

#### INSIDE THIS ISSUE:

President's Letter	2
Shop Around the Corner	3
CCRP Docent Request	5
Bulletin Board	7
Street Committee Update	7
Neighborhood Nativity Play	9
RPIA Voluntary Dues Form	10
CCRP Soiree Invitation	11



RPIA Monthly Meeting Monday, November 20 7 p.m. Angel of Hope Church

# RYAN PLACE IMPROVEMENT ASSOCIATION

#### NEWSLETTER

November-December 2006

www.historicryanplace.com



### 2006 CANDLELIGHT CHRISTMAS IN RYAN PLACE

#### TOUR PATES & TIMES

Friday, December 1st 6 p.m. to 10 p.m. Saturday, December 2nd 2 p.m. to 10 p.m. Sunday, December 3rd 1 p.m. to 6 p.m.

#### TOUR HOMES

2300 6<sup>th</sup> Avenue 1500 Elizabeth Blvd. 2806 6<sup>th</sup> Avenue 2806 5<sup>th</sup> Avenue St. John's Episcopal Church

#### INFORMATION PORCH

1216 Elizabeth Blvd.

#### SOIRCE HOUSE

1112 Elizabeth Blvd.

#### TICKET SALES INFORMATION

Advance: \$12 per person (adult & child)

Group: \$10 per person for groups of 20 or more

Tour Weekend: \$15 per person

#### Advance Ticket Sales will begin November 1st at locations listed below:

Old Neighborhood Grill — 1688 Park Place, Fort Worth
Old Home Supply — 1801 College Ave, Fort Worth
The Butler's Antiques & Uniques — 2221 8th Ave, Fort Worth
Select D/FW Metroplex Tom Thumb stores

For advance ticket information, please call:

Sian Borne 817-923-8683 — Gina Roberts 817-927-2478 — Brenda White 817-921-9280

#### President's Letter

Dear Ryan Place Residents,

As I start my third year as your Association President, I am reminded of the great people who volunteer their time to make Ryan Place a better place to live. Unfortunately, many residents are happy to let someone else do all the work. I hope that you will team with us to continually improve the Neighborhood.

Many of our neighbors have taken advantage of the City's 75-25 program to have their sidewalks replaced. The sidewalk reconstruction will make our neighborhood more pedestrian friendly and allow us to enjoy the fine historical architecture and beautifully kept yards. Our next project is to calm the traffic that uses our neighborhood. We will work hard to get the "drive through traffic" stopped and we need your help to do that. Look for more information in the newsletter and my column for the action plan.

A way that you can be directly helpful to the neighborhood is to pay your \$25 voluntary dues and help us find advertisers for the newsletter. The dues should be sent to the P.O. Box listed in this newsletter. Anytime you visit one of our newsletter advertisers mention that you appreciate their support. Your contribution and their advertising make it possible to have the neighborhood events and communication with Ryan Place Residents. Thank you for your support.

The committee working on the historical overlay for the neighborhood will soon be bringing their proposal forward. You will have numerous opportunities to comment and offer your input. At the least this overlay will help prevent onerous infill, like other neighborhoods throughout the City, have fought.

Your Association leadership is working on a better communication system, involving a block captain approach. If you would like to be a block captain please let any of the Officers or Street Representatives know your name and phone number. It will be a great way to get to know your neighbors better.

We all are looking forward to Candlelight Christmas in Ryan Place. Sian Bourne and her great volunteers are hard at work to make this year's tour of homes better than ever. They need our help with docents and other helpers. If you can spare a few hours, please give Sian a call. Her number is in the newsletter.

Again the best way to make Ryan Place a better place to live is for you to be involved. Your neighborhood needs you.

Dan Roberts



### 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.

Old Town Real Estate Services Contact: Dave Stovall 817-919-7731

www.oldtownfortworth.com davestovall@sprintpcs.com

Old Town Real Estate Services may be the new company on the block, but Dave and Kim Stovall are experienced in marketing and customer service.

Dave is the marketer while Kim is an organizer who keeps everything running efficiently. As a team, they are both extremely knowledgeable as well as accommodating and friendly.

