

# MISTLETOE EXPRESS

A FRONT PORCH COMMUNITY



June-July 2016  
www.mistletoeheights.org

## President's Corner

By Josh Lindsay



First, I want to send big thanks to all those who helped with our neighborhood cleanup on May 7.

From overgrown alleys to trash pickup, we really made a difference.

Special thanks to Rosaline Eastepp Takes for organizing the cleanup and pushing for help from the city and other organizations. Thanks also to Rosaline for paying for the breakfast tacos from Torchy's to

feed the volunteers.

Everyone went above and beyond. Thanks!

Second, you probably will have noticed the excavation work at the north end of our beloved Newby Park.

By the time you read this, we will already have had a presentation about the project at our neighborhood meeting.

But I want to share some details from the developer's plans if you were not able to be there.



Architect's rendering of the apartment complex, Magnolia on Rosedale, under construction north of Newby Park



Site plan for the residential complex along Jerome Street between Newby Park and Rosedale Street

**Hidden Gardens Tour in Mistletoe Heights may have been the most successful in the 13-year-history of the event.**



Photo by Jim Peipert

See story and photos on Pages 2 and 3.

The building will be called Magnolia on Rosedale and it will be a mix of three luxury, two-story townhouse and 32 individual apartments, all in one building.

The south-facing units of the building will look onto Newby Park. Parking will be to the north, between the building and Rosedale Street.

This development has been in the works for some time, but it has taken lots of planning to overcome some of the physical limitations of the property, such as the slope of the lot and the sharp grade leading up to the bridge over the railroad tracks.

Continued on Page 4

# Gardening enthusiasts flock to Mistletoe Heights for 13th annual Hidden Gardens of Fort Worth tour

By Jim Peipert

The streets of Mistletoe Heights were thronged with visitors on Sunday, May 15, as more than 1,000 gardening enthusiasts attended the 13th annual Hidden Gardens of Fort Worth Tour, held this year in our neighborhood.

The tour is the major fund-raising event of Historic Fort Worth Inc., and, by all accounts, the gardens of Mistletoe Heights were a huge hit.

“Visitors said that they knew about Forest Park Boulevard, since they traveled it to get to their destinations, but never realized such a wonderful neighborhood was on either side of it,” said Suzy Newkirk Coleman, special events coordinator for Historic Fort Worth.

“They commented on the beauty of the area with the large established trees, the warm feeling of a close, friendly neighborhood and the incredible architecture of the homes. The diversity of the homes co-exist in perfect harmony.”

Coleman said the guests “left with an abundance of ideas to enhance their own backyard paradises.”

The owners of Archie’s Gardenland also attended the Sunday tour. Inspired by the creativity and unique designs, they posted photos of some of the gardens on our neighborhood email group.



The tour opened with a private viewing of the gardens on Friday, May 13, followed by a seated dinner on the lawn of the Thistle Hill mansion on Pennsylvania Avenue to honor the owners of the six Mistletoe Heights gardens.

The Rt. Rev. Sam B. and Isabelle Hulseby were honorary chairmen for the event, attended by 156 guests. Mistletoe Heights neighbors Melanie and Flavious Smith served as tour and dinner chairmen.

“With Melanie’s detailed attention to every aspect for the tour and dinner,” Coleman said, “a magical evening was created for the largest number of guests attending.”

Coleman said Historic Fort Worth Inc. wants “to thank the garden owners for sharing their treasures with those who



share the same passion for gardening” and Mistletoe Heights “for so graciously and enthusiastically allowing this delightful tour to showcase your ‘hidden neighborhood’ to the pleasure of our guests.”

She offered special thanks to Melanie Smith, “whose knowledge of the neighborhood, personal contacts and never-ending hard work made this year’s tour one of the most successful and well attended in its 13-year history.”

And thanks to the neighbors who opened their gardens. This event would not have been possible without them:

Claudia Camp and David Gunn; Jeff Davis; Marjorie and Thomas Day; Lillian and Joe Greenslade; Kathy and Steve McReynolds; Susie and Mark Mitchell.



Photos by Jim Peipert



# President's Corner

Continued from Page 1

The owner has met all the zoning requirements for both the city and Near Southside Inc., but he has made an effort to present his plans to us.

A development committee met with him during the last week of April and is planning to make a presentation at the May 17 neighborhood meeting.

Concerns and ideas from the neighborhood that come out of these meetings will be shared with the developer and our city representatives.

Thanks for staying involved with our neighborhood to help it grow and change in the best ways possible.

All the best.

**Josh Lindsay**

**president@mistletoeheights.org**

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## Get connected

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

— Josh Lindsay, MHA president



Facebook Chat Room [www.facebook.com/groups/mhneighbors](http://www.facebook.com/groups/mhneighbors)

NextDoor page [www.mistletoeheights.nextdoor.com](http://www.mistletoeheights.nextdoor.com)

Webpage [www.mistletoeheights.org/contacts](http://www.mistletoeheights.org/contacts)

## Join the Mistletoe Heights email list

To subscribe to the Mistletoe Heights Residents mailing list, go to [mistletoeheights.org](http://mistletoeheights.org), click on "Email list" and look for "Subscribing to Residents." Enter your name and email address, and then click "Subscribe." Note: You may need to add [residents-bounces@mistletoeheights.org](mailto:residents-bounces@mistletoeheights.org) to your address book

to receive emails. If you have questions or concerns, contact [moderator@mistletoeheights.org](mailto:moderator@mistletoeheights.org).

