

The Independence

Including You! Newsletter

Bearfire Begins



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Winter 2007

Courtesy of Bearfire
Resorts, LLC

After careful consideration, (Bearfire Resorts, LLC) the company has decided to shift its plans for a winter-themed entertainment destination from Dallas to Fort Worth, Texas. Bearfire Group executives feel they have found an ideal location in a large piece of property situated midway between the Dallas and Fort Worth airports.

Along with the move comes an important change in the entertainment concept. Formerly envisioned as a theme park using the working name "Coolzone Winterplex," the new project will be known as the "Bearfire Resort" and will feature ski slopes spread over a total ski-able area of an unbelievable 650,000 square feet. Additionally, Bearfire Resort will include a 600-room hotel, a convention center, and a world-class spa at the base of the ski mountain.

Bearfire's year-round winter theme will be made possible due to a virtual ski surface technology called Snowflex created by Brian Thomas of Briton Engineering in the U.K. and currently used successfully at more than 30 locations in Europe. When complete, Bearfire Resort will be six times larger than any existing Snowflex facility in the world. "We are ecstatic to be leading the charge to provide such an unprecedented entertainment experience in such a seemingly improbable place," said Charlie Aaron, president of Bearfire Group LLC. "It gives the team a thrill to think that in just a few years, we will have made possible the scenario in which people book their year-round ski vacations to Texas." Bearfire Resort will bring the charm and sport of an alpine skiing village to the heart of Texas. The resort's main attraction will be its outdoor ski and snowboard mountain, complete with ski runs, chair lifts, competition half-pipes, toboggans, snow tubing, and ski caves. Fun for families will include ice rinks, rides, a snowy winter wonder-park for children, an outdoor concert venue, and opportunities for rock climbing. To appeal to the less athletically inclined—or the merely pleasantly exhausted—Bearfire also will offer several retail and fine dining experiences.

When complete, this man-made mountain range will rank among the world's largest buildings, so of course it is no surprise that this project is unfolding in Texas, the land where everything is bigger and better. The addition of the world class hotel and spa, larger ski slopes, a retail village and other new amenities to Bearfire Group's master plan will no doubt enhance the overall guest experience and make Bearfire Resort a must-visit destination for families, vacationers and corporate events.

A highly committed group of individual and corporate investors will provide the funding necessary to transform Bearfire Resort from schematic drawings to reality. Former House Majority Leader Dick Armye is an advisor to the project and assists in identifying equity investors. "Not only will Bearfire Resort be a huge economic boost to North Texas, but its innovative approach may prove to be a trend-setter for other cities around the country looking for ways to spur their local economies," said Armye.

Wendell, Gene, and Evan Jacobson of The Jacobson Group will oversee the financing aspect of the Bearfire Resort including the organizing of the debt instruments and the equity funding. The Jacobsons have nearly 30 years of history in the Texas real estate market and are experienced in putting together large real estate transactions. Management Solutions, Inc., one of their property management companies, has corporate offices in Dallas and in Utah. "Jacobson Group has a long history of investing in Texas," explained Wendell Jacobson, a partner in The Jacobson Group. "It seemed fitting that we would become part of a revolutionary project that will introduce a new concept in entertainment to Texas, the country and the world."

Fort Worth Mayor Mike Moncrief said, "Bearfire Resort is an unprecedented project that will be a wonderful complement to an already booming part of our great city." "We are very proud of what we've accomplished in north Fort Worth. The Alliance developments have far exceeded our expectations, the Texas Motor Speedway has been a terrific success, and Cabela's was another significant win for Fort Worth. Bearfire Resort will be yet another outstanding entertainment venue for Fort Worth residents and visitors."

Several key elements related to design and funding now in place, Bearfire Group expects to be in a position make an announcement regarding the resort's new grand opening date in the next few months.

Second-Hand Warmth

Former residents of Harriet Creek Ranch and now residents of Keller, Dennis and Kelly Dorman keep the spirit of the holidays by doing something to help those in need. This year she and her family are loading up Dennis's truck and on Christmas Eve, they are going to pass out jackets, blankets, mittens,

hats, etc to the homeless in downtown Fort Worth.

Kelly and her husband valiantly made the trek on Thanksgiving doing the same mission. Remember the snow? Imagine not having a way to be warm. Please go through your closets and donate what you don't need or purchase

something extra to give to someone who would so appreciate it. To donate items, contact Kelly Dorman at gongashopper@yahoo.com.