When it came time to sell our Ryan Place home, my husband and I made a few mistakes. First we tried the for sale by owner approach, which unfortunately turned out to be a nightmare. Next we chose a big name company, but our agent was inexperienced and marketed our old

home as if it were a new house rather than highlighting its historic value. Finally Dave Stovall toured our home. His knowledge of old homes was apparent from the beginning. He identified



many unique features and architectural styles as he looked, and we felt like we had finally made the right choice.

Dave worked hard and brought in multiple offers in a slumping housing market. We were able to choose buyers who appreciated the historic character of the home and the wonderful neighborhood of Ryan Place.

Old Town was also invaluable in locating a new home for us. Kim's ability to zero-in on homes that fit our profile saved time and frustration. She was enthusiastic and quickly pointed out a house's potential. Then, while my husband and I were busy considering floor plans, yard size and other amenities, Dave was checking out the foundation, the roof and major systems like the air conditioner, heater and water heater.

Dave and Kim were at the closings of both houses to make sure everything went smoothly. We felt as if there was always someone looking out for our best interests. It was wonderful, and I highly recommend their services.



YOUR NEIBORHOOD LAWN CARE COMPANY



LAWN MAINTENANCE

MOWING · TRIMMING (BUSHES/TREES)
PLANTING · FERTILIZING · BEDWORK

817 294-LAWN (5296)

#### 2006-2007 RPIA Board of Directors

#### Officers

President	Dan Roberts	817-238-3318
1 <sup>st</sup> VP	Keith Head	817-921-6721
2 <sup>nd</sup> VP	Robert Holt	817-922-0475
Parliamentarian	Gina Roberts	817-927-2478
Secretary	John May	817-921-0300
Treasurer		
/Neighborhood Pride	Gilbert Gutierrez	817-926-8832
League of		
Neighborhoods	John Belknap	817-927-0355

#### **Street Directors**

5 <sup>th</sup> Avenue	Barbara Tumlin	817-921-0158
5 <sup>th</sup> Avenue (Alternate)	Mary Schroder	817-921-5346
6 <sup>th</sup> Avenue	Liane Janovsky	817-207-8565
8 <sup>th</sup> /James/Livingston/		
Stanley	John Belknap	817-927-0355
Alston/Lipscomb St.	Pat Ford	paford@swbell.net
College Ave.	Rosanne Vaughan	817-923-5019
College Ave. (Alt.)	Allisen Prigel	817-924-9924
Elizabeth Blvd.	Mariann Taccia	817-921-9976
Elizabeth Blvd. (Alt.)	Cindy Clark	817-207-0649
Jessamine Street		
Ryan Avenue	Larry Keilberg	817-602-9584
Ryan Avenue Alt.	Raelyn Tucker	817-846-2775
Ryan Place Drive	Angela Crum	817-797-2605
Ryan Place Drive Alt.	Tommy Drake	817-926-5789
South Adams Street	Sharon Clyde	817-923-6434
South Adams Street	Mary Ellen Nesser	817-926-0669
Willing Avenue	Christsen Benson	817-924-3611

#### We're looking for a few good neighbors...

...To become Block Captains. Being a block captain is a thankful job, and engenders neighborly-ness and good will. It's not for the faint of heart. You will have to talk to people. People you know. People you live by, next to, across from. You will have to communicate with these people occasionally. Say "hi." Introduce new neighbors and help make them feel welcome. You may be asked to invite your neighbors to a party... to a cookoff... to help clean up the alley. What's that? You're ALREADY the unofficial king/queen/president/captain of your block, but haven't received the special patch and secret handshake? Well, e-mail me and let me know that you'd like the designation—one for EVERY block, please. Let's see if we can't find 59 good neighbors.

Dawn Taft

dawntaft@charter.net

# 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)

# RPIA Newsletter Submission Deadlines

For January 2007 issue — deadline Dec. 20

Contact:

Jennifer Duell-Popovec Rpianewsletter@yahoo.com 817.903.2432 PO Box 11743 Fort Worth, Texas 76110



### Fort Worth National Bank

Wendy S. Barber
NOVEMBER-DECEMBER 2006

701 W. Magnolia Office: 817-927-7730 Fort Worth, TX. 76104 Cell: 817-917-4808 wbarber@fwnb-tx.com www.fwnb-tx.com

#### Your Southside Neighbor... Your Southside Realtor

#### Mark Eggebrecht

Primary Phone: Secondary Phone: e-mail: Web site: 817.909.3392 817.927.7290 markegg2003@yahoo.com www.YOURNEXTHOUSE.ORG