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# Volunteers needed

We need more volunteers! Help us make this neighborhood better.

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

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

**Advertising manager:** We are looking for someone to solicit and manage ads from local businesses. You would work closely with the treasurer. It would require only a few hours a month. (See "Who do you know?" item on Page 7 of this newsletter for more information.)

**Social chairperson:** Are you a "people person"? We are looking for someone to help coordinate neighborhood events. Most of them already have established leaders, so it would just be a matter of coordination. Other duties would involve

finding locations for members' meetings and the Christmas party and providing snacks, drinks and tableware for such meetings. All costs would be reimbursed.

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



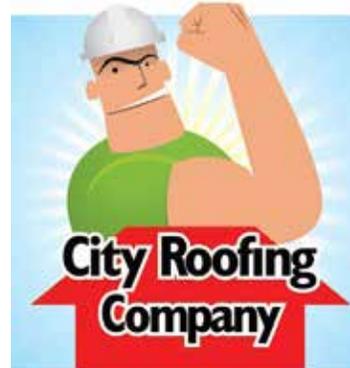
Contact Chad Jung if you are interested,  
[vicepresident@mistletoheights.com](mailto:vicepresident@mistletoheights.com).

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# Live from Fort Worth, it's Saturday night!

By Susan Pressley

Lily B. Clayton Elementary School held its annual dinner and auction at TCU's Brown Lupton Ballroom on April 23.

The event was an enormous success and raised almost \$126,000 for our neighborhood school.

The theme for this year's auction was "Live from Fort Worth, it's Saturday night."

Attendees were encouraged to dress as their favorite character or host from Saturday Night Live.

This year we asked neighbors to help sponsor the auction as "Supporting Neighbors."

We're proud to say there were more Supporting Neighbors in Mistletoe Heights than any other neighborhood in the Lily B. area. That includes Berkeley Place, Park Hill and University Place.

Many local businesses in our community generously donated items to the silent auction.

The students of Lily B. contributed as well by making fantastic artwork that was auctioned off in a live auction.

It was a night to remember, and we thank all of you who helped make it a success!



## A special thank you to all of Lily B.'s Supporting Neighbors:

The Thielman/Arvin family  
 Jeri Jo Blackmon  
 Jordan and Christian Burton  
 Camacho Law Firm, PLLC  
 Claire and Taylor Coy  
 Teresa Ellis, Mistletoe Estate Sales  
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 Christi and Richard Yantis



Neighbors Jeff Gibbons and Barbara Taylor, performing as the duo Everybody's Darlin', played May 14 for Prairie Day at BRIT, the Botanical Research Institute of Texas. Photo by Kim Conrow

## Who do you know?

Do you know anyone connected with a business on Park Place, Forest Park Boulevard, Eighth Avenue, Mistletoe Boulevard, Rosedale Street, Magnolia Avenue or Park Hill?

The Mistletoe Express is looking for someone to contact local businesses to advertise in our newsletter.

Over the past few years, the number of advertisers has dwindled, and we need new advertisers to break even on the cost of the newsletter.

Ideally, having an advertising manager for the newsletter would remedy this situation. The position would require a time commitment of only a few hours a month

But if any individual neighbor has a contact with a business proprietor and would be willing to speak directly to that person about advertising in the Mistletoe Express, that would also be helpful.

If you are interested and able to help, contact treasurer Jeri Jo Blackmon for details about ad specifications, deadlines and pricing, or just look on the back page of the newsletter.

You know you know somebody!

Thanks!



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- Before cutting off your roof for replacement or replacing your hood, come see us for a 2<sup>nd</sup> opinion. PDR can help you avoid altering the safety of your vehicle(s) and keep your manufactured paint warranty.



# MHA meeting minutes, May 17

By Valerie Ewing

Attendees:

Officers: Josh Lindsay, Chad Jung, Jeri Jo Blackmon, Mary Ellen Peipert, Valerie Ewing

Neighbors: 36 (per attendance sheet)

Special guest speaker: Jacob Browning, city of Fort Worth (Jacob.browning@fortworthtexas.gov)

Host: Jack and Carol Benson, 2324 Mistletoe Drive

7:15 p.m.: Meeting started with Josh Lindsay's call to order and a general statement about the success of the May 7 neighborhood cleanup, with many neighbors involved. He then asked Vice President Chad Jung if he had anything to add. Chad introduced himself and asked if everyone would introduce themselves and say where they were born. Everyone volunteered around the room.

