



# Mistletoe Express

www.mistletoeheights.com

August 2010

## Status of gas well

*By Norm Stemple*

According to Mr. Bob Manthei of XTO, XTO has applied to the City of Fort Worth for a permit to drill a well at 2300 West Peter Smith Street. This site is north of I-30 and east of Forest Park Blvd. None of the homes are within the 600' radius of the drill site, so it is not a "high impact" site. The permit has been reviewed by the Gas Drilling Review Committee and can be approved administratively. The transmission lines will go east from that drill site (no transmission bordering Newby Park) and all truck traffic will be using I-30 (no trucks will come thru MH).

The planned date for starting the drilling is November or December 2010. Mr. Manthei has agreed to come to the MH meeting on Aug. 17 to answer other questions.

## New neighborhood police officer

Officer Sidney Keith is our new NPO. His mobile is 817-944-1038. Please input his number into your cell. He takes over our area on July 31st. E-mail: sidney.keith@fortworthgov.org



## New Super Market for our Hood

*By Foodie Frau*

Well, supermarket shopping leaves one wanting in the hood according to this foodie but we now have a new Kroger by TCU at the University and West Berry intersection where the Old Albertson's called home. This upscale-styled Kroger is new to Texas and is sort of a mix of an Albertson's/Kroger with a dab of Central Market and a dollop of Tom Thumb. The new store fills the foodie gap, which in our neck has been gapping for some time.

If you shop at Tom Thumb, you have to either get on I-30 or do the whirly-gig up University Drive and then down through Tanglewood. The "big food shop" deserves an epic soundtrack when you forget the toilet paper, because turning back to Tom Thumb is a solid 16-mile round trip boo-boo.

Central Market stands alone on a hill calling to all food freaks in Fort Worth. If you just have to have fresh cowboy turkey sausage, chocolate covered dried apricots, a loaf of Ezekiel bread and a container of salted okra chips, you boogie to C Market. Hey, if you do not care about your 401K, Central Market is the food paradise of Fort Worth. You will pay big bank with the added joy of weighing, measuring and bagging your shizel. Food freaks do not care. We are all dorks aren't we?

Towards the other end of the marketing spectrum there are "Fiesta people," who will shout, "Why are you going to Tom Thumb or Central Market? Mistletoe has a market."

Mistletoe has Fiesta Mart, a mere 3-mile round trip!" Cue the colorful Parrot to nod  
*Continued on next page*

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# Super Market

From Page 1

and squawk. Hey, shoppers I don't need guava juice in quantity or freaky pink cakes. Don't be haters.

I love some budget markets. Except for one shop on the cheap. Aldi. "Aldi people" believe it is ok to put down a quarter as collateral so they won't be tempted to rip off of the shopping cart. Unless you eat genetically modified foods for primary sustenance you cannot do "your big shop" at the Aldi. Basically, Aldi people buy products from the mystical home of Millville who send profits back to the elves of the fatherland. Hey Deiter, can I have my quarter back?

Sam's Club. Having the grocery cart given the once over by some lady who just broke free from an underground snake cult church and now works 35 hours a week at Sam's Club, employed for the exclusive task to make sure I don't steal a tub of margarine as big as a human head is not my idea of going to the market. At Sam's, if you do the math and cost calculate by the ounce, you might have paid more for your ensuing diabetes than you would of at the Tom Thumb, all while being treated as if you are part of a large thrifty masochistic sub-class that likes to be eye-balled upon entry and frisked on exit. Of course, if you are really thrifty, and you time it right, you can eat all the tiny little ramekins of corn dogs, cookie pieces, salt-imbued chicken niblets, dollops of yogurt and baby bites of cheese, chased down by a shot of vitamin water that your cheapskate heart desires. Some frugal Sam's folk can even work it to never pay for eating out again. The free dining option is especially cheap if you go with a Sam's club member as a piggy tag along. And yes, we bought our TV there.

Costco? (See Sam's Club) Target? Is it my imagination but are there groceries in the store I buy my sweatpants in? I buy my underwear and socks there. Same corporate vibe for the Walmart SuperDupe.

Jake's. If the wife unit sends you out for milk and you realize you need cigarettes, lager, fried cheese doodles, quicky family planning tools, canned Vienna sausage, cheap gas for the car and a pocketful of secret stash scratch-off lottery tickets. Shop at Jake's, dude.