#### **CCRP Needs Docents**

It is almost count-down time for the tour. We have the houses lined up, the bus route mapped out, house captains selected, dates and times announced and now all we need is **YOU!!!** 

Please consider volunteering as a docent for one of the tour homes this year. It is fun and for your participation of at least 3 hours, you receive a ticket to the tour. Call and place your name on our docent list and select the tour home of your choice. Prime days and time slots fill up quickly, so call **NOW!** If you are new to the neighborhood, this is a great way to meet your neighbors. For those of you still in school, being a docent qualifies for some of the volunteer hours you need. .

Invite a group of friends to docent together during one shift, go on the tour and then visit St. John's Tea Room for dinner or lunch. This is a great time to enjoy your friends and neighbors and make some new ones. Everyone who docents is invited to our informal "wine down" held after the tour on Sunday evening from 6-8 p.m..

#### **Docent Shifts**

Friday, December 2 <sup>nd</sup>	6-10 p.m.
Saturday, December 3 <sup>rd</sup>	2-6 p.m. 6-10 p.m.
Sunday, December 4 <sup>th</sup>	1-3 p.m. 1-4 p.m. 3-6 p.m. 4-6 p.m.

If the above times are not convenient for you, please call and discuss possible options. So come on, what are you waiting for? This is the time to get involved in your neighborhood and welcome the Holiday Season in a special way.

For more information and to sign up, please call: Marilyn Vivar at 817-924-6340 or mmv0047@aol.com Or

Eileen Watson at 817-437-7997

COOKS AND **RECIPES NEEDED** 



A Candlelight Christmas in Ryan Place is continuing the fabulously successful tradition of using the cooks of Ryan Place and the recipes of the cooks of Ryan Place for the menu for the Soiree.

If you have an amazingly great recipe that can easily be tripled or quadrupled-send it to Gina Roberts at ginahroberts@yahoo.com.

If you are a gifted chef and willing to make something wonderful for the Soiree, please call Gina Roberts, 817-927-2478.

Thank you all so much for your continued support of the Soiree -The Ryan Place way to kick off the Christmas Season!







Sandy Brown crs, gri



(817) 915-2026

6001 Granbury Rd., Fort Worth, Texas 76133

# general dentistry

RANDY A. PARHAM D.D.S.



1612 PENNSYLVANIA AVE.

FORT WORTH, TEXAS 76104



#### Candlelight Christmas in Ryan Place Board Members 2006-2007

President	Sian Borne	817-923-8683
VP	Marilyn Vivar	817-924-6340
Secretary	Mary Edwards	817-923-9796
Treasurer	Jon Shipley	817-926-3963
Trustees		
John Belknap	)	817-800-6669
Marina Castill	lo	817-926-2243
Sharon Clyde	•	817-923-6434
Leslie Daniels	817-920-0067	
Rainey Dukes	817-923-1165	
Connie Head	817-921-6721	
Debra Hughes	817-927-2166	
Debra McStay	<i>(</i>	817-926-6799
Gina Roberts	817-927-2478	
Patricia Rodriguez		817-923-2116
Peggy Rush		817-926-6816
Rita Thomas		817-923-3625
Brenda White	•	817-921-9280
Committee C	hairs	
Mary Schrode	er	817-921-5346
Harva Kuyker	ndall	817-921-9815

### Experienced Math Tutor

- can teach any middle school or highschool math.
- good references
- \$10 an hour

Cell: 682-323-9112

# IF YOU'RE NOT AT YOUR LAST JOB,

YOUR 401(K) SHOULDN'T BE EITHER.

Leaving a 401(k) with a previous employer could mean leaving it alone with no one to watch over it.

At Edward Jones, we can explain options for your 401(k) and help you select the one that's best for you. If you'd like to roll it over into an Edward Jones IRA, we can help you do it without paying taxes or penalties. So you can feel confident someone is looking out for you and your 401(k).

To find out why it makes sense to talk with Edward Jones about your 401(k) options, call or visit your local investment representative today.

