



The

# Mistletoe Express

A Publication of Historic Mistletoe Heights

www.mistletoeheights.com

May 2007

## Drilling update

After the April 23 gas pipeline fire in east Fort Worth, members of the Mistletoe Heights steering committee on gas drilling discussed a number of issues related to the fire.

It appears that the pipeline's safety features worked correctly as they were designed to work.

There was a spike in pressure in the line, that additional pressure was contained within the line until it reached a relief valve, the relief valve opened—as designed—and the fire occurred where it was supposed to occur. The fire was then stopped by closing another valve in the line.

This incident highlighted what our committee can and cannot do. The committee likely cannot stop a gas pipeline from being run along the outskirts of our neighborhood, and particularly in the railroad right-of-way east of Mistletoe Heights.

What the committee *can* do is recommend a lease that prevents the leasing company from running a pipeline through the neighborhood.

This incident also demonstrated why the committee is working to obtain a lease that requires a company to conduct its drilling operations at least 600 feet from homes in our neighborhood.

— Mike Windsor

Hao Tran



*Buffalo gals, won't you come out tonight?  
Come out tonight, come out tonight?  
Buffalo gals, won't you come out tonight,  
And dance by the light of the moon.*

## Letter from the president

So goes the song that George Bailey used to serenade his girl in the 1946 film *It's A Wonderful Life*. How many lessons does this movie teach us?

I feel pretty lucky to live where I do and enjoy the quality of life in our little pocket of town. As I drive down Forest Park Boulevard each day and see the canopy of trees lining the street and the charm and character of each house, I feel a rush of gladness that I'm here.

But change is taking place all around us as old Cowtown becomes urban Cowtown.

I remember my days as an accident investigator for an oil and gas company. The job took me to the oil fields of west Texas, and I found myself having to understand and develop a rapport with "the fellas."

Mind you, this girl had never even *seen* tumbleweed, and there I was in the field with a bunch of seasoned roughnecks, all around the ripe age of 20, faces aged by the sun and hands hardened by handling heavy tools.

Most of you can guess that a young girl among this bunch is like raw meat in a tiger's cage. I had to learn a new lingo just to understand them ... cathead, Christmas tree, rathole. The list goes on.

It took me a while to blend in and to eventually earn their trust, but it was important to develop that relationship for my job back then.

Fast forward about 20 years, and I'm faced with the issue of gas drilling in my own community, my neighborhood.

Will it change the quality of life that I now enjoy? I can already see some benefits. Revenues that the energy

(continued on page 11)

# The Mistletoe Heights Gas Drilling Committee Report

## Some quick background

Last fall Four Sevens sent gas lease proposals to a number of residents in the Mistletoe Heights area [those in the Mistletoe Heights addition].

In response to our questions and concerns, the Mistletoe Heights Neighborhood Association formed a Gas Lease Committee to investigate gas drilling and leasing and the potential impact on our neighborhood, and to provide recommendations on various proposed gas leases.

*The committee's only authority is to make recommendations; the committee has no authority to enter into any lease.*

Committee members placed a high priority on quality-of-life issues, particularly noise and traffic problems associated with drilling. Committee members also wanted to make sure that all neighborhood landowners were included in the offer [adding those in additions other than Mistletoe Heights, such as Frisco, Sangamo, etc] and that a landowner with a larger lot receives extra compensation commensurate with the size of the lot.

Eventually the committee drafted a proposed lease addendum which would allow drilling, but which would also address the committee's concerns on issues the neighborhood feedback had raised. Since Four Sevens sent the initial lease, the committee's proposed addendum was sent first to them. Four Sevens rejected virtually all the important provisions of our addendum. The addendum was later sent to Chesapeake, who is working on the Colonial Country Club lease, and to Fort Worth Energy.

## New Matters

Recently representatives from a number of neighborhoods held a meeting to exchange information about gas leasing overtures in their neighborhoods.

The neighborhoods included Mistletoe Heights, Berkeley Place, Fairmount, Ryan Place, Bluebonnet Hills and the neighborhoods bordering TCU. Most neighborhoods' concerns, like ours, involve where drilling might be conducted, and what noise and traffic might be generated from drilling.