7:23 p.m.: Josh passed out the association's income and expenses report for review as Treasurer Jeri Jo Blackmon would be late getting to the meeting. In sum, total expenses this quarter were \$2,305, with a net cash flow of minus \$330. Josh then mentioned welcome baskets and asked neighbors to notify him if they know of anyone new in the neighborhood so that a welcome basket could be provided. In the past, we have acknowledged and welcomed new neighbors by putting their names in the newsletter and it would be nice to do so again.

7:26 p.m.: Committee reports

Robert Camacho, berm update: He met with City Councilwoman Ann Zadeh and discussed three things, of which so far one has been addressed: 1. Smaller trees have been replaced with larger ones, per the original agreement. 2. The sound wall is supposedly graffiti-resistant. But once graffiti has been removed, a new coating of the anti-graffiti substance must be applied, and this has not been done. 3. Watering is a work in progress, as we don't have a sprinkler system. But we do have drip irrigation. As for transferring financial responsibility to the Mistletoe Heights Association, this has not yet happened.



President Josh Lindsay addresses the May 17 meeting of the Mistletoe Heights Association.

7:31 p.m.: Josh introduced our guest speaker, Jacob Browning, who is a community engagement liaison for the city of Fort Worth. He's the one to contact for concerns regarding the city or the neighborhood. He said he'll either provide you with the name of the person to contact or he'll put your complaint/concern into a report to be submitted to the appropriate person.

What followed were comments on concerns that need to be addressed in our neighborhood: The light standards at Mistletoe Boulevard and Forest Park Boulevard need to be painted, the street lamps in our area used to emit a warm light, but they're being replaced with bright lights, etc. Panhandlers present at Forest Park Boulevard and Rosedale Street: Call the police officers immediately after seeing them. Example: Officer Josh Caprio can be reached at 817-856-8609. Be prepared to provide him the following information: what the panhandlers were wearing, whether they had a sign, and their ethnicity. You can also ask for a follow-up call. If you have a smart phone, check out the app: myftworth. You can take pictures of lights that are out, or anything else that may be a code violation and it can "geo-locate" the photo, which then goes to the Code Compliance Department.

7:51 p.m.: Kate Lovelady provided a report on fund-raising for Lily B. Clayton Elementary School. The fund-raising brought in a net of \$106,000. She thanked those in our neighborhood for their financial support.

7:53 p.m.: A question was raised as to whether the original brick on a home can be painted in accordance with our historic overlay guidelines. Answer: It is discouraged as the overlay is designed to protect the original façades of homes in the neighborhood.

7:57 p.m.: Development Committee – Newby Park construction:

The committee consists of: Josh Lindsay, Claudia Camp, Mary Ellen Peipert, Will Northern and Gaye Reed. Some of the members met with the developer, Randy Primrose, last week and were provided an architect's rendering of the new apartments. There will be a total of 35 units: three townhomes and 32 apartments, some with one bedroom and others with two. No completion date has been provided as yet. Workers are currently leveling the lot and building a stone retaining wall at the north end of Newby Park and along the railroad tracks to the east. The neighborhood meeting discussion concerned the increased volume of traffic on Jerome Street and whether stop signs are needed to slow the traffic; whether parking along Jerome Street should be limited to daytime hours or limited to one side of the street. The parking available to the apartment complex is 32 outside slots and also some garage units.

Continued on Page 9

# May 17 meeting minutes

Continued from Page 8

8:20 p.m.: Old business: We had an excellent turnout for Historic Fort Worth's Hidden Gardens Tour in Mistletoe Heights on May 15. More than 1,000 people attended, possibly the highest turnout in the event's 13-year history.

8:23 p.m.: New business: Newby Park garden. We need a volunteer who can attend to the garden at Newby Park. Water is provided. A suggestion was made to have a committee of several people taking turns so that the burden does not fall to one person. Rosaline Easteppe Takes volunteered to help coordinate the committee by providing a schedule and sending emails to remind volunteers that it's their turn to take care of the garden. She made clear that she was not volunteering for this duty, but she would call Dotty Guffey to pin down exactly what's involved.

8:26 p.m.: Jerome Street sidewalks. There was discussion about possibly having a ribbon-cutting ceremony celebrating the completion of sidewalks along the east side of Jerome. We could invite past president Kyle Jensen back for this occasion and might even have another walking school bus. Josh then broached the subject of sidewalks along the southern side of Mistletoe Drive where it curves toward the southeast and ends at Forest Park Boulevard, as the curved section is unsafe for pedestrians. He mentioned talking to Jason Brown, president of the Berkeley Place neighborhood association, and David Choudhry of the city of Fort Worth regarding sidewalks.

What followed was another discussion about Jerome Street and the excessive speed of cars. A neighbor observed that it appears to be used by pass-through motorists as a way to avoid traffic on Forest Park Boulevard, rather than an access street for local residents.

8:38 p.m.: Motion to permit Taylor Coy and Courtney Estes to be the Traffic Committee. Seconded and approved.

8:40 p.m.: Meeting adjourned.