#### Bruce C. Border, CFP®

2453 Forest Park Blvd. Fort Worth, TX 76110-1703 817-926-8056

www.edwardjones.com



TX LI 10871 Texas A&M Horticulturist 15 Years Experience











#### FIVE STAR LANDSCAPE CO.

Landscape Installation & Maintenance • Fertilizer/Herbicide Applications Irrigation Installation & Service • Landscape Lighting Installation Drainage Solutions • Annual Color Changes

JOHN FILAROWICZ (owner)

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

www.5starlandscape.com

Are you looking for your DREAM HOME? Thinking of selling your house? Call me, I can help! I live in the neighborhood and I want to be

your REALTOR.





Crystal McGee (817) 913-7278



# **Neighborhood Bulletin Board**





The Webb family moved to Ryan Place at the end of August. They live on the 2300 block of 6<sup>th</sup> Ave. They can be reached at spideywebb12@yahoo.com.





Congratulations to Rob Griffin and his new fiancée, Shelly.

#### **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

# FOR DEVELOPMENT STANDARDS

John Kline, Chairman of the RPIA Streets and Traffic Committee, and Bart Bradford attended a meeting of Fort Worth South, Inc. on October 24, 2006 regarding their proposal to update the City's development standards. The present standards are outdated and currently discourage new investment within the Southside area.

This was the initial meeting to inform interested persons of the need to promote certain changes in the present Zoning Ordinance and to explain the

need for change and the process planned to accomplish this task.

One of the major problems is the present zoning ordinance does not permit a mixture of residential and non-residential uses; therefore, discouraging pedestrian oriented development.

Fort Worth South, Inc. endeavors will have an impact on the Ryan Place area, especially along its southern and western fringe. The process to change is

just getting started and Ryan Place residents are invited to attend the next meeting on Thursday November 16 at the Center for Cancer and Blood Disorders Community Room, 800 W. Magnolia Ave. at 5 pm.

If you have any questions please call or e-mail:

Paul Paine, President 817/923-1649 paul@fortworthsouth.org

Mike Brennan, Planner 817/923-4113 mike@fortworthsouth.org.

# NEIGHBORHOOD TRAFFIC and TRANSPORTATION MEETS COMMITTEE MEETS WITH CITY OF FORT WORTH

John Kline and Bart Bradford met with Charles McLure, technician and Randy Burkett, Traffic Engineer of the City of Fort Worth, Transportation and Public Works Department to discuss the 21 Neighborhood Traffic Management Projects (NTMP) proposed for the Ryan Place area earlier this year.

The City has been investigating and gathering other City Department's comments and had developed several question regarding some of the projects.

The Traffic Engineering Department had developed a large aerial photograph of the neighborhood showing the location of each of the 21 projects.

In summary -

- The City intents to pursue some detail objections generated by the Fire Department regarding closing or "necking down" the width of several streets.
- Recommended, at least, two projects which should be included in the City Capital Improvements Program.
- The City will study and refine the proposed Raised Sidewalks serving Daggett Elementary School.
- The City invited RPIA to attend a public meeting with the Colonial and Bellaire neighbor-

hoods on Nov. 15<sup>th</sup> regarding small traffic circles similar to those proposed for Elizabeth Blvd.

- The City agreed with several projects and felt they should be in the Final Neighborhood Traffic Management Plan and implemented.
- The City felt that they should complete their review work in about two months and have a NTMP plan ready for the neighborhood to vote on its adoption soon after the first of 2007.

## NEIGHBORHOOD NATIVITY PLAY SCHEDULED FOR SAT., DEC. 9 AT 4 PM



The fifth annual Ryan Place Nativity Play is scheduled for Sat., Dec. 9th at 4 p.m. at 1100 Elizabeth Boulevard.

The play is not an RPIA sponsored event, but everyone in the neighborhood is inviting to participate.

We are sending postcards to the entire neighborhood inviting them to the play and to join us for cookies and hot chocolate afterwards.

Last year we had more than 100

people participate in this fun tradition.

We need the following things to make this happen:

\*Kids of all ages to participate (call today to sign up)

\*A guitar player to accompany us singing four short songs

\*A handy neighbor to build a manger (we'll supply the wood)

\*A few bales of hay

\*Several dozen cookies

\*Coffee and hot chocolate mix

\*Cups and napkins

\*Post card stamps (as many as you would like to donate)

\*Monetary donations to offset the cost of building a new stable

If you can help us make this happen, please call today...you can reach Rainey Dukes at 817/923-1165 or 817/366-3530.

