

# RYAN PLACE IMPROVEMENT ASSOCIATION

## NEWSLETTER

June-July 2006

[www.historicryanplace.org](http://www.historicryanplace.org)

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### DON'T FORGET

RPIA Monthly Meeting  
Monday, June 19, 7 p.m.

### Important Numbers

#### Fort Worth Police Dept.

(non-emergency)

817.335.4222

#### NPO 8 on Magnolia

817.871.8885

#### Officer Andriotto

817.991.8478

817.998.0708 pager

#### Code Compliance

817.392.5158 ext. 1804

## GET READY FOR 4TH OF JULY DAY OF FUN

**It's** time to revive a tradition — the Ryan Place **Day of Fun!** The event kicks off with the **5k Ryan Run**, the **35th Annual Parade** and a **concert** on the grounds of Daggett Park featuring live music and a picnic.

The **Day of Fun** is a great way to celebrate Independence Day and the joys of living in America.

Sponsored by the Fort Running Co. ([www.fwrunco.com](http://www.fwrunco.com)), the **Ryan Run** is only run being held in Fort Worth on Independence Day.

The **Run** kicks off the festivities at 7:30 am followed by the **Parade**, which begins at 10 am. It will include a wide array of attendees including: mounted police, fire engines, bands, motorcycles, classic cars, decorated bicycles and dogs, floats and marchers of all kinds.

Everyone is welcome to participate in the **Parade**. Line up starts at 9:30 am in front of St. Johns Episcopal Church on College Avenue.

Ribbons will be awarded

for most patriotic entry, most creative entry, and a judge's award. The celebration will culminate with live entertainment for the whole family at Daggett Park around 11:30 am.

Event organizers are still

seeking **Day of Fun** volunteers to solicit donations and pick them up; to set-up for the race and picnic; to facilitate the race; to cook and cashier at the picnic; and to clean-up.

Volunteers will

receive a free t-shirt.

There are still sponsorship opportunities available as well.

The proceeds from the **Day of Fun** are funneled back into the neighborhood for improvements, which greatly enhance the surrounding area.

For more information please contact Angela Crum at 817.797.2605 or Dan and Gina Roberts at 817.927. 2478 or 817.437.0318.





The Bannister family moved into 2423 College Avenue on May 21st.

Will is a builder (he built their house) and Leslie stays home with their sons Bleu (5 years old) and Liam (6 months old) and their dog Sambo.

DO THE CRAWL  
&  
SHOP IT ALL

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Contact: Doug Dillmann

Email: [NinthDimension@SBCGlobal.net](mailto:NinthDimension@SBCGlobal.net)

Phone: (817) 821-0410



## The Shop Around the Corner *by Rainey Dukes*

*This is a monthly reminder to all Ryan Place Neighbors that it is important to support the shops and businesses in and around our neighborhood. Every dollar we put back into our community's economy goes to ensure quality of life for Ryan Place and the rest of the near South side.*

### The Mellow Mushroom Pizza Parlor

3455 Bluebonnet Circle

Contact: Martha Jenson or

Tim Slawson

817/207-9677

We took the whole family to this restaurant after reading about it in the Star-Telegram.

We almost left after the first ten minutes because the service was so bad. The waiters were slow and the parking is a nightmare, but I can guarantee you that we will be back because the pizza is INCREDIBLE!

It is worth the hassle for a slice of their Kosmic Karma pie or a House Pesto pizza. The kids had plain cheese and even that was a cut above the ordinary.

Large, fresh salads were great and the dessert menu looked very good. Two



medium pizzas fed our family with plenty of leftovers to take home.

Mellow Mushroom is open Monday through Thursday from 11:00 a.m. to 11 p.m., Friday and Saturday from 11:00 a.m. to 12:00 midnight and Sunday 11:00 a.m. to 10 p.m.

The Pizza Parlor serves pizza, beer, subs and appetizers.

Maybe next time we'll order it to go!

**HELP A NEIGHBOR...  
SHOP LOCAL!**

*Please help us keep the neighborhood informed of available goods and services.*

*If you'd like to include a favorite **local** business, restaurant or shop, send commentary to Rainey Dukes at*

## general dentistry

RANDY A. PARHAM D.D.S.

P 8 1 7 - 9 2 6 - 1 3 0 0

F 8 1 7 - 8 8 2 - 6 9 2 9

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**The Real Estate Connection**

**by Judy Holland**

**The Helen Painter Group Realtors**

**817-915-7056**

Welcome to our new editor. What would we do without our able volunteers? The 4th of July parade wouldn't march down the street, the croquet tournament wouldn't click, the candlelight tour wouldn't make any money for us, and the Labor Day yard sale would be a disaster!

I helped a lady looking for a home in Ryan Place recently and she wanted a neighborhood to live in where she could volunteer as a way to meet people and make new friends. Good idea! Get yourself on a committee and let's keep Ryan Place the old yet progressive place it already is.