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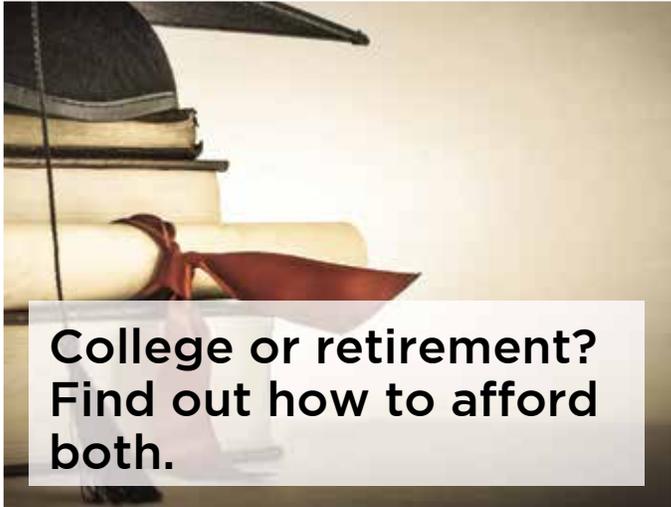
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# Public art on Chisholm Trail Parkway depicts the wildlife of the Trinity Basin

By Jim Peipert



Norie Sato

If you've driven along the Chisholm Trail Parkway, which connects to downtown just north of Mistletoe Heights, you've probably noticed some striking mosaics of Trinity River wildlife.

The glass and stone mosaics, designed by artist Norie Sato, are perched on "water crossing markers," which indicate where

the 27.6-mile toll road between downtown and Cleburne crosses over the Trinity River and its tributaries.

The closest one to Mistletoe Heights is just northwest of the neighborhood near the intersection of North University Drive and West Vickery Boulevard.

It depicts a stylized pelican with a long curving beak.

Sato's designs were inspired by images from 18 local photographers who responded to an open call. The designs were translated by mosaic artisans from a world-renowned glass studio, Franz Mayer of Munich, established in 1847.

Starting at the Montgomery Street westbound entrance ramp, and reaching south to the Fort Worth city limits, 10 columnar markers



Photos by Ralph Lauer

along the parkway mark 10 locations where the road crosses water.

A ceremony to mark completion of the markers was held April 16 on the old Vickery Bridge near the marker closest to our neighborhood.

Mayor Betsy Price, City Council members Ann Zadeh and Jungus Jordan, officials of the North Texas Tollway Authority and artist Sato took part in the dedication ceremony.

Commissioned by the city of Fort Worth through Fort Worth Public Art, the artwork is a visual reminder to motorists of the rich natural ecosystem that exists alongside the new tollway.

Visit the FWPA website to see pictures and learn more about this project: [www.fwpublicart.org](http://www.fwpublicart.org)

## Support our advertisers

The officers of the Mistletoe Heights Association encourage you to support the businesses that advertise in our newsletter. These organizations pay to be in our newsletter and support our neighborhood. Their business also makes

this publication possible. Without them we would not be able to provide printed newsletters to every household in the neighborhood free of charge.

# Whimsical micro park opened on Magnolia; the prime lot eventually will be developed

By Jim Peipert

If you've strolled along West Magnolia Avenue over the past few days, you might have noticed a whimsical new space at Magnolia's intersection with Henderson Street.

It's called the Magnolia Micro Park, a joint project of Fort Worth South Inc. and Leadership Fort Worth.

It was officially opened with a ribbon cutting on May 18.

The lot at 1201 W. Magnolia, on the north side of the street, is owned by Mike Dolabi, who offered use of the space while he completes plans for a development of the parcel.

Mike Brennan, a Mistletoe Heights neighbor and a planner for Fort Worth South, was closely involved with the project, overseeing the installation in the first half of May.

He said he expects the park to remain in place for one or

two years, depending on the construction schedule for Dolabi's development.

All of the fixtures of the micro park are designed to be a "kit of parts" that can later be disassembled and moved to a future micro park location.

"Ideally," says Fort Worth South, "these park assets will be used for many years at a variety of different temporary micro park site throughout the Near Southside."

The park, with seating on chairs and stacks of blue milk crates lashed together with electrical ties, is focused on the ArtSouth container gallery, which will have rotating exhibits, and uses bricks recycled from South Main Street. The bricks are estimated to be nearly 100 years old.

Wooden fence panels create separation of the park from the rest of the property, but are also used to hang public art pieces donated by local artists Hillary Dohoney, Ben Groff, Jay Wilkinson and John Worley.

All in all, it's a splendid use of a dormant space in the heart of the West Magnolia Avenue dining and nightlife area to showcase local art and provide a safe place to play, relax and enjoy the Near Southside.



District 9 Councilwoman Ann Zadeh speaks at the May 18 opening of the Magnolia Micro Park.



Mistletoe Heights neighbor Mike Brennan of Fort Worth South helps with the ribbon-cutting for the Magnolia Micro Park on May 18.

## Mark your calendars!



Members' meetings are quarterly on the second Tuesday of the month. Dates of the meetings for the remainder of 2016 are Aug. 16 and Nov. 15.

