



# The Mistletoe Express

[www.mistletoeheights.com](http://www.mistletoeheights.com)

February 2009

## Gas drilling update

By Norm Stemple

About a year ago, Chesapeake Energy and Texas Christian University signed a lease with the intent to put a drill site on the TCU campus. The proposed site was within 600 feet of several homes surrounding TCU, and gas transmission lines were to pass through some of these neighborhoods. That resulted in significant objections from these neighbors.

Subsequently, Chesapeake obtained a drill site permit on the "Pearson" (Trinity Trees) property. At the urging of City Councilman Joel Burns, Chesapeake has been developing a seven-drill-site

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## Letter from the president

By Jeff Davis

Former Mayor Ken Barr always used to say in his speeches: "It's a good time to be mayor in Fort Worth, Texas."

Well, for 23 years, it's been a good time to live in Mistletoe Heights! We continue to be an urban neighborhood of diversity and thoughtfulness, a place where you get out of it what you put into it.

So many leaders have kept Mistletoe Heights from becoming a gentrified zero-lot-line panacea for those who want only square footage. I wonder what our neighborhood will look like in 25 or 50 years. It's really up to you.

An update on MidTown: This is an \$80 million mixed-use project, including office and retail space and a hotel. Financing anything in this marketplace is problematic, but the city, through its tax-increment-financing district, has an opportunity to be a partner in this important gateway project.

Your neighborhood has weighed in heavily on this project and dramatically changed its scope and design so that it will be more compatible with our needs. The process, through many meetings with the developers, and with Fort Worth South acting as an intermediary, was constructive.

Even though the office component has been reduced from 120,000 square feet to 60,000 square feet, the project is something that would benefit our neighborhood and all of the south side as well.

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“master plan” for about 5,000 acres from Interstate 30 south to Southwestern Baptist Theological Seminary.

At a meeting Jan. 20 at Colonial Country Club, Kevin Strawser, Chesapeake’s public affairs coordinator, displayed a map of the three approved drill sites (Trinity Trees, a steel company site along Granbury Road and the seminary), as well as four proposed sites.

Under this plan, there will be no drill site on the TCU campus and the “amended” TCU lease will be pooled with those of surrounding neighborhoods.

One of the proposed sites is called “Merrimac” (formerly the location of a Days Inn between University Drive and the Trinity River). Wells at this site would exploit natural gas beneath the Fort Worth Zoo and the Botanic Garden. Gas beneath the TCU campus will be extracted from the “Trinity Trees” pad.

Gas transmission lines will follow the east-west rail right-of-way and the north-south rail right-of-way along Eighth Avenue and Granbury Road. Strawser said that no compressor stations will be placed in the near southwest neighborhoods.

This plan is to be presented to City Council on April 7.

Although wells have been drilled from the three approved sites, none of these wells have been “fractured” and therefore no gas has been produced. Gas transmission lines from these sites have not yet been installed and are awaiting appropriate permits.

The “Merrimac” (Days Inn) site will be more than 600 feet from any home in Mistletoe Heights along Mistletoe Drive.

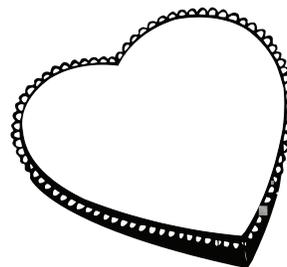
XTO Energy holds most of the leases in Mistletoe Heights, Berkeley, Ryan Place, Fairmont, etc., so they are not part of Chesapeake’s master plan. I called XTO and was told that XTO is working on its own master plan to include Mistletoe Heights and other areas.

As far as I can determine, the drill site for Mistletoe Heights is still planned to be near the Day Labor Center north of Interstate 30.

***Editor’s note:***

***Thanks Norm for taking the time to write this article and inform the neighborhood on the status of drilling in our local area.***

***We all appreciate your effort and commitment to your neighborhood.***



## Neighborhood Association Meetings\_\_\_\_\_

The dates for the Regular Association Meetings:

February 17<sup>th</sup>,

May 19<sup>th</sup>,

August 18<sup>th</sup>,

November 17<sup>th</sup>.