The 7-Eleven is all Husband ever needs for groceries on "his bachelor days." Donut and coffee for breakfast. Hotdog and a coke for lunch. Nuked chicken wings and Haagen-das pint for dinner, with a quick fill-up at the pump. Life is good. Plus if husband needs to get healthy, 7-Eleven offers impulse purchase bananas at the register. Bonus points, for the man slightly hungover, you can run back in for a cheap razor, mini-bottle of Mylanta and a scratch-off for maximum sans-wife time management.

The new Kroger took all of these shoppers' needs under its wing. You can taste sushi, pieces of Clementine, hunks of pound cake, toothpick after tooth pick and then ask to sample every Boar's Head cold cut, sorry no head cheese sold.

Fiesta folks will not like this place because there is a sushi chef but Aldi people might be inclined to offset their Millville with Kroger because the Aldi peeps would have calculated the gas mileage cost and thought "ok, this is ok." Of course, we exclusively purchase our toilet paper from Sam's.

The best place to shop is your own summer garden. But no matter where you market, or what you are in the market for, read the memo, and B.Y.O.Bags.

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## Nightly Specials

### MONDAY

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# Yard of the month: 2340 W. Magnolia Ave.

Yard of the Month for August goes to Walter and Robyn Virden, at 2340 West Magnolia. They, and their two sons, Walter, 6 and Henry 4, have lived in Mistletoe Heights for two years in their Mediterranean- style two story.

Walter says both he and Robyn enjoy working in their yard. He credits Susan Higgins at Weston Gardens for assistance with the front garden beds, designed to enhance the home's architecture with masses of color and texture. Purple coneflowers, Spanish lavender, rosemary, basil, Texas sage and iris are interspersed with blue salvia, Indian hawthorn, guara, yarrow, Copper Canyon daisies and columbine. Artemisia and succulents fill in for ground cover, and red knockout roses punctuate either side of the walk.

Near the street, the Virden's planted two live oaks for future shade. On the yard's east side, a yaupon holly provides height, while day lilies, turk's cap, lambs' ear and butterfly bush provide color. Lady Banksia roses are poised to climb the fence in the years to come.

The Virden home is on a corner lot, and the west side yard on Buck is not neglected. The front beds wrap around the corner, and the street side has a new fence, with a wrought iron feature. Three mature crape myrtles and a young desert willow rise up from beds containing lantana and yucca.



We welcome these relatively new Mistletoe Height's residents, and congratulated them for winning Yard of the Month. The Virden's will receive a generous gift certificate from Calloway's Nursery and based on their obvious pride in their home, the Virden's will put their winnings to good use.

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# Blue Crew promotes recycling right

When it comes to the Blue Crew, it's all about recycling and recycling right in Fort Worth. The six-member team of City employees is dedicated to educating Fort Worth residents on how to recycle properly. A vast majority of their time is spent in our neighborhoods checking the blue recycling carts. Does that mean they sift through waste every day? Yes it does.

The Blue Crew is going through your blue carts to ensure the correct items are being recycled. When items that are not in the City's recycling program are sorted at the recycle processing center, this material goes to the landfill. However, because of all of the additional handling it costs about three times as much as it would have if this material was put into the brown cart to begin with. That costs all of us money. So please let's all work together to do the right thing right.

This month's tip from the Blue Crew: Please remember do not recycle Styrofoam®, plastic bags, plastic hoses or yard trimmings.



## Unload household chemicals at Environmental Collection Center

The City of Fort Worth makes it easy – and free – to dispose of residential household chemical wastes, leftover toxic cleaners and old paint in a safe and responsible manner at the Environmental Collection Center (ECC), 6400 Bridge St.

The ECC operates Thursday and Friday, 11 a.m.-7 p.m.; Saturdays, 9 a.m.-3 p.m. ECC is closed these days in 2010:

July 3 and Sept. 4.

Acceptable items for disposal at the ECC include: Acid, aerosol cans, automotive fluids, all batteries, cooking oil, craft chemicals, degreasers, drain cleaner, gardening chemicals and additives, fluorescent light bulbs, household chemicals, paint, stain, varnish, paint thinner, pest strips, pesticide, pharmaceuticals, photo chemicals, pool chemicals, oil filters, and solvent.