Wine and Walk was suspended for the winter.

Watch the newsletter or email for a date of reinstatement and for announcement of the location of the next members' meeting.

# When Mistletoe Heights phone numbers were in the 'Walnut' exchange

By John Key

Some of you of a certain vintage will remember when the three-digit prefix now used in a telephone number began with the first two letters of a word, plus a number.

In the Mistletoe Heights area, the word was "Walnut," designated by the use of "WA," plus the number.

On the south side, we are familiar with the prefixes 923, 924, 926 or 927.

In an earlier time, they would have been listed in the directory, for example, as "Walnut" 3 or "Walnut" 6.

The number to dial would have been WA3-5555 or WA6-5555.

Growing up on the far south side area around Burleson, I remember that my number was Axminster 5, dailed as AX5-4867.

Around the mid-1970s, the letters were replaced with the numbers that corresponded to the letters on the dial. And most areas began to also require the full 10-digit number, including the three-digit area code.

Baby boomers who grew up in the

area will probably be able to remember their old numbers with the appropriate beginning word.



## Mistletoe Heights Association Supporters

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Thank you neighbors, for your donations to our neighborhood association!



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# Mistletoe Heights got a good cleaning in advance of the Hidden Gardens tour

By Rosaline Eastepp Takes

About 25 Mistletoe Heights residents came out on a Saturday morning, May 7, for a neighborhood cleanup.

Work began around 9 a.m. and most tasks were completed by 10:30 a.m., just in time to enjoy breakfast tacos from Torchy's.

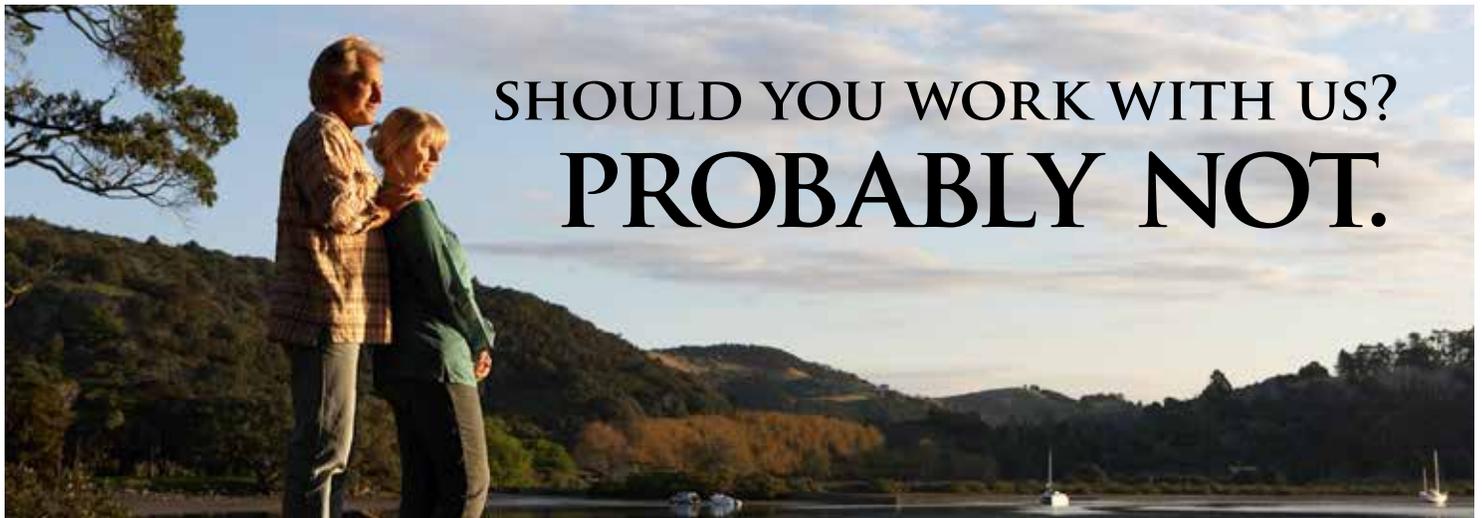
These are the locations that were cleaned:

- The alley between Mistletoe Boulevard and Irwin Street between Forest Park Boulevard and Jerome Street.
- The alley between Mistletoe and Harrison avenues between Forest Park Boulevard and Jerome Street.
- The flowerbed around the Mistletoe Heights sign at the corner of West Rosedale Street and Forest Park Boulevard.
- The median of West Rosedale Street west of Forest Park Boulevard.
- The parking lot of Mr. Jake's and the adjoining building.
- The grassy area along West Rosedale Street north of Mr. Jake's.
- The shrubbery along the berm on the north side of the sound wall.



Part of the Saturday morning neighborhood cleanup crew about to feast on Torchy's breakfast tacos at the Newby Park pavilion

- The bike path to the river; weeds were mowed or removed by hand.
- The Triangle benches; the iron parts of the benches were painted.
- The berm was tidied up after the city mowed it on Thursday, May 5.