The time will be 7pm, and for consistency purposes all Regular Association meetings will be at Jeff Davis' home at 2325 Mistletoe Drive. The election of officers will be held at the November 17<sup>th</sup> meeting.

The TIF board will meet the last week of January to determine what amount, if any, the tax district can contribute to this project. I fear that if that parcel isn't developed now, it will be years down the road before we're able to secure another project like MidTown - if at all.

Regarding the Merrimac drill site: Chesapeake Energy made a presentation for our neighborhood Jan. 20 at Colonial Country Club. Because the meeting was set up on short notice, it was sparsely attended. But Norm Stemple and Jim Peipert were present and asked pertinent questions. Norm has written a report for this edition of the newsletter.

There has been much interest in the repaving of Mistletoe Boulevard. It seems that the city will replace the driveway approaches, but not do the sidewalks all the way to Jerome Street because that expenditure was not in the city budget.

If you'd like to hear more about the city processes, you may want to attend the next neighborhood meeting at 7 p.m. Feb. 17 at 2325 Mistletoe Drive. District 9 City Councilman Joel Burns and staffers from the city's Transportation and Public Works Department plan to attend. See you there!

You can reach me at these numbers: 817-806-1301 (office) and 817-999-6154 (cell). E-mail: [jeffdavis@republictitle.com](mailto:jeffdavis@republictitle.com)

### 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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### Valentine's Day

2/14/2009

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### Casie Babineaux

Oil and Gas Researcher, Fort Worth

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- The best way to exercise to lose pounds and inches and revitalize your body. (*It's not what the media would have you believe.*)
- How too much cardiovascular exercise can actually make you fatter. (*Not to mention . . . B O R I N G!*)
- Why eating less and exercising more is a prescription for failure. (*"Yo-Yo Dieting" comes from this.*)



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### Kim Speairs (mother of two)

Advertising and Public Relations, Fort Worth

"I've lost 10 lbs. of bodyfat, 7 lbs. on the scale and several inches all over. Clothes are fitting better, I have more energy and stamina, and it helped with reducing my stress. It's been wonderful.

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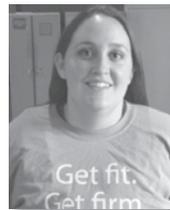
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### Pam Musslewhite

Forensic Graduate Student, Fort Worth

"I've lost 13 lbs. and 7 inches in less than 4 weeks! The group supported each other and we pushed each other to do just a little better each time. Even if you have never worked out in your life you can do this!"

### Okay, I'm ready. What do I do next?

Register NOW to reserve your spot at [FortWorthfitnesscamp.com](http://FortWorthfitnesscamp.com). Space is limited to the first 20 registrants.

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## Organized chaos

Melanie Smith (sent in by Steve McReynolds)

It is a fascinating experience to tour the Fort Worth recycling plant to see what happens after those trucks leave our streets. Here's a report from someone who recently toured it. "It's a brilliant process when used correctly, and if you have lived other places you know how lucky we are to have this. Plus, it easily lets all of us here in Fort Worth be more "green"! Every day these employees literally stand at fast running conveyor belts sifting through every item. They stand wearing hard hats, vests and special gloves to prevent being stuck with needles while throwing out the bad and letting the recyclables pass through. It smells bad, it's loud, the air quality is poor, and it's either really cold or really hot, depending on the outdoor temperature.

Eventually, every item is sorted into its own enormous pile, such as soda cans, food cans, white paper, newspaper, cardboard, colored plastic, plastic jugs, etc. It's later jammed into a huge square shape, tied and shipped off to other plants for recycling.

I couldn't believe what some people were attempting to recycle, such as vacuum tubes, license plates, plastic bags, car seats, toys and the list goes on. Our tour guide told us that the other week they even found a dead Emu in the truck! Here's a list of what is recyclable and what is not. If you're wondering "why" to any of these items, such as "why do I have to remove the lid to my soda bottle or glass jar," the answer is: There's a method behind the madness. "