Items *not* accepted include: Ammunition, asbestos, building materials, butane cylinders, electronics, explosives, medical waste, PCBs, propane cylinders, radioactive material, smoke detectors, tires and TVs.

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## It's mosquito season

By Tanya Dean

There is a rampant mosquito epidemic in MH. Other than the nuisance of being bitten, mosquito bites can be hazard for both you and your pets. So please empty all containers holding water. Change birdbaths and fountains daily, or place dunks in them. Please empty your children's wading pools, do not leave them overnight. If you have gutters, keep them clean, because clogged gutters will hold water. If we all observe these precautions MH will be a safer and more comfortable place to live in during mosquito season.

Also we spotted new graffiti:

We contacted our police officer and the graffiti abatement program about getting graffiti removed from our alley.

## August meetings, events

**Mistletoe Heights Association meeting**

7 p.m. August 17

Jeff Davis' house, 2325 Mistletoe Drive

**Cow Camp in the Fort Worth Stockyards**

Through Sept. 6

Fort Worth Stockyards National Historic District

**Aug. 10** Barnum & Bailey Circus Elephant Walk  
FW Convention Center to Sundance Square

**Aug. 23** School starts !

# Neighborhood tree monster

English ivy is often valued for fast growth and adaptability, but unfortunately English ivy is a non-native species that creates problems for native trees and plants.

As English ivy goes up your tree looking for light, it envelops the tree's branches, preventing leaf out. Branch dieback will begin in the lower branches and move up until a tree is not much more than a "broccoli head".

Heavy weighted old ivy vines can make trees more likely to blow-over in heavy rain, high winds and snowstorms.

Trees covered in ivy become incrementally more hazardous as the vine takes it hold, especially in a neighborhood like Mistletoe. As our homes are tightly clustered, the cost of removal of large dead or severely damaged trees often needing to be "taken down by hand" can be prohibitive. Portecheres and lost alleys often preclude the use of a crane to remove a tree, driving up the cost for removal in back and side yards.

One of the largest of our neighborhoods trees, the Pecan generally lives 75-100 years, although some specimens have lived or approached the 200-year mark. Mistletoe Heights as a neighborhood is now approaching its 100-year mark, and that means the life span for most of these earliest plantings are upon us. Being mindful of the large tree canopy is an important duty on small clustered lots. These great trees add tremendous appeal to our neighborhood, keep property values higher, are good for the environment, reduce the overall outdoor temperature and bring down home cooling costs substantially while reducing urban noise.

■ Trees covered in ivy often mask serious tree damage that would normally be visible.

■ English ivy often carries a bacterial growth that harms native oaks, maples and elms.

■ In a severe storm, English ivy can act as a sail, causing trunks and limbs to crack. The weight of ivy on a large single tree can easily reach a ton or more, creating a burden a tree weakened by reduced leaf out can hardly handle.

■ Ivy will easily outlive the trees it takes down while thwarting native plants on the ground.

■ Ivy is also a haven for rats to climb and nest in.

The Ladybird Johnson Gardening Center here in Texas describes English ivy as "a monster and a pest".



## How to get rid of invasive English Ivy:

The solution is simple and cheap. Cut out a one foot wide cut into the vine system that climbs into your tree. You must completely cut through the vines, and in some cases old vines will need to be sawed. The ivy will die in the tree and the canopy will begin to heal itself. You must be vigilant as English ivy is tough to get rid of. Be mindful of new ivy growth by constantly digging and cutting until the root system is totally removed. It is easiest to remove ivy when the ground is wet. Do not try to pull large vines out of tall trees in case of weakened limbs, this can be a serious hazard. Simply let the ivy dieback.

Mature ivy puts out seeds and birds take them up and deposit them over the neighborhood, parks and forested areas. New reproducing ivy has a more heart shaped look and should be dug out before iroot systems make deep establishments.

Consider removal of ivy and plant native or adapted ground covers that support native wildlife and insects.

Use the Texas Smartscape website to get some ideas for replacement. Go to: [Txsmartscape.com](http://Txsmartscape.com).

Contact qualified arborists for your trees that have substantial referrals and insurance.