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# Yard of the month: 2337 W. Rosedale St. South



## By Bruce Horn

The Yard of the Month Award for June-July goes to Paul and Mary Vinson at 2337 W. Rosedale St. South.

The Vinsons have lived here for 13 months and have made significant improvements in the landscape since they bought their home. Mary said she just couldn't be happier that she is living in Mistletoe Heights.

Mary is an R.N. at an oncology center and Paul is on his third career. He was a teacher at a Montessori school in Dallas and then worked for a museum in Dallas. He has now returned to teaching at a Montessori school. Their three children are grown and they are blessed with eight grandchildren.

The landscape of their home is somewhat unique. Rather than using traditional shrubbery, their beds are planted primarily with blooming plants of all shapes and sizes. The diversity of the plantings makes for a very pleasing combination.

Starting with the parkway in front, you'll see lilies, Turk's cap, lamb's ear, sage and Katy petunias. There are also aromatic sumac, bluestem grass and adagio.

A chinquapin oak is planted in the parkway as well. Standard iris and miniature iris are also planted in the parkway.

I asked Mary about the gravel area in the parkway, thinking it was a "green spot," without pavement to allow rainwater to percolate into the soil. But she told me she created that so she would have a place to put brush for bulk pickup so as not to have to put it among the plants in the parkway.

Great idea; good thinking!

In fact, iris is a main feature of the entire landscape, though they are finished blooming for now. If you saw them earlier in the spring, you would have noticed a great variety of colors of blooms. Simply put, they are huge!

Large stone steps lead up to the porch.

Iris are a big part of the design in the main beds in front of

the house. These beds contain a host of colorfully blooming plants: day lilies, abelia, lamb's ear, brilliant yellow calylophus, Katy petunias, gay feather and two kinds of roses – All American Magic and Sentimental, the blooms of which look almost too good to be true!

Included in the main beds are althea, nandina, bee balm and flowering quince. A pistache tree graces the lawn on the east side of the walkway to the front door.

As you look up the walk to the porch, you see potted plants in the house, the effect of which is to extend the yard indoors! The double doors there are framed by potted plants, creating another nice effect.

There are also several potted plants on the porch, notably a huge red clay pot with oregano in it. A couple of hanging pots on the porch create even more visual interest when you gaze at the home.

The large porch has comfy seating, and hanging around the porch are bell wind chimes.

Paul said they like to call their place "la casa de siete campanas" (the house of seven bells).

There is also, for lack of a better term, a side front porch with an umbrella table and chairs and an iron trellis with cross vine on it.

The driveway on the west side of the property is lined with canna lilies, all of which will be in bloom later in the season.

All in all, the Vinsons' yard reflects meticulous plantings and thoughtful placement of diverse flowering plants. Indeed, the first word that came to mind when I was judging the yard was "thoughtful"!

Their care for their absolutely weed-free beds and their love of flowering plants is obvious to anyone who takes a long look at their home.

Keep up the good work, Paul and Mary! You done good!

# Mistletoe Heights Association Annual Dues Drive

All residents of Mistletoe Heights are members of the association and dues donations are completely voluntary. Any amount is welcomed and appreciated. In addition to the seasonal social gatherings, landscape maintenance, newsletter and directory publications, dues donations fund a number of special projects.

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



Levels of giving for this year are:

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



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

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

Please return your dues donation to:

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

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

Address: \_\_\_\_\_

Please check here if you wish your donation to remain anonymous

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

## Thanks to good neighbors!

- Melissa Kohout for fire ant patrol in Newby Park.
- Chuck Boyd for repairs and maintenance to the Little Free Library in the Triangle honoring the late Norm Stemple.
- Rosaline Eastepp Takes for organizing the neighborhood cleanup on May 7, and to the volunteers who came out to do the work.
- Dotty Guffey for maintaining the plants and flowers in Newby Park.
- Gerry and Meralen Tyson and Jack and Carol Benson for hosting neighborhood meetings at their homes.
- Robert Camacho for being the go-to guy for matters involving the berm and sound wall.
- Courtney Estes and Taylor Coy for volunteering to be the new traffic committee overseeing Jerome Street.



If you know of any other “unsung heroes,” please contact [newsletter@mistletoeheights.org](mailto:newsletter@mistletoeheights.org) so we can include them in the next newsletter.

Thank you to all who help make our neighborhood better.

## What would you like to see in the newsletter?

We want your feedback! What topics would you like to see in the newsletter?

Send us your suggestions: [newsletter@mistletoeheights.org](mailto:newsletter@mistletoeheights.org).

## Advertising submission process

All ads must be paid for by the 10th of the month previous to the month in which the ad will appear. Artwork for all ads should also be submitted by the 10th of the month prior.

Artwork should be emailed to: [advertise@mistletoeheights.org](mailto:advertise@mistletoeheights.org). Should you have any questions, please email [advertise@mistletoeheights.org](mailto:advertise@mistletoeheights.org).