### What to Put in Your Blue Recycling Cart:

Paper (Paper clips and staples are OK.) Advertising circulars Carbonless paper Cardboard - corrugated cardboard. Large boxes must be broken down or cut to fit inside the cart. Catalogs, Envelopes with or without windows, Junk mail, Magazines, Newspapers - all sections, Office paper - file folders, letterhead, sticky notes, printer paper, calendars, school papers, Paperback books, Paperboard - cereal boxes (liners removed), soda and beer carry cartons, dry goods packaging, paper towel and toilet paper cores, Paper bags, Phone books, Metal Containers (Please rinse. Labels can be left on.) Aluminum drink cans - do not flatten Aluminum baking tins - durable; not disposable Steel or tin food cans and lids Empty aerosol cans - with spray nozzle; remove plastic lid unless part of the can Empty steel paint cans - must be empty and dry; a thin skin of dry paint on bottom and sides is OK; remove lid and recycle Glass Containers (Please rinse. Labels can be left on. All colors accepted.) Bottles and jars - remove metal and plastic lids and recycle Ceramics China Dishes Mirrors - must fit inside cart with lid closed Windowpanes - no auto glass Plastic Containers (Please rinse. All colors accepted. Must be hard plastics. Bottles, cups and jars - with #1 through #7 recycling symbols on bottom of container; remove caps and lids and recycle Food trays, tubs and bowls - with #1 through #7 recycling symbols on bottom of container Plastic eating utensils

### DO NOT Put These In Your Blue Recycling Cart:

Household trash Aluminum foil Auto glass Clothing or bedding Drink boxes and straws Garden hoses Gift wrap and greeting cards Hangers (plastic or metal) Hard cover books Light bulbs Medical waste(including syringes, lancets, IV bags and tubing, and medications) Paper milk and juice cartons Paper that comes into contact with moist food, including pizza boxes, some frozen food containers, waxed drinking cups, etc. Plastic containers that held hazardous materials such as gasoline, motor oil, paint, pesticide or weed killer. Throw empty such as these containers in trash. Plastic bags including grocery sacks, dry cleaners bags, newspaper wrappers, etc. Toys Styrofoam® (foamed polystyrene) cups, food containers, formed packing, "peanuts", etc. Waxed paper and waxed food containers Yard trimmings

It will make you happy to be green.

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## Obituary

**Joy Browning Barker**, mother of our Mistletoe Heights treasurer, Jeri Jo Blackmon, passed away Jan. 15.

She had suffered with Alzheimer's disease for the past five or six years.

Our condolences and heartfelt sympathy go out to Jeri Jo.

The Newsletter would like to thank all of the advertisers in the February 2009 for your financial support of Mistletoe Heights Newsletter. In kind return, The Mistletoe Heights Neighborhood needs to support these businesses.

Be sure to go out to the Old Neighborhood Grill for a great meal. Call Budget Blinds for your new window treatment. Call Jason Needham for a quote on your insurance. Give Gaye Reed a call if you are considering selling or buying a home in the neighborhood. Gaye has always supported the newsletter and you can return that support by contacting her when it comes time for a change in your address. If you need some new flooring call Heartwood for your historic home. And if you are having trouble with your waistline check out our new advertiser The Body Firm! Local business is an important part of our neighborhood; let's help these neighbors whenever we can in these difficult economic times. And if you can't read this, contact Ben Taylor Optical for an exam.

### **Mistletoe Station AKA The Frisco Fiasco**

Hey Charlie, that train is off the track..30+ properties purchased, homes knocked down, empty lots, zero lot lines and now what...

Will everyone in the neighborhood go by the two homes on Morphy and weigh in on what their opinion is of what is built there versus what they thought would be going up?

Please email your thoughts to the Newsletter Editor: [perrellim@aol.com](mailto:perrellim@aol.com)