The neighborhoods reported that financial terms of the gas-lease offers are substantially similar. Most neighborhoods said they believed only 10 to 15 percent of their residents signed the first leases offered.



*A gas compressor similar to this will be installed at the completed well and will operate daily.*

Ryan Place was a notable exception due to the large number of rental properties there. Future meetings are being planned to discuss possible drill sites and other issues.

As of the writing of this report (April 19th), Chesapeake has not responded to our proposed addendum. Chesapeake's representatives have indicated that they are working on other leases, and have not had time to review our addendum.

Fort Worth Energy responded to the proposed addendum and indicated that most of the proposals relating to quality-of-life issues were not acceptable. Committee representatives will contact Fort Worth Energy representatives to determine if there is any room to negotiate at this time.

## The Gas Well Location Problem

Drill sites and well sites—their location becomes a significant issue for all area neighborhoods. From a financial standpoint, the owner should agree to a lease with a company that has secured a drilling site.

Many speculators obtain leases with the hope of selling those leases to a drilling company or obtaining a drilling site in the future. This means that gas

*(continued on page 12)*



## 1208 Buck Avenue

### Yard of the Month

Spring bloomed beautifully at the home of Simone and John Scott at 1208 Buck Ave.

This is a yard that captures the glory of spring-blooming perennials thanks to the diligence and knowledge of Simone, a renowned local gardener.

A proliferation of roses anchors the yard, with rose bushes and vines of varying heights and colors throughout the front and side yards. The use of roses is particularly effective on the front porch, where the vines, abundant with blooms, draped over the porch railings to give visual interest to the straight lines of the porch.

The fascinating thing passers-by notice each spring at 1208 Buck is the glorious

side yard, where Simone has carefully cultivated a wonderland of spring-blooming perennials of dramatic heights.

Along with the more typical spring blooms of moderate height, it's the tall larkspurs and poppies that really wow appreciative viewers.

Some gardeners have reported difficulty getting poppies to grow in the Texas heat, but Simone advises that you have to work large quantities of manure and compost into the soil to enable poppies to reach their potential because they are such heavy feeders.

In fact, she cautions, large beds of poppies can deplete and destroy your

garden soil if you don't take pains to replenish the soil's nutrients. She also noted that poppy and larkspur seeds must be sown in September, so that they can winter over before growing and blooming in the spring.

Last, because poppy seeds are so very fine, Simone advises mixing the seeds with sand before sowing to ensure proper broadcasting rather than a clump of the seeds in one area, which can inhibit proper growth after germination.

*Would you like to nominate a neighbor for Yard of the Month? Send the address to your newsletter at*

*mistletoenews@yahoo.com and the committee will take a look at your recommendation.*



## 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.

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## Editor's notes

### *Re the February 2007 edition*

The cover story about the decidedly hot topic of natural gas drilling in the Fort Worth Basin (oil-industry-speak for the gas-bearing shale formations deep under us, in our city and nearby counties) had a different title when guest columnist Alexia Strout-Dapaz submitted it.

The editorial board read it, as we all have by now, and saw a different motif as she likened our potential "bargain" for drilling near our neighborhood to a Faustian decision.

Hot topic, hot headline!

Alexia also mentioned the Grateful Dead lyric referencing that same creature of the netherworld. Apparently those images spoke louder to our editor than Alexia's original title of "Mistletoe Heights...may you stay forever young", hence our new headline.

While she didn't connect *that* line to its lyricist in her story, I feel obliged to say thanks to old Bob Dylan for penning his forever-young thoughts. Good tune.

We hope Alexia will send us more guest columns, as this one was so well-written and insightful. We are sorry to disappoint her with the headline edit, but that is our job, to review and reword as necessary. Her writing is fluid and inspiring, to me, and I want more of it.

### *Re guest columns in general*

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each other's voices speak passionately about what moves us. Your editor invites every resident of any age to speak out. Send your story, a news item, a remembrance of days past.

Write a column now and then! Speak your piece, sound off, rouse a crowd. Make us smile, heave a sigh. Bring tears to our eyes.