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### Mistletoe Heights Association

#### Income & Expenses

January 1 through July 15, 2010

<b>Income</b>	
Advertising Income - Newsletter	\$ 3,095.00
Dues Donations	4,689.00
Interest Income	2.05
<b>Total Income</b>	<u>\$ 7,786.05</u>
<b>Expense</b>	
Bank Charges	\$ 2.03
Easter Egg Hunt	188.03
Flag Program - Triangle	120.00
July 4th Party	647.64
Newby Park Improvements	22.43
Newsletter Expenses	2,405.59
Water Expense - Berm	179.00
Water Expense - Newby	265.10
<b>Total Expense</b>	<u>\$ 3,829.82</u>
<b>Net Income</b>	<u>\$ 3,956.23</u>

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# Letter from the president

By Jeff Davis

I don't recall ever seeing two *Star-Telegram* editorials on the same subject within a couple of weeks of each other but now we have these two "goofy" editorials, as well as their "suburban" Mike Norman guy "op-ed," a loose piece about streetcars appealing to young professionals in cool cities like Portland and Seattle. The general theme of the editorials is that Fort Worth is just fine with the automobile, and we don't need no stinkin' streetcars in this dire time.

First thing that comes to mind is "head in the sand," second thing that comes to mind is "head in the sand," third...well, you get the picture. Heck, that ST editor from Arlington thinks that mass transit is taking more than one kid to school in a car! And, have you tried to catch a cab in Arlington? Yes, the next couple of years will be trying financially for every urban city. And, our local matching funding will be available primarily from funds derived from the enhanced real estate values the modern streetcar will generate.

So, according to these editorials, Fort Worth should just refuse the federal grant because Fort Worth has other priorities such as Tower 55. Maybe we could apply those 25 million bucks to our Tower 55 dilemma? Uh, no, these are different monies. Fort Worth received 25 million dollars of a total of 130 million dollars because it fits into President Obama's goal of assisting cities to become more sustainable. Give it back, and it goes to one of 60 other grant applicants who also want a modern

streetcar system. Michael Morris, whom Councilman Jordan says is the smartest guy on transportation in the US, says this federal grant fits hand-and-glove into Fort Worth's transportation future along with light rail.

Let's see, someone can hop the streetcar in the hospital district, head over to the T on 9th or at the T & P Terminal, and then head to Dallas, or Oklahoma, and back...all without getting into your car. Do ya think the business folks along the streetcar right of way would like to have that as an economic development tool? In fact, the majority of matching funds would come from the enhanced increase in taxes from a tax increment finance district (TIF), or voluntary assessments from developers (PID), along the streetcar right of way, as occurred in Portland and Seattle. There would be no substantial increase in value along those corridors without a fixed rail streetcar, so this project does not affect the city's future tax base which means less overall revenue for the city in the long haul.

In Portland, over 3.5 billion dollars of new development has built-up along the streetcar corridors since it opened in 2001. And, the need for parking spaces for residential developments dramatically decreased, because you can get to most anywhere in Portland via the network of streetcars and rail.

A Seattle analysis of land values near its new streetcar, which opened in 2007, found \$68 plus million in increased property value. So, Mr. Star Telegram and Mr. and Ms. Fort Worth City

Council, this is a long-term financial strategy to develop our city in a more sustainable way.

Let's see where our consultant's studies take us in terms of which corridors would produce the biggest bang for our buck. Let's work with the T and see what we can do about operating costs, but let's not stick our head in the sand. Let's plan for the long-term future of our transportation needs. These important initiatives take time to evolve, but as the baseball Rangers are now saying, "it's time." Remember, Sundance Square was started back in 1976, and is hugely successful because of the vision and perseverance of a few pioneers (thank you Mr. Bass, Mr. Bass, and Mr. Bass).

One more thing, in looking at Seattle, the entire Fort Worth City Council saw and understood first hand the long-term benefits of a modern streetcar system. And, the Mayor committed the full weight of his office to begin the implementation of a streetcar system in Fort Worth. So, where is that leadership at the moment? Where is the long-term thinking and commitment to find innovative ways to become more efficient as a city? What on earth are a couple of councilmen doing by suggesting to ditch this grant? Do ya think they might be representing districts where sprawl is the norm? Do they care about sustainability issues for the entire city?

Do they even comprehend what we have been moving toward as a city for over a decade? Geeze...