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## Secondary Buildings

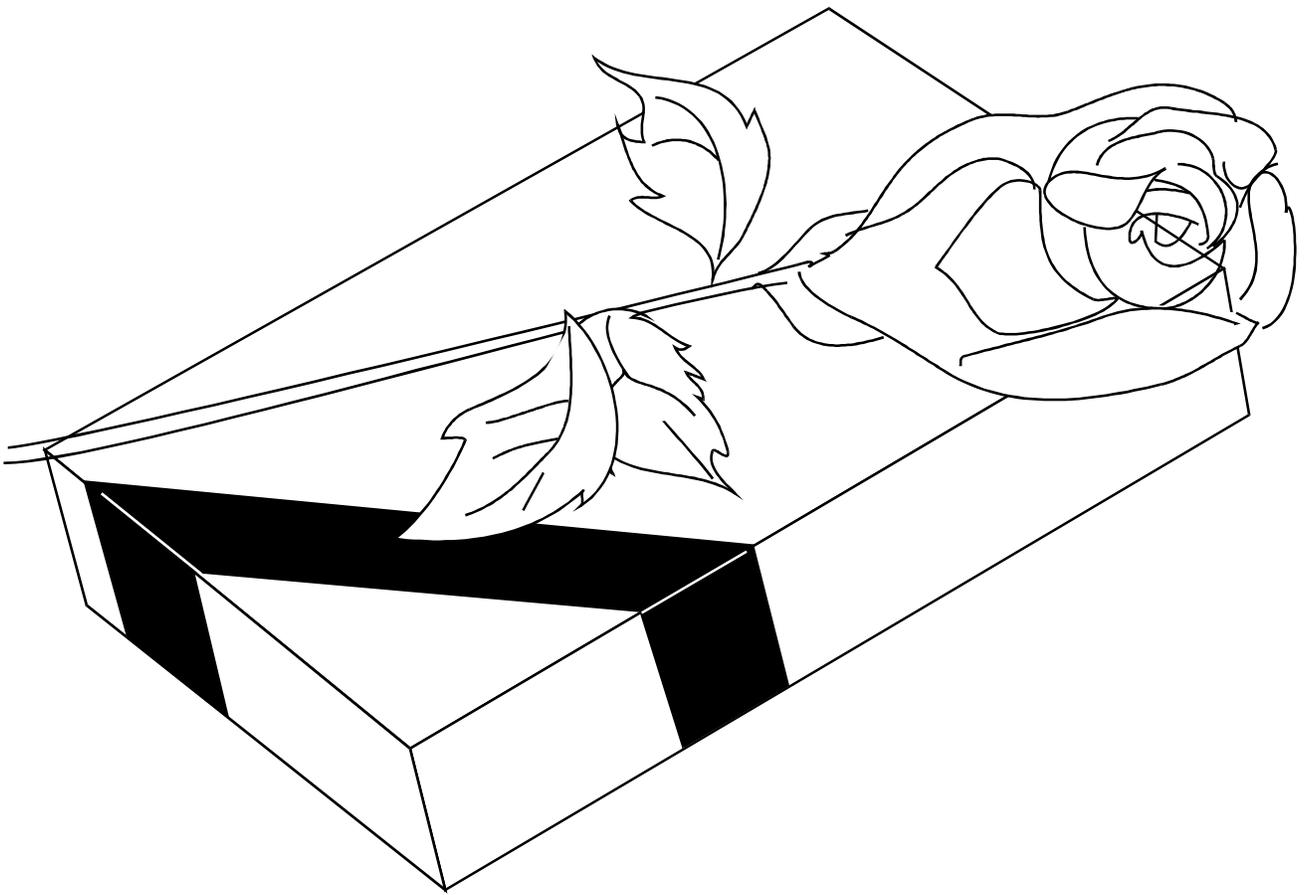
In our neighborhood, many of the homes have garages, carriage houses and servants quarters (either original with the house or built shortly thereafter) Mostly we don't notice them because they are simple and harmonious to the property and the main home but when we do, it is unfortunate that our attention is mostly caught by the secondary building's disrepair, the unfortunate metal carport, the garage apartment complex that towers over the backyard eliminating neighbor's privacy and disrupting the mass and scale of the lovely bungalows around it.

Most homes have either a portechere or a wood 117 sided garage (sometimes both) that seems to blend with the landscape. In other words, these secondary buildings definitely don't stand out.

Is it time for a rehab on this part of your property? Use your best judgment, but keep in mind that unity and harmony with nature applies not only to your house but to surrounding buildings. Think of your garage as an extension of your home and landscape. Mirror materials used in the house, or choose historical siding and paint in a color that allows the garage to harmonize with the landscape. Contact the Historic Preservation Committee for ideas and also we know have approved building plans.

Use historic lighting on secondary buildings that mirror your home's historic lighting. Connecting these architectural elements dramatically change the overall aesthetic of your property.