Y'all know what columnists do. They write. Do it.

You won't be able to see it when it happens, but if you write a good one, like Alexia did in February, we'll be sitting in our homes nodding in appreciation as we read your thoughts.

Send 'em to me—whatever ya got. I'll figure out how to fit it into the newsletter the best way I can. Submission of your work is not a guarantee it will be published. We reserve the right to pass judgment on its suitability for a neighborhood newsletter. Editors do edit.

Random thoughts are good, too. Ever since *USAToday* got invented, our culture likes tidbits and factlets more than in-depth writing. Send us your factoids, too. I have one, but I'm saving it for a filler.

*Mistletoe Express*—the hard copy you hold here in your hand—can't be a weblog ['blog] because it's printed, on paper. Hmmm.

Let's make this a 'we-log,' a stream of our thoughts in print. Send 'em on.

### **Where to send items**

I created a mailbox exclusively for Mistletoe Heights news, with this conveniently available name:

**mistletoenews@yahoo.com** Send anything you want to share.

### **Photos**

Yes, we always want more of those. Anyone who snaps a great shot of Mistletoe Heights anything, send it to the yahoo mailbox as a JPEG file. Not digital? Call me, 817 924-8674 and leave a message.

*Claudia Wilson, editor*  
*mistletoenews@yahoo.com*

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# What about our easements?

## **We asked our city council member about easements.**

Wendy Davis' office sent these answers. Check the first one about what trees are illegal to plant now. Surprising how times change! Many big old trees in our parkways (easements) are now illegal varieties for new plantings.

## **Can we plant anything we want in our easements? If not, what restrictions apply?**

Trees and ground cover may be planted on the parkway as long as City guidelines are followed. Permits for planting trees in the parkway may be obtained through the Forestry Section at 817-871-5738.

The following trees are prohibited on city parkways:

- Hackberry
- Sycamore
- Silver Maple
- Mulberry
- Siberian Elm
- Mimosa
- Arizona Ash
- Cottonwood
- Willow
- Bradford Pear

## **What happens after that? Who is responsible for routine maintenance of such landscaping?**

The adjoining property owner is responsible for installation, watering and maintenance until the trees are established or for a period of not less than two years.

They are also responsible for making sure the planting does not violate any private deed restrictions for their neighborhood, or procuring any additional approval needed from any PID, TIF or Design Review Board that may govern in their area.

## **Who performs major tree surgery when big trees are involved, such as limbs that interfere with the little street lights that dot our neighborhood? Or dead or diseased limbs that might fall down in a storm or wind?**

The Forestry Section is responsible for the removal of hazardous limbs and trees on city property, including the parkway.

## **Can old-growth trees in the easement be cut down by the property owner? Or, by the city on request of the property owner? Or by the city, for whatever need? How much would it cost the city to do it on demand from property owners?**

Trees are removed only when they are dead or a threat to the public.

A Forester can issue a permit to a property owner to plant, trim or remove a tree in the parkway at their own expense. There is no charge for the permit. While most permits are issued upon request, the Forestry Section reserves the right to deny permission to remove a mature, healthy tree.

## **If the city doesn't do big work like removal of a healthy tree, does the property owner need a permit to do it privately?**

Yes, a Forester can issue a permit to a property owner to plant, trim or remove a tree in the parkway at their own expense.

## **Does the public have any rights regarding removal of old-growth trees on easements and parkways? Can we object?**

They can object, but if a tree is a hazard, it will be removed.

## **Is there any type of conservation department in the city to examine a particular situation to see which interest (city, public, property owner) should prevail?**

Chapter 33 of the Fort Worth Code gives jurisdiction over all trees, plants and shrubs growing in or upon the parkway and all other city property to the Parks and Community Services who has assigned the responsibility to the Forestry Section. The city is the property owner on the parkway. Of course, the interests and safety of all the community members are considered.

For more information, visit the City's Forestry Section online at <http://www.fortworthgov.org/pacs/fwpcsd/forestry/services/servwork.htm> or call them at 817-871-5738.