**WELCOME**  
to the *neighborhood*

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

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

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

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

Josh Lindsay  
president@mistletoeheights.org

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

## In the city

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

Link to code compliance issues and to report graffiti:  
[fortworthtexas.gov/codecompliance/myFtWorth](http://fortworthtexas.gov/codecompliance/myFtWorth)

Link to report animal issues, control, adoption:  
[fortworthtexas.gov](http://fortworthtexas.gov); or call 817-392-1234.

Link to request permit for garage sale:  
[Fortworthtexas.gov](http://Fortworthtexas.gov); or call 817-392-2222.



For travel health information and inoculations,  
Call Tarrant County Public Health Dept., Travel  
Health Services

1101 S. Main St., Fort Worth, TX. 76104  
817-321-4707

# Free classified ads

## PET PORTRAITS

Easter is coming! Birthdays too! Portraits of your four-legged family members. Visit my website for examples. [www.mkohouthorseportraits.com](http://www.mkohouthorseportraits.com) or call 817-313-1419. Questions welcomed!

## TUTOR

K-3rd grade. Caring, encouraging, experienced (12 years) certified elementary school teacher is offering tutoring this summer. Contact Kathy Jo Rogers at 817.688.0905 or [kathyjorogers@sbcglobal.net](mailto:kathyjorogers@sbcglobal.net).

## 26 YEARS EXPERIENCE IN TEACHING

Tutoring Pre-K-2nd Grade. Is your child falling behind? Need some one-on-one attention? Don't want your child to lose what they've learned over the summer? I can help! Call Joy Ridler at 817.637.5541.

## HOME WANTED

We'd like to buy a home - from an owner - no agents, please! 817-732-3836

## COWTOWN COMPUTER SERVICE

Home Computer clean up and repairs. We pick it up, you don't lift a finger. 48-hour delivery time guaranteed Contact us today for pricing! 817-523-1058  
[cbrewer@cowtowncs.com](mailto:cbrewer@cowtowncs.com)  
[cowtowncomputerservices.com](http://cowtowncomputerservices.com)

## HANDYMAN YOUR NEIGHBORHOOD

No job is too small. I live on Edwin and have local references. Have over 30 Years experience in remodel. Call Terry 817.454.1795 free estimates!!

## TAX PREPARATION

Jeri Jo Blackmon, former IRS Agent and current Enrolled Agent licensed by the IRS will prepare and e-file your individual or business tax returns. Also, as a QuickBooks Pro Advisor, training is available for individuals or businesses who want to improve their skills or learn new skills using QuickBooks accounting software. Contact Jeri Jo Blackmon at 817-923-4393 or email [JeriJo@Charter.net](mailto:JeriJo@Charter.net). 1408 Mistletoe Drive.

## HOME FOR SALE

1126 MISTLETOE DRIVE 5 Bedroom-all-brick-and-decorative-masonry custom home is situated above the Trinity River and priced at \$887,000. For more information: CALL OWNER at 817-798-5909.

## COMPLETE PROPERTY RENOVATION

Demolition, cleanup, specializing in historic home renovations, painting, wallpaper. Contact Jeff Cuningham at 817-988-7113.

## HARPIST

Sally Sledge ministers on the harp as a worshiper, psalmist and vocalist. She has recorded two CDs: "Return to Your Rest" and "Cherished Times". She is available to play for home groups, church events, Bible studies, weddings, funerals, dinner parties or any special occasion. For more information and song samples, you may access her web site at [www.sallysledge.com](http://www.sallysledge.com).

## MISTLETOE HEIGHTS PET SITTERS

MISTLETOE HEIGHTS PET SITTERS is now booking for your vacation, or any other time. References available on request. [Mistletoeheightspetsitters.com](http://Mistletoeheightspetsitters.com) or 817-247-2870

## PET SITTING

At-home mom who LOVES animals would love to help take care of yours! Please call 214-734-9140.

CHOOSE A  
FORT WORTH BRAND.



**REAL ESTATE BROKERAGE  
PROPERTY MANAGEMENT**

1253 W. Magnolia Ave., Ft. Worth, TX 76104 | 817.920.0000  
[northernrealtygroup.com](http://northernrealtygroup.com)



**FAMILY PHOTOGRAPHY BY DIANA BRANDENBERG**

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

**Early Childhood Music and Movement**

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

**PIANO LESSONS**

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

**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

**ESTATE SALE SERVICES**

Estate Sales & Appraisals Experienced, reliable estate sales in and out of Mistletoe Heights since 1992. Certified Appraiser, International Society of Appraisers. Appraisals for insurance, estate evaluations, donations; whatever your needs. Contact: Terri Ellis, Mistletoe Estate Sales, 817-926-9424 or email tqilts@mac.com

**VINTAGE SALES**

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



Just Listed

3501 Westcliff West  
2420 Rogers Avenue  
2229 Stanley Avenue  
860 N. Bailey Avenue

Just Sold

2217 Stanley  
2921 Harlanwood  
2622 5th Avenue  
2429 Shirley  
2917 Alton  
1210 Lipscomb

Under Contract

225 Casa Blanca  
6404 Locke  
2934 5th Avenue  
6654 Bradbury Court

*When asked about Ruth, her clients' comments included:*

*"Ruth's skills could guide anyone in buying or selling. She is a true delight."*

*"The combined process of selling & buying is overwhelming, but Ruth guided me through the process. She provided honest information and always made sure I was informed."*

*"Listing with Ruth Story gives you the advantage of her skilled marketing & energetic networking. She will deliver the best price for your home in the shortest time."*

Selling a home is personal. My first priority is listening to what is most important to you, maximizing your equity and helping you move toward the next chapter as smoothly as possible. Call, text or email today for more information on how I can help you achieve your real estate goals!