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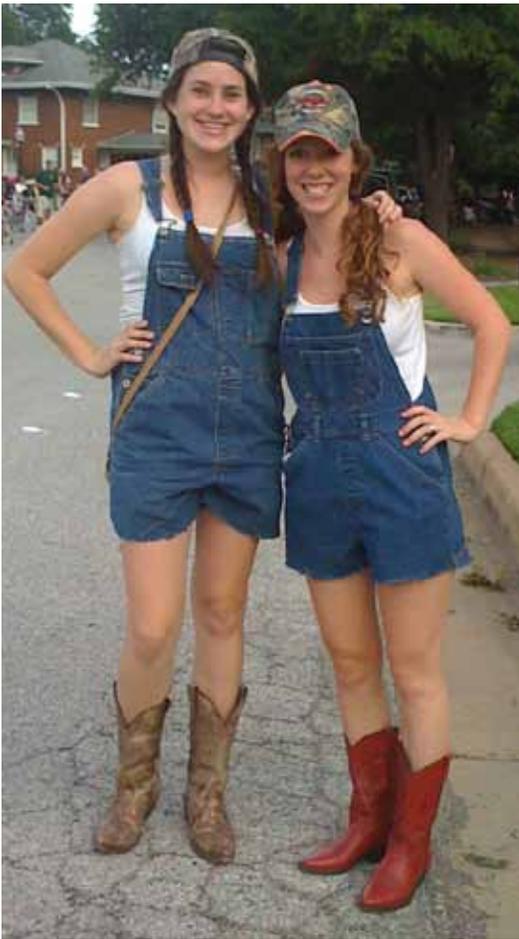
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 **JULY 4!**





Photos from William Gulledge and Cynthia Wahl

ARCHITECTURAL STYLE

# The Tudor Revival Home, 1900-1940

The Tudor Revival came into popularity, as the Craftsman was fading into its twilight. The strong call to simplicity, function and connection to Japanese influences of the Arts and Crafts period were now being replaced after WWI with the romantic notion of The English Tudor. Suddenly Americans devoured the romanticized stories of rural England, even if they were living in Texas. Perhaps it was a reaction to the continually emerging mechanical inventions of the day, or maybe the connection to Great Britain in the war. Whatever the social impetus, folks here in Texas and all across the nation began to enjoy the idea of a quaint English home.

Although, a true Tudor built in solid brick, and full beams was in most cases impossible financially for the American small homeowner. The technology of brick veneer came to their rescue along with false beams, field stone trim and stucco. Most of our Tudor revival homes here in Mistletoe Heights reflect this modified more affordable version of jolly old England.



As the Great Depression wore on the Tudor Revival lost some of its popularity with the American public, as many of the elements were costly and the financially revised versions of these Tudors began to lose their distinctiveness.

You can identify a Tudor Revival by some of the following clues:

- Brick, stucco, fieldstone and masonry veneers
- Often the front door is off to the side, not always
- Arched architectural features on the exterior and interior
- Front asymmetrical gables, steep pitched roofs
- Half-timbered detailing common to the Tudor Revival
- Casement windows, multiple paned windows

In our neighborhoods, to gain living space, large front porches with arches were remodeled into the main house. Windows, or sometimes stucco now fill the porch archways.

In Mistletoe Heights, we have various examples. When you walk the neighborhood try to pick them out, and see them as part of our American fabric. Owning one of these wonderful homes connects the lucky resident to a time when America began to reconnect its social fantasies to a pre-colonial pastoral Britain.



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# New neighbors

Submitted by Sue Duvall, Irwin Street rep

Ashley Hedrick and Tim Mulvaney moved to 2301 Irwin in the summer of 2010. Ashley finished a graduate program in architecture at Drexel University in Philadelphia, Pennsylvania in June. Tim, a graduate of Villanova University School of Law in Villanova, Pennsylvania, is an Associate Professor at Texas Wesleyan School of Law in downtown Fort Worth, where he teaches courses in Property, Land Use, and Environmental Law. Ashley, born in Massachusetts and raised in northern California, and Tim, a native of New Jersey, met at Haverford College in Haverford, Pennsylvania. Ashley is an artist, Tim a surfer, and both enjoy running, swimming, cycling, and other athletic pursuits. They are very happy to be in the neighborhood!