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A December to Forget

Submitted by Charles R. West

I must admit, I was about to do it again. Every year I make the same mistake and this time I stopped myself before any damage was done. It's that special time of year again. You know what I am talking about, shopping season. It never fails that I get caught up in the same quandary as everyone else trying to find the perfect gift for others on my list. Last year was no different and with crunch time swiftly approaching I was about to give up. That's when my prayers were answered. I saw a commercial for the "December to Remember" sales event at my local Lexus dealer. I like seeing the cars with pretty red bows perched atop, sitting in the snow-covered driveways and thought about how that would make such a wonderful gift. I decided to make a visit to the dealer because this was definitely one December I wanted everyone to remember. Little did I know how successful I would be!

From the time I walked in, the sales staff was so helpful. They helped me pick out everything and make all of the delivery arrangements. For Dad I got a Black sedan and for Mom, a white SUV. I selected a nice blue sports coupe for my sister who lives in another state but we worked all the details out to have hers delivered from a dealer nearby. For my in laws, I picked out a pair of matching 'his and her' luxury coupes. Finally, for my wife I chose a sexy red convertible with succulent leather interior. It was just like the one she could do to suppress my anticipation of seeing the smiles on everyone's faces and hearing their joy when their gifts were delivered. That "December to Remember" sales event was an absolute lifesaver for me, I thought. I went back home and kept my mouth shut until Christmas morning.

Sure enough, "Santa" had delivered my wife's shiny new convertible caught a glimpse of it in the driveway covered with that big red bow (just anger about not having any presents soon subsided. Instead, she was ecstatic believe that I bought her a car. After going back inside and changing short drive around the block. For her, it was love at first sight, exactly what asked me what I paid for it. I told her nothing yet, then I explained all about member" sales event and how I picked them out for the rest of our families with the big red bows on top as well. I was very proud of myself to be honored would be a problem. That's about the time she started getting angry again and turned back toward the house.

When we got out of the car she started screaming at me and wanted to now how I planned on paying for all of those cars. I calmed her down and tried to put her mind at ease because, as I explained, we would only be paying for hers and not the others. Per the plan, everyone else would receive their own loan paperwork in the mail after the New Year and that all we did was just facilitate the purchase for them. I assured her that even though we gave such great gifts, the true beauty of the "December to Remember" sales event was that we didn't have to make the payments. I will never forget the look on her face that day. How could I? Nor will I ever forget the phone calls I got from my parents, in-laws and sister. I certainly miss talking to all of them. It's been almost a year now hasn't it?

In hindsight, I would implore everyone to avoid the Lexus "December to Remember" sales event like the plague. People apparently do not appreciate the gift of a new vehicle as much as they would like to make it seem on television. They just get bent out of shape, yell and curse at you and call you stupid. maybe so, but I learned some important things last year. First, I will never buy another Lexus for anyone at Christmas, and second, when they advertise a "December to Remember", boy are they not joking, I know I'll never forget it!



ing. overnight and when she like on television), her static and could not clothes we took it for a she wanted. She then the "December to Remember" and had them delivered est, I never thought this

Aquatic Center Update

On December 4th, NISD had a pre-council, Council meeting with the City of Fort Worth to discuss the proposed Aquatic Center. Mehran Aghili, Construction Manager for NISD was in attendance and reports that the Consultants had a report ready with a cost estimate of approximately \$69 million for a future bond. There was not talk of when it would go to the voters. The proposal was to concentrate on repairing the current facilities that fall within Loop 820 in Phase 1. The second phase was to build new facilities where they are needed, and there was mention of the north part of Fort Worth. The City Council encouraged the staff to locate partners with other private or public entities to build the facilities, but no design was approved. He mentions that competition time is 2020.



Harold Pitchford, Director of Parks and Community Services for Fort Worth states, "generally these types of facilities are funded through a bond program. I do not anticipate another bond program until 2012. We have, however, been in discussions with NISD about the natatorium and the potential for it to be a joint use facility that would serve not only recreational needs, but community needs as well."

It's A Bird, It's A Plane, No!...It's A Fighter Jet?

Submitted by Mike Baker

Dear Neighbors,

Our quality of life is being threatened by a plan to allow F5 fighter jets to be flown in and out of neighboring Forth Worth Alliance Airport. An environmental assessment was completed using year 2000 census data, prior to any of us moving to Harriet Creek Ranch or nearby communities, thus conveying a false perception about the population which would be impacted by this plan.

I happened to be at the park on Cowboy Trail a few weeks ago when one of the fighter jets was on ap-

proach to Alliance Airport. The noise was deafening to my middle-aged ears, so I can only imagine what damage it could cause to the sensitive hearing of children. Needless to say, this noise could also hurt the ears of our pets and would most certainly interrupt any communication.

You can make a difference! However, action is required by **December 30, 2007**.

I urge you to respond to the public notice which appeared in the Fort Worth Star Telegram a week ago. Please send a letter (example pro-

vided below) to Mr. Ron Voorhees no later than December 30, 2007 voicing your opposition to this plan.