Ruth Story  
817.992.9232  
askruthstory@gmail.com  
RuthStoryOnline.com



## Helpful phone numbers, emails, addresses and websites

### City information

City Code violations	817.392.1234
City of Fort Worth	817.392.2255
fortworthtexas.gov	
Police—nonemergency	817.335.4222
Garage sale permits	817.392.7851
Graffiti abatement	817.212.2700
Lily B. Clayton Elementary	817.922.6660
schools.fwisd.org/clayton	
Paschal High School	817.814.5000
paschalhs.org	
Historical Preservation	
Liz Casso	817.392.8037
liz.casso@fortworthtexas.gov	
Southside Preservation Hall	817.926.2800
Hallyes@earthlink.net	
southsidepreservation.com	
The T/Longhorn Trolley	817.215.8600
the-t.com	
Trinity Railway Express	817.215.8600
trinityrailwayexpress.org	
City Council District 9	
Ann Zadeh	817.392.8809
district9@fortworthtexas.gov	

### MHA officers

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

### Volunteers

Historic Preservation Committee	
Roger Ross	817.372.6865
Street Rep Captains	
Melissa Kohout (East side)	817.313.1419
Rosaline Eastepp Takes	817.207.9750
(West side)	
Welcome Baskets	
Kathy Jo Rogers	817.688.0905
Denise Semple	817.733.0404
Advertising Manager	
advertise@mistletoeheights.org	
Newby Park	
Dottie Guffey	817.921.6288
Email Moderator	
Richard Yantis	817.924.2857
Webmaster	
Scott Ewing	214.403.7762
Historian	
Luke Ellis	817.339.2459
Yard of the Month	
Bruce Horn	817.526.4339

### Street reps (listed by blocks)

East of Forest Park	
2200 W. Rosedale South	
Dottie Guffey	817.921.6288
2200 Irwin	
Gary Willis	817.924.4000
2100/2200 Mistletoe Blvd.	
Melissa Kohout	817.313.1419
2100/2200 West Magnolia	
Colleen Shutt	214.455.9097
2200 Harrison	
Aaron Torkelson	817.907.5533
2100 Harrison Ave.	
Vacancy	
2100 Mistletoe Ave.	
Pat Hale	817.924.5263
2200 Mistletoe Ave.	
Richard & Christi Yantis	817.924.2857
2100/2200 Edwin	
Katrina Pittman	817.921.2221
2100 Weatherbee	
Tanya Dohoney	817.313.6674

2200 Weatherbee	
Susan Harwell	817.923.8806
2100 Morphy	
Vacancy	
Forest Park Blvd.	
Steve McReynolds	817.926.7955

### West of Forest Park

2300 W. Rosedale South	
Kimberly Helixon	817.927.4641
2300 Irwin	
Sue Duvall	817.926.8714
2300/2400 Mistletoe Blvd.	
Lisa Stewart	817.924.9666
2300 West Magnolia	
Susan Pressley	817.923.6061
2300/2400 Harrison	
Robert DeVargas	817.923.9393
2300 Mistletoe Ave.	
Vacancy	
2300 Edwin	
Grant Pannell	817.924.0051
1100 Clara	
Marc & Kathy Jo Rogers	817.923.3304
1200 Clara	
Bryce & Laura Docker	bryedocker@ hotmail.com
1100 Buck	
Kate Herring	817.923.3843
1200/1300 Buck	
Irene Stemple	817.926.6546
Mistletoe Drive	
Meralen & Gerry Tyson	817.926.5909
2300 Mistletoe Drive	
Chris Fershtand	817.923.8422
Carol Benson	817.921.4000

### Neighborhood police officers

Sidney Keith (West)	817.944.1038
David Cloninger (East)	817.992.0181

### MHA yearly memberships

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

### Free classified ads

As a MH resident, you get one free classified ad. Please submit copy by the 15th of the month. Notify the editor at 817.201.1909 or email: newsletter@mistletoeheights.org.

### Editorial policy

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.

Contact information helps, especially if we have questions for you. Letters to the editor are limited to a half-page (approximately 350 words). Please

send email to:  
newsletter@mistletoeheights.org.

### Advertising information

To place an advertisement or for actual mechanical sizes, please email: advertise@mistletoeheights.org  
Business-card size \$25  
1/4 page \$50  
Half page \$100  
Full Page \$200  
Pre-printed inserts \$100  
8 1/2 x 11  
Deadline for ads, payment and artwork is the tenth of the month.