2813 Ryan Pl Dr.	\$126,900	2/2	817-731-4390
1612 Elizabeth	\$145,000	2/1	817-920-7700
2936 Willing	\$149,000	2/1+	817-923-7321
3009 6th Ave	\$165,000	3/2	817-784-7800
2805 Willing	\$190,000	2/1	817-763-9700
2833 Ryan Pl Dr	\$197,500	3/2	817-924-8358
2741 Ryan Pl Dr	\$214,500	3/2+	972-470-5888
2712 6th Ave	\$285,000	3/3	817-442-9566
2532 5th Ave	\$299,900	3/2+	817-921-3204
1111 Elizabeth	\$499,000	4/3+	817-732-8400



1633 Park Place  
Fort Worth, Texas 76110

## RPIA Newsletter Advertising Rates

Full Page: \$100 (8.5 x 11 inches)

Half Page: \$65 (8.5 x 5.5 inches)

1/4 Page: \$45 (4.25 x 5.5 inches)

Business card: \$25 (3.5 x 2 inches)

### Ad materials due:

June-July Newsletter — Monday, June-July 22

August Newsletter — Monday, July 24

Contact: Jennifer Duell-Popovec

817.903.2432

[rpianewsletter@yahoo.com](mailto:rpianewsletter@yahoo.com)

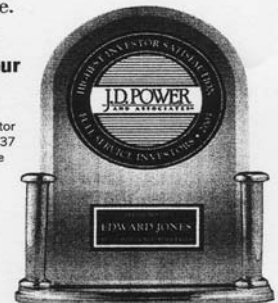
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### ***New Sidewalks on Sale: 25 cents on the dollar***

**I**s your sidewalk broken, cracked, deteriorated and unsafe for pedestrian traffic?

Would  
you like to have a  
new sidewalk?

If the answer to these questions is YES your RPIA can help.

The City of Fort Worth has a sidewalk replacement program that fits the needs of our neighborhood, it's called **SAFE PATHWAYS** and here how it works:

The property owner must write a letter to the City to deter-

mine if the sidewalk is  
qualified.

If the sidewalk warrants replacement you will pay 25% of the total reconstructed price, the City will pay 75%.


How much is 25%? The total price is based on the construction bids the City receives. The greater amount of sidewalk to be replaced the lower the per foot cost of a standard four foot wide sidewalk.

Presently the total price varies from \$17.00 to \$25.00 per

front foot.

For example:  
The owner's 25% share of installing an entirely new sidewalk on a typical 75 foot wide residential lot will vary from approximately \$320 to \$470. Naturally, if only 10 feet need to be replaced, your cost is much lower.

A black and white line drawing of a hand holding a dollar bill. The hand is shown from the side, with the thumb and index finger gripping the bill. The bill is slightly crumpled and has some text and a circular seal visible, though not legible. The drawing is simple and stylized, with bold outlines.

 Remember the more homeowners that sign-up for this program the lower the front foot cost will be.

Please send  
your letter to Bart by  
July 1.



**Sandy Brown** CRS, GRI  
Realtor



sandyjohn@charter.net

6387 B Camp Bowie #325, Fort Worth, Texas 76116



(817) **915-2026**  
(817) 923-2026 home

(817) 923-2026 home

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HAIRCUTS START @ \$35 COLOR STARTS @ \$65  
817.877.1300

**See the sample letter  
to the City of Fort  
Worth on page 7.**

**Fill-out the letter  
and mail to:**

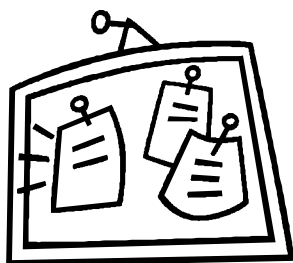
**Bart Bradford**  
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plant knowledge, lawn fertilization,  
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and creative ideas.

## Mosaic Landscape Services



# Neighborhood Bulletin Board



Would appreciate any of you who have elevators in your homes referring me to someone who can check out mine.

Linda Clark

[lcklineco@sbcglobal.net](mailto:lcklineco@sbcglobal.net)

We are still looking for houses for the Candlelight Christmas tour, which is scheduled for

December 1—3, 2006

**Sian Borne**



**president of CCRP**

817.923.8683



In 1999, our daughter, Katherine Smith, graduated as valedictorian and National Merit finalist from Paschal High School.

She went on attend The University of Texas at Austin and graduated Phi Beta Kappa three years later with a double major in Plan II and government.

Having just returned from her UT Law School graduation, her father, sister, and I felt the need to publicly applaud her hard work and accomplishments. We are so very proud of her and as 20 year residents of Ryan Place, wanted our neighborhood to know.

After taking the New York bar exam this summer, she will be working as an attorney with the Manhattan law firm of Curtis, Mallet-Provost, Colt & Mosle.

We love her so much and will miss her greatly. Congratulations to our Texas girl!