F5 Fighter Plane proposed to make twice daily take-offs and landings at Alliance Airport.

Sample Letter

Mr. Ron Voorhees
HQ AETC/A7CPP
Randolph Air Force Base, Texas 78150-4319

Dear Mr. Voorhees:

I am a resident of the (list your community) located in the northern limits of Fort Worth, Texas. Therefore, my home is in close proximity and impacted by air traffic at Fort Worth Alliance Airport.

Please record this letter as my opposition to the US Air Force establishing a pilot training program using fighter aircraft at Fort Worth Alliance Airport (AFW),

“Fort Worth is a growing community and it is imperative that we all work together so that Fort Worth can continue to be the great City where we all choose to live, work and play.”

Texas, for United Arab Emirates Air

Response From Councilman Espino

Let me begin by saying that I appreciate the concerns you have expressed and your advocacy for the North Fort Worth neighborhoods.

As the Councilmember for District 2, I am the constituent contact with our City of Fort Worth government. I am committed to continuing the responsive model of representation that our council office has implemented since I was elected in May 2005 and re-elected in May 2007.

Regarding the concerns you have previously expressed regarding Alliance Airport, here is my detailed response:

I am the new Chairman of the City Council's Infrastructure and Transportation Committee. As Chairman of this committee, I have directed city staff to place the review of the

revised noise exposure map for Alliance Airport on the agenda for the February 12th, 2008 meeting. I have selected this meeting date as it provides the North Fort Worth Alliance and the residents of North Fort Worth just over ten weeks notice.

At this meeting, city staff in conjunction with the noise study consultant will be making a presentation on the noise study to the members of the committee for their review and comment.

During this meeting, I will make the opportunity available for citizens to voice their concerns. I would like to request that a representative of the North Fort Worth Alliance attend this meeting.

In regards to the petition and emails that are being circulated through the North Fort Worth communities, I do respectfully disagree with any implication that our council office or city staff has not

been ethical or forthcoming during this process. We all believe in good government based on openness and transparency. Fort Worth is a growing community and it is imperative that we all work together so that Fort Worth can continue to be the great City where we all choose to live, work and play.

Regarding the F-5 Program, it is my understanding that this falls within the jurisdiction of the U.S. Air Force. Public notice was posted in the FW Star-Telegram this weekend. As per that notice, comments on the F-5 Program, may be sent by December 31st to the following: (see above) I will keep you posted and confirm the February 2008 Infrastructure and Transportation Council Committee Meeting.

~Sal Espino

Walkable Spirit

Submitted by Jane Miller

All of us can concede to the fact that we need more exercise. We have many walkers, runners and bike riders in our community. Let's make our community walk-able!

We might have good sidewalks, but we may have had an encounter with an unleashed dog, which made us feel unsafe. We may have been walking, running or riding at a good pace and had to avert to the street because a car or trailer was parked over the sidewalk, making us at risk of getting hit by a car. We may have encountered cars speeding up and

down neighborhood streets and not slowing down at intersections for walkers, runners, or bike riders.

Look around your neighborhood and see what can be improved upon to make your community more walk-able. Remind people that sidewalks make safer neighborhoods and increase a community's attractiveness as a place to live, which increases their real estate values. If sidewalks are blocked by tree branches, cars, trailers, or trash, help neighbors to clear walkways in front of their homes.

Working to improve the community we live in is empowering and ultimately everyone who lives here benefits. Making a community more walk-able improves its livability overall, making it safer, friendlier, more attractive, and more active.

For those of you wishing to start a walking, running, or biking club, e-mail Jane Miller at -Kerm0077@juno.com.

Do You DI?

It's new to NISD, a program called Destination Imagination. It's a community-based, school-friendly group for those in elementary school to college level. It's a competition based on individuality, creativity, problem solving skills. Each team of about 5-7 members chooses a core challenge to spend 8 weeks developing. There are very specific parameters that incorporate technical, mechanical abilities, fine and performing arts development, structural and architectural design and scientific and improvisational skills.

Students also participate in an Instant Challenge as well. This is a 5-8 minute improve challenge given to them at the day of competition. Without knowing ahead of time what the challenge will be, the team members go to a room with materials provided and a task to solve. They must think quickly on their feet and work together to provide a solution. They are judged on technical aspects, but also how well they work together. Hatfield Elementary Gifted and Talented teacher, Kelly Barrett, is supervising two teams at Hatfield and is a

It's a competition based on individuality, creativity, problem solving skills.

coach for a team at Lakeview MS. If you'd like more info on this impressive program, visit www.IdoDI.org.