Mistletoe Kid's Valentine Coloring Page



## Instant Curb Appeal

A quick upgrade to your front porch and or your portechere lighting can make a big impact to the curb appeal of your Historic Home.

The marketplace has some wonderful new reproductions available for less than you think. Check out online: [craftsmanoutdoorlighting.com](http://craftsmanoutdoorlighting.com)



for some of the best reproduction lighting prices available. You can find a number of these hard to find lights for under \$100.

## Neighborhood Police Officer

**Mark Russell**

**Office 817-871-8885**

**Mobile 817-991-8472**

**Email: [Markus.Russell@fortworthgov.org](mailto:Markus.Russell@fortworthgov.org)**

Dear Neighbors,

On January 26, around 9:30 or 10am our house was broken into. Fortunately, we have an alarm system that was on.

The officer's e-mail below describes in detail what happened. We have a gate (that was closed the morning of the incident) that leads into the backyard from the side driveway. It appears that the person went in through the gate and proceeded to kick in the back door. It doesn't seem that they came inside; the alarm appears to have deterred them from even entering the house.

If you have any information, please contact us: 817-201-1909  
Thank you,

Stefanie and Robert Piwetz

-----Original Message-----

**From:** Russell, Markus

**Sent:** Tuesday, January 27, 2009 9:38 AM

**To:** Mistletoe Heights Neighborhood Association

**Subject:** RE: House on Irwin broken into

I responded to this call within 2 minutes of the call going out. The back side gate going down the driveway was open. Forced entry was made to the back door. The house was cleared within 5 minutes of the original call. This is a testament to how well alarm systems work and when they are monitored. Once the scumbag kicked the door the audible alarm sounded and scared the bad guy away.

I checked with several people in the neighborhood who saw nothing. One guy was working on a car on the street 3 houses away who said he just wasn't paying attention. This actor had to have walked down Irwin and up the driveway in broad daylight. Please, Please, Please look out for yours and your neighbor's properties. Some of the scumbags don't care if it's dark or light to do their dirty work.

---

*Editor's Note: This is our second recent forced entry spoiled by an alarm and occurring in the daytime. Please lock your gates, windows and doors, and park off the street far into your driveway or in your garage whenever possible. Leave a talk radio station on by your front door, stagger lights with timers if leaving town, and never hesitate to call our police officer.*

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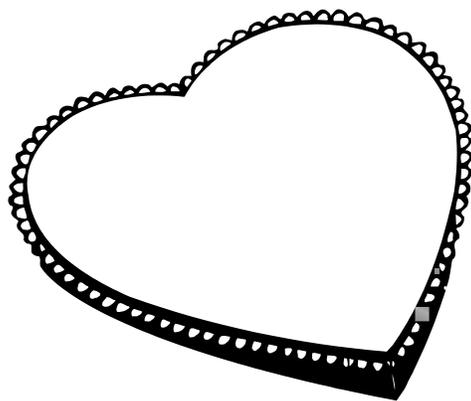
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# Yard of the Month

February 2009



## The Myers

Mike and Dianne, of 2317 Edwin are the recipients of our February, 2009 Yard of the Month

Their one story, ranch style house with brick painted a soft yellow is accented with green shutters, a green roof, and white trim. A center sidewalk leads to an inviting front porch, with antique Mexican furniture and plant containers with winter hardy English Ivy and Cyclamen. Burford Holly, Dwarf Yaupon Holly, Miniature Red Barberry, and Dwarf Nandina are layered in the front beds to give a lush look even in winter. Variegated Japanese Sedge is spaced along the bed's edge.

Asiatic Jasmine hugs the west front wall section and the east section of the house while the center wall is covered with well established English Ivy. Sculptural elements include a large antique bird bath in the east corner and an antique iron window covering from New Orleans in a nearby floor-to-ceiling window. The various contrasts and layering techniques make the front appealing, but Diane insists the backyard is their sanctuary!

A Live Oak planted ten years ago when the Myers moved to the house, provides a pleasing asymmetrical balance to the yard and well as a sturdy branch to hang a swing for their four year old granddaughter, Emma. Congratulations to the Myers, and a special "thank you" to Calloways' Nursery for a gift certificate for the homeowners.