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Cell: (817) 233-5411  
email: [john@5starlandscape.com](mailto:john@5starlandscape.com)

## Your Southside Neighbor...

### Your Southside Realtor

## Mark Eggebrecht

Primary Phone: 817.909.3392  
Secondary Phone: 817.927.7290  
e-mail: [markegg2003@yahoo.com](mailto:markegg2003@yahoo.com)  
Web site: [www.YOURNEXTHOUSE.ORG](http://www.YOURNEXTHOUSE.ORG)



# Sample Letter

## Ryan Place Improvement Association

Date: \_\_\_\_\_

To: City of Fort Worth Traffic Engineering  
Randy Burkett Chief Engineer  
Fort Worth, Texas

From: \_\_\_\_\_ Owner  
\_\_\_\_\_ Address  
Ryan Place Neighborhood  
Fort Worth, Texas 76110

Dear Mr. Burkett:

I hereby request that the City of Fort Worth replace the defective portions of the sidewalk in front of my house.

I understand that you will do a survey to determine the sections that need to be replaced and then notify me of the cost to replace the sidewalk

I also understand that there is no obligation on my part until I agree to pay my portion of the cost of replacement under the 75%/25% Safe Pathways program.

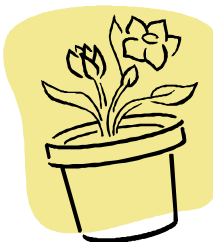
Very truly yours

\_\_\_\_\_  
Owner Signed

## Guest Columnist of the Month:

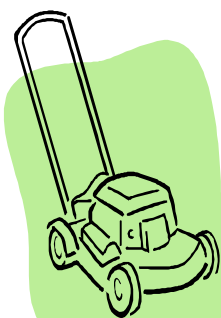
### Todd Welch , Mosaic Landscape Services

**A**s the spring temperatures rise hotter than average and summer comes to visit once more, I am reminded of last year's erratic temperatures and lower than average rainfalls. That lack of sufficient water combined with the unyielding heat of our region can be stressful to the plants in our home landscapes. If the lack of sufficient water does not kill or damage them, the heat can force them to use all their stored energy reserves.



The goal is to maintain a healthy landscape by utilizing proper plant selection, preparing for the hot weather and conditioning the plants that are currently in the ground. With the proper knowledge and practical maintenance techniques, our plants can survive the challenges of a North Texas summer.

Summer is not a good time to add new plants to the landscape. The hot temperatures cause plants to slow down growth, use more water, and consume stored energy. It is really all about the roots. The more time a plant has to expand and grow a healthy root system before hot or cold weather, the greater its chance for survival will be.



Early spring and the cooler fall seasons are much better times for trying to establish new plants. The first of June is a safe cutoff time for installation of new plants in our area.

It is not a matter of playing it safe, as much as simply being practical. A plant installed in summer will require more water and direct attention. When you consider that any investment made in the landscape is actually an investment in the value of the property, you want to do what you can to maximize your return.

Trees are a wonderful enhancement to the landscape. Proper selection and maintenance are critical for a newly planted tree. Trees are often an overlooked aspect of the landscape, yet they still need routine care. In the simplest terms, trees are just larger plants that take longer to get established. Trees that have been in the ground for two years are still considered new plantings. As a consequence, first year trees need a deep slow watering of the root ball by hose every one to two weeks in summer. A second year tree can still benefit by additional hose watering once or twice monthly. The objective is not just surface watering by a sprinkler system, but penetration of the entire root zone that exists below the upper few inches.

The lawn is perhaps the largest landscape element by area around our home. Perhaps the most expensive component, turf can gulp water all day in the heat of summer. Deep infrequent watering early in the season can minimize that consumption. By training the roots to travel deep down in the soil, they will be better conditioned to sustain the plant in hot weather. Make the roots develop deep healthy structures, and to prevent water from being wasted through evaporation, do not water during the heat of a summer afternoon. Watering late in the evening is not beneficial either be-



cause once the sun goes down, plants stop the photosynthetic process, and therefore are unable to effectively utilize supplemental water. In addition, water that remains on grass during the cooler night hours, can cause fungal disease problems. Mowing lawns at taller settings can reduce water evaporation from within the plant.

Shrubs, perennials, and color beds require similar levels of attention throughout the summer. Depending on the type of plant, the ones with less heat and drought tolerance will need irrigation one or two times weekly. Once again, deep soaking is best. The best water saving tool for perennial beds is mulch. A generous three-inch layer of shredded mulch over any exposed soil will reduce evaporation, cool the root zone, and add nutrients to the soil. Aside from these guidelines, a drip irrigation system is the most efficient technique for applying irrigation water.

Water is a valuable resource that when used wisely in the home landscape can still improve the beauty of our homes. Even though variables such as plant material, time of year, conditions, and goals will affect the needs of water, wise consumption is always possible.

If you would like any additional information, ideas, or simply have maintenance needs for you landscape, please feel free to call Mosaic Landscape Services. You can find an advertisement in this issue of the newsletter.

Hope to meet you soon.