# Easter 2007

at the neighborhood egg hunt  
in Newby Park



*The bunny was very generous, and the parents who shared photos were, too. Thanks to all who sent them in.*

*Please send your digital photos of any neighborhood occasion to us at [mistletoenews@yahoo.com](mailto:mistletoenews@yahoo.com).*

# Gardening in the neighborhood

with Patsy Slocum

## Lawn pests

Our unpredictable weather has given the lawn and garden pests a head start this year.

Upon examination of our tomato plants, I noticed they were developing small holes in the leaves. I checked with Archie's Garden Center and discovered that the holes were caused by flea beetles. I'm now spraying with Sevin®, which is effective against a number of insects.

There also has been an infestation of grubs in the St. Augustine grass in the side yard. Those will be treated in midsummer when the young grubs are born and feeding actively.

The lawn, garden and flower beds should be checked regularly for signs of insects, such as armyworms, chinch bugs, cutworms, mites and webworms. Well-fed lawns discourage a lot of insects.

Lawn weeds are prevalent this time of year also. I've noticed a lot of dandelions, dollar weed and chickweed this spring. A healthy, well-fed lawn will usually discourage these also.

In early spring, one can fertilize and use a weed control at the same time. Mulching the flowerbeds will also discourage weeds and preserve moisture.

Dog owners (and their neighbors) may notice dead spots in grass and ground covers. This may be caused by a male dog doing it around a tree or fence post. Female dogs squat anywhere, and both can leave excessive salts where they urinate.

This salty soil can turn the grass and plants browned and burned. Heavy watering of these areas can help dilute the urine salts, but you need to know if that is what's happening.

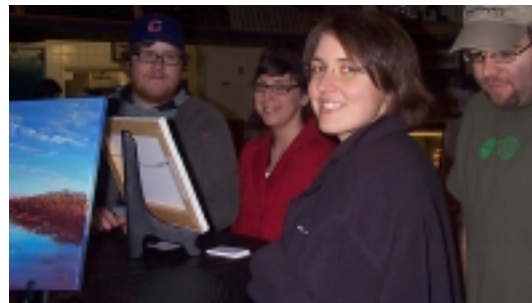
Happy gardening.

## Art in the neighborhood

*A mother-daughter art show!*

*At the Arts Goggle on March 30, Mistletoe*

*mother Betsy Horn and daughter Molly Horn, pictured above, were hung at the Old Neighborhood Grill. Kudos to artists and venue!*



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## Letter from the president

*(continued from page 1)*

companies generate are returned to the community in the arts, in education and in other programs. My children, and possibly their children, will enjoy better parks and schools, and Fort Worth will become one of the nation's premier cities.

In the City Council election on May 12, the issue of how the city uses the revenue from gas drilling will be a factor in voting for our representatives.

But I also know that drilling operations pose risks. A blowout in the open spaces of West Texas is quite different from a blowout in or near a city neighborhood.

There are other implications of having rigs in our neighborhood. Will our property values decrease? Will our insurance rates increase? What emergency procedures or evacuation plans are in place to protect residents?

I feel pretty certain that urban drilling is inevitable in Fort Worth. I'll have to make adjustments just as I did in West Texas.

The Mistletoe Heights committee on gas well drilling has worked tirelessly and with a great expenditure of time to address some of these concerns.

Please take time to read their research to be informed on the discussions, not only with the energy companies but with other neighborhoods.

In the meantime, I'll continue singing my little song and appreciate the little things that make life in my neighborhood wonderful.

**Hao Tran**

**NOTE** our president has a new phone number: **817-920-0700.**

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# Gas Committee Report

(continued from page 2)

production and royalties could be needlessly delayed for a year or more.

Some companies apparently indicated they secured potential drilling sites when they have not. Some companies apparently told different neighborhoods that they would or would not drill in the same area, and some companies have apparently indicated that they would not buy leases from other companies.

From a quality-of-life standpoint, the location of a drilling site dictates how much its noise and traffic will affect nearby residents. Drilling could last more than a month and could create noise levels equivalent to that of a train engine.

After the initial drilling and well

completion, a compressor will need to run in order to extract the gas. Depending on the pressure of the underground gas beneath us, a compressor could run for a substantial portion of the day.