Patriotism Delivered

Glenn Frandsen and Boy Scout Troop #352 would like you to show your pride for America. They are hosting a fundraiser wherein they will put a beautiful US flag (3'x5') on an attractive 8' white pole in your yard on the following 6 flag flying holidays per year: President's Day, Memorial Day, Flag Day, Independence Day, Labor Day and Veteran's Day. The cost for the service is only \$30. The kit is not permanent and will not damage your lawn. Please contact Glenn at



Supporting Scouts

All in the same breath, we begin a new year with vows to eat healthy and lose weight for our resolutions, just in time to remind you that Girl Scout Troop #1379 will begin its annual Cookie Sale on January 11th. They are offering again a Troop to Troop program where people can purchase boxes of the infamous cookies to be donated and shipped to military rehabilitation centers throughout the world. So even if you can't eat them all, you can bring a bit of home to someone how could use it.



BMX Rocks HCR

The weather couldn't have been nicer and the stunts couldn't have been cooler! On October 27th, BMX Stunt Specialists : Jon Shaw, Mikey, and Jared from www.StuntTeams.com graciously offered a free show to the local citizens of Alliance.

Held in conjunction with an online Pie in the Face contest through Including-You.com as a benefit to Hatfield Ele-



Pie Results

The idea was to raise money in a creative fashion to build two play tent coverings for the playground at Hatfield Elementary. Turning to the technologically-savvy, the event was run as an online eBay auction. Over twenty volunteers ranging from HOA board members, school officials, parents and students volunteered their faces to take a pie at the Halloween

mentary's Project PlayTent and the Harriet Creek Ranch Homeowner Association's Old Fashioned Halloween Party, the men astounded the spectators as they flipped, jumped, skated and careened over twenty feet in the air, still managing to land without fail. This was a particularly nice gesture as one of the stuntmen, Jon Shaw, is a resident of HCR.

Jon shyly states that, "he'd do anything for the kids". At one point, seven child volunteers were pulled from the crowd. Mikey rode his bike over all seven of the kids with Jared and Jon as endcaps. We've never seen elementary kids stay so still before!

In addition to their services, Jon also signed sixty limited edition gargoyle statuettes that were sold to further the cause of the day.



Their show was an awesome kick off to the Halloween festivities and the prevailing of the winners of the online pie auction. The generosity of this team led to over \$1700 in donations for the Hatfield Elementary school shade covering over the

outdoor play structures. Parents and staff at Hatfield are eternally thankful for your support!

Special thanks to fellow HCR resident Larry Stiff who photographed amazing stunts beautifully and donated his shots for this publication.

If you are interested in donating to the Playtent at Hatfield, go to www.hatfieldpto.com or donate at the school to the PTO referencing PlayTents or call 817-215-0350 for more info.

Party all in the name of charity. In the end, the top six contenders from the online auctions took pies to their faces. A display of their "faces" is located outside the cafeteria at Hatfield.

As a special donation, Bob West of Armetco wrote a one thousand dollar check to the Hatfield PTO for the Playtent. The stipulation was that Bob

could personally deliver his own pie to HCR resident, Hatfield Yearbook Coordinator and Armetco employee, Kelli Oliver.

At the Friday morning assembly, in front of over 700 screaming students, Rhonda Brown riled up the crowd and Kelli kindly took one for the PlayTent. Thank you to Bob and Kelli!

Including You! Newsletter

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Customize Your Neighborhood!



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Including You! Is a non-profit organization founded July 2007. The mission of this community impact group is to coordinate resources in education, communication and recreation for the residents of the Alliance corridor.

Projects currently include a quarterly newsletter with topics of interest to those that are outside the "current news quadrants", coordinating youth recreational opportunities not yet available to Alliance's athletes, updates on development end education that directly effect the families living within the NISD boundaries, collaboration with the City of Fort Worth, various Home Owner Associations and grant foundations to maximize the possibilities of the upcoming Harriet Creek Park, and forums to increase communication efforts of City, State, Federal and School news to the every day Joe.

Including You! runs off the generous support of donations and the sweat and passion of volunteers interested in bettering their community. Won't you join us and Customize YOUR Neighborhood?

Sponsorship

This Winter Issue of the Including You! Newsletter will be an e-newsletter, as the costs of production and distribution severely limit the funds of a start-up non-profit. It is our hope to bring this newsletter to you monthly in 2008 and deliver it to your mailbox.

To meet this goal, we will be offering sponsorship packages for businesses to post a business card size ad in the upcoming editions. The package will also include postings on our website and community-run groups. Prices for a standard package are as low as \$20 a month. Distribution will include the neighboring communities, sales offices of new homes and local businesses.

To become a sponsor, please call 1-866-897-8063 or email msmith@including-you.com. We also welcome any stories, pictures and ideas you have!

If we work together, the possibilities are endless! Thanks in advance for your support!

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