## Get on the Mistletoe Heights e-mail list

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

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# Free Classified Neighborhood Ads

Babysitting, pet sitting, plant watering, lawn mowing, watch little ones in the pool? Hire the neighborhood kid: Jake Mallison (14), first-class Boy Scout, experienced with special needs kids, references available. House 817-924-7783 or cell 817-773-1471  
\*\*\*\*\*

A friend of mine with a first-grade son and no pets is looking for a small garage apartment in Fort Worth. If you have one available or if you know of someone who does (MH or any other neighborhood), please e-mail me back directly or give me a call. Carol E. Spencer, carolingfw@sbcglobal.net, 817.927.3240  
\*\*\*\*\*

## SUMMER ART CAMP!

Melissa Kohout is offering summer art classes. Classes are one week duration. For the last class, we will have a field trip to the zoo to do studies from life. Dates are not yet set. Please call Melissa for questions and details. 817-924-7063  
\*\*\*\*\*

If you are interested in participating in or donating to The Presbyterian Night Shelter's Operation Move Out, please contact Heather White at 817-632-7415 or hwhite@pns-tc.org  
\*\*\*\*\*

Do you have more t-shirts than you can wear? I have a solution! Turn them into memory quilts. Call Jill at 817-217-4497 or visit www.sew-what-quilts.com  
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## VINTAGE SALES

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\*\*\*\*\*

## PET PORTRAITS:

Melissa Kahout's work is a perfect gift for the pet lover in your life. Great for graduations, anniversaries, birthdays, weddings or just because you love your pet. You can contact Melissa @817-924-7063 or www.mkohouthorseportraits.com  
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LEARN TO SWIM LESSONS - With emphasis on Olympic strokes. Contact: Richard Sybesma, Head Swim Coach TCU Box 297600, Fort Worth TX 76129  
817-257-5646 or 817-257-7963  
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## Letter to the Neighborhood

Questions submitted by Angela Ryan

**Since the neighborhood has become a historical neighborhood, are there guidelines set as to the color in which one can paint their homes or change the structure? Is there a difference between a homeowner association and neighborhood association?**

**Curious: Most homeowner/neighborhood associations that I am aware of notify the homeowners in the neighborhood when their yards become an eyesore or their property is in need of repair/painting.**

**If so, why isn't this practice followed in our neighborhood? I know of several properties in the neighborhood that are in dire need of attention.**

Mistletoe Heights is not a "homeowner's association" in the sense that you are thinking of. It is in reality more of a voluntary club. The Historic Overlay is on only part of the Mistletoe neighborhood. The City of Fort Worth's Cultural and Historical Landmarks Commission is the actually deciding entity based on the neighborhood's overlay. The Historic Preservation Committee here in Mistletoe does not decide but rather gives an opinion to the city on what should or should not be built. As far as colors for a home, a homeowner can paint a home whatever they like as long as it is not metallic or neon colored in nature.

Every homeowner in Mistletoe Heights has to take care of their property based on the codes of the City of Fort Worth. The Mistletoe Heights Association is not an enforcer of these codes. If you see properties that are not within code, feel free to call the code compliance, 817-392-1234.

### I love my "gray Taco Bell"...

The gray mission-style bungalow on Harrison Avenue has been my home for almost 30 years. And Mistletoe Heights has always meant much more to me than just a convenient place to live.

I'm already your neighbor, I'd like to be your friend—and Realtor®.

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## Send the fattest check you can!

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

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

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

Levels of giving for this year are:

Mistletoe - up to \$24

Holly - \$25 to \$49

Gardenia - \$50 to \$74

Magnolia - \$75 and up



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

\$25

\$50

\$75

\$ Other

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

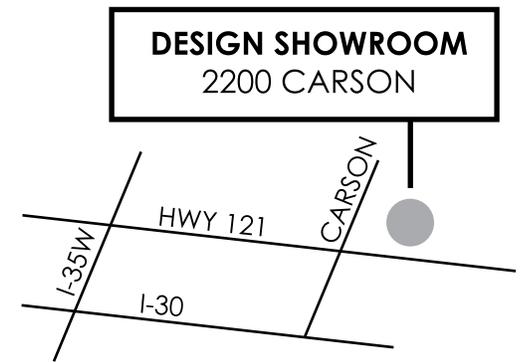
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