Noise levels at 50 feet from where a compressor operates equal 90 decibels (90 dB), about the sound-level of a lawnmower engine. Trucks might also regularly service the well to haul off water produced from recovery of gas at the well.

Committee members are concerned that an area between Jerome and 8th Avenue could be used as a drilling site. Committee representatives have been told that the area is **not** a potential site, but other neighborhoods have been told that **it is a potential**

**drilling site.** It appears that these potential sites are within 600 feet of Mistletoe Heights residences.

The City of Fort Worth requires that drilling sites must be 600 feet from a building, but a variance can be obtained to shorten that distance. Thus far the city granted a variance only if the nearby owners closer than 600 feet and affected by it agreed to it.

The committee's proposed addendum requires that a gas drilling site *must be at least 600 feet from any Mistletoe Heights residence.*

The addendum incorporates the existing city ordinance and prohibits a drilling company from obtaining a variance that might affect Mistletoe Heights. **So far, two companies have rejected**



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*this portion of the addendum.*

Committee members are concerned that a drilling company which rejects this provision may in fact want to seek a variance. If the city's policy regarding affected owners were to change, some Mistletoe Heights residents could see a gas compressor operating through much of the day and night as close as 300 feet from their homes.

A lease addendum could prevent this, and ***it is a great concern to committee members that companies are unwilling to make a concession that simply reflects the current City ordinance.***

At this time, the committee has not seen a lease that it is willing to recommend.

## **What to Expect**

All area neighborhoods share the same concerns and are at roughly the same stage in the process. Over the last few months, many gas companies put their neighborhood efforts on hold while they focus on bigger leases such as TCU and Colonial Country Club. When the companies turn back to the neighborhoods, they will find our neighborhoods better informed and more united in their efforts.

Committee members believe that one or more of the exploration companies will make concessions on the quality-of-life issues that concern our neighborhood, and that will set a benchmark for other neighborhoods in the area.

## **Neighborhood Classifieds**

### **Items for sale**

#### **Gemeinhardt 3SHB flute**

for sale that was used by our daughter during high school. But now her musical days are behind her and Dave says, "Sell it!" Silver head joint and silver plated body and keys. Recently professionally cleaned, pads re-leveled and adjusted. Excellent condition with only minor surface scratches and no dents on this fine instrument. Both hard and soft cases are in excellent condition. The cleaning rod is missing, but it includes a cleaning cloth. Call John Hastings at 817-291-6469.

(continued page 14)

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## Neighborhood Classifieds

### Items for sale (cont.)

Modern oak executive desk (4-drawer, with hanging file), woman's bicycle, 20" Sony tv, refrigerator, wooden kitchen table with 4 chairs, wheelbarrow and other miscellaneous items, for sale by June 15 in the neighborhood. Contact 817-927-0408 for details.

### Tutors, Instructors Early Childhood Music:

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

### Math Tutor:

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### No Time for Your Yard?

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### **Mary Kay Cosmetics**

Paula Cady Russell at 2201 Mistletoe Blvd. is a Mary Kay consultant.

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### **Estate sale service Estate Appraisals and Liquidation Service**

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#### Classified ad terms:

Ads are free for Mistletoe Heights residents and may be submitted to the editor. The deadline is the 20th of each month.

Ads must be renewed monthly except for service classifieds (i.e. babysitting, mowing, etc.), which are renewed yearly.

If you would like to renew, discontinue or update your ad, please notify the editor at 817-924-8674 or mistletoenews@yahoo.com.



