200 Mistletoe Ave.	2300 Mistletoe Dr.	
Yard of the Month	Richard/Christi Yantis 924-2857	Sandy Tarpley 924-9215	
Patsy Slocum 923-5510	2300 Mistletoe Ave.	Forest Park Blvd.	
	Sam & Jack Bradbury 926-9095	Steve McReynolds 926-7955	
MHA YEARLY DUES			
Dues are \$5, \$10, \$25 or more.			
Your dues help to defer the cost of this newsletter, the Mistletoe Heights phone directory and many other neighborhood functions. Dues are accepted by Leslie Houston (call for address - 923-3161).			
	Neighborhood Police Officer East of Forest Park	Neighborhood Police Officer West of Forest Park	
	Officer Leah T. Wagner	Officer Kirk Byrom	
	Office 871-8885	Office 871-5471	
	Mobile 991-8473	Mobile 992-0185	
	Pager 998-0673	Pager 998-0689	
	Email:	Email:	
	Leah.Wagner@fortworthgov.org	Kirk.Byrom@fortworthgov.org	