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## Helpful Phone Numbers, Emails Addresses and Websites

	Phone	Email	Website
City Code Violations	392-1234		
City of Fort Worth	392-2255		www.fortworthgov.org
Police - Non-Emergency	335-4222		
Garage Sale Permits	392-7851		
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

MHA Officers	Street Reps (listed by blocks)		Publishing Information
<b>President</b> Hao Tran 920-0700 <b>Vice-President</b> Tom Richey 923-7352 <b>Secretary</b> The Peiperts 926-4117 <b>Treasurer</b> Leslie Houston 923-3161 <b>Newsletter Editor</b> Claudia Wilson 924-8674 <b>Historic Preservation Committee</b> Heather White 266-8299 <b>Street Rep Captains</b> Pat Hale (East) 924-5263 Gaye Reed (West) 921-0009 <b>Welcome Baskets</b> Joy Teague 923-2330 <b>Advertising Manager</b> Jack Kendrick 924-2800 <b>Newby Park</b> Patsy Slocum 923-5510 <b>City Liaison</b> Mike Windsor 377-0060 <b>Historian</b> Wyatt Teague 923-2330 <b>Yard of the Month</b> Lorri & Jack Kendrick 923-5510  <b>MHA YEARLY DUES</b> 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).	<b>2200 W. Rosedale South</b> Carrie Johnson 926-9776 <b>2300 W. Rosedale South</b> Kimberly Helixon 927-4641 <b>2200 Irwin</b> Gary Willis 924-4000 <b>2300 Irwin</b> Sue Duvall 926-8714 <b>2100/2200 Mistletoe Blvd.</b> Gil DeHoyos 926-6409 <b>2300/2400 Mistletoe Blvd.</b> Lisa Stewart 924-9666 <b>2100/2200 West Magnolia</b> Sherry Choate 923-7335 <b>2300 West Magnolia</b> Susan Pressley 923-6061 <b>2100 Harrison</b> Elizabeth Sims 926-3548 <b>2200 Harrison &amp; Jerome</b> Edward Alvarez <b>2300/2400 Harrison</b> Faye Dowdle 926-7571 <b>2100 Mistletoe Ave.</b> Neataw Engels 927-2468 <b>2200 Mistletoe Ave.</b> Richard/Christi Yantis 924-2857 <b>2300 Mistletoe Ave.</b> Sam & Jack Bradbury 924-9869  <hr/> <b>Neighborhood Police Officer East of Forest Park</b> Officer Leah T. Wagner Office 871-8885 Mobile 991-8473 Pager 998-0673 Email: Leah.Wagner@fortworthgov.org	<b>2100 Edwin</b> Lynn Herrera 926-9991 <b>2200 Edwin</b> Wyatt Teague 923-2330 <b>2300 Edwin</b> Tom Richey 923-7352 <b>2100 Weatherbee</b> Judy Gude 926-8843 <b>2200 Weatherbee</b> Susan Harwell 923-8806 <b>1100 Clara</b> Jack and Lorri Kendrick 924-2800 <b>1200 Clara</b> Betty Arvin 924-7088 <b>1100 Buck</b> Kate Herring 921-9027 <b>1200/1300 Buck</b> Simone Scott 924-3838 <b>2100 Morphy</b> Debra Tice 921-4651 <b>1100 Mistletoe Dr.</b> Kim Musgrove 923-6785 <b>1200-1500 Mistletoe Dr.</b> Rochelle Graham 927-2967 <b>2300 Mistletoe Dr.</b> Sandy Tarpley 924-9215 <b>Forest Park Blvd.</b> Steve McReynolds 926-7955  <hr/> <b>Neighborhood Police Officer West of Forest Park</b> Officer Kirk Byrom Office 871-5471 Mobile 992-0185 Pager 998-0689 Email: Kirk.Byrom@fortworthgov.org	<b>EDITORIAL POLICY</b>  Articles and letters to the editor are welcomed. To be published as written, letters must be addressed to the editor, signed and include a phone number. Anonymous letters will not be published. Articles may be submitted for publication, signed or unsigned, subject to approval and editing by the editor. Letters to the editor are limited to a half page (approximately 350 words). Please submit by email to: mistletoenews@yahoo.com or mail to 2225 W. Magnolia. <b>The deadline is the 20th of each month.</b>  <hr/> <b>ADVERTISING INFORMATION</b> To place an advertisement or for actual mechanical sizes, please call Jack Kendrick at 924-2800. Ad rates are: Business card size \$18, 1/4 page \$36, 1/3 page \$54, half page \$61, full page \$120, and pre-printed 8-1/2 x 11 insert fliers \$60. <b>Deadline is the 20th of each month.</b>