Please pass this along to any Ryan Place resident that you think would be interested.

Help us celebrate Christmas in a truly special way. We look forward to seeing you there!

#### SUPPORT GROUP FOR AT-HOME MOMS

The MOMS Club®, a national support group for at-home mothers, has had a chapter in Fort Worth since 1998. With so many mothers working outside the home today, it can be extremely hard for stay-at-home-mothers to meet each other. The MOMS Club® (Moms Offering Moms Support) allows at-home mothers to get together in a supportive atmosphere. What makes the group unique, aside from the fact that it is the only national organization specifically for at home mothers, is the wide range of activities allowed under the MOMS Club® banner.

The Fort Worth Central club has monthly meetings in the Ryan Place Neighborhood on the first Wednesday of every month with interesting speakers and topics for discussion. They also enjoy park play days, special outings for motherand their children, holiday activities, and service projects benefiting needy children. Typical activity groups include playgroups for preschoolers, a monthly MOMS Night Out, film club, book club, and lunch get-togethers in kid-friendly places. Because the MOMS Club® is a support group specifically for the mother-at-home, all meetings are held during the day and mothers may bring their children to any club event.

If you are interested in learning more about the Fort Worth Central MOMS Club® or becoming a member, please contact Michelle at 817-923-4285 or Stacey at <a href="mailto:stacey@aidan.net">stacey@aidan.net</a>. For general information see the International MOMS Club website at: <a href="https://www.momsclub.org">www.momsclub.org</a>

## The Ryan Place Serenade

Ryan Place life is full of pleasures...interesting neighbors, stately homes, grand trees and easy access to city life.

Every so often, a new pleasure delivers itself and for us, a special treat begins with each new school year. One of the simple pleasures of Ryan Place living is what my wife Dawn and I call the Ryan Place Serenade.

The serenade begins as summer draws to an end and lasts through the fall. It usually starts with the pre-dawn cadence of the Pascal High School Marching Band drum line, muted through closed summer windows. Even from a half mile away, the proud beat of the snares, toms and bass carry the band's rhythm into our home.

When the wind is right and the windows are open, the melody and harmonies of the brass and woodwinds float in on the cool fall air...so faintly that you have to lie still and listen carefully, because even rustling sheets drown the music.

This morning was especially peaceful with a favorable wind, and we were treated to the band's final rehearsal before they boarded buses for the 10 a.m. competition in Carrollton. The orchestration, triumphant even from this distance, stirred memories of high school years gone by and the air was so clear you could feel the thrill

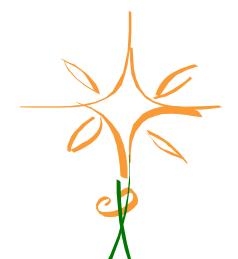
in the brass section.

They were *on* today, playing with more intensity than usual. You could tell they were ready for the competition, the last qualifier before the San Antonio finals.

Their energy was contagious and after they closed their finale number with a long, bright brass fanfare, the band gave out a great cheer that raised goose bumps under the covers.

It's the little things in life that making living in Ryan Place so special. For us, one of them is the 100 piece band down the road that helps us welcome the morning.

RPIA Membership Voluntary Dues \$25					
NAME:					
ADDRESS:					
PHONE:					
E-MAIL:					
COMMENTS:	-				
MAIL TO: PO BOX 11473, FORT WORTH, TEXAS 76110					



# A Candlelight Christmas in Ryan Place Soiree

Thursday, November 30, 2006

7:30 to 10 p.m.

1112 Elizabeth Boulevard

Heavy Hors D'Oeuvres Buffet

**Featuring** 

The Chefs of Ryan Place

Black Tie Optiona Cash Bar

# 2006 CANDLELIGHT CHRISTMAS IN RYAN PLACE Tour Homes



1500 Elizabeth Blvd.



2806 6th Avenue



2300 6th Avenue



2806 5th Avenue

#### November 2006

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
			trash			
5	6	7	8	9	10	11
			trash			
12	13	14	15	16	17	18
			trash			
19	20	21	22	23	24	25
	RPIA meeting/ Big trash pickup		trash	Thanksgiving		
26	27	28	29	30		
				CCRP Soiree		
				7:30 to 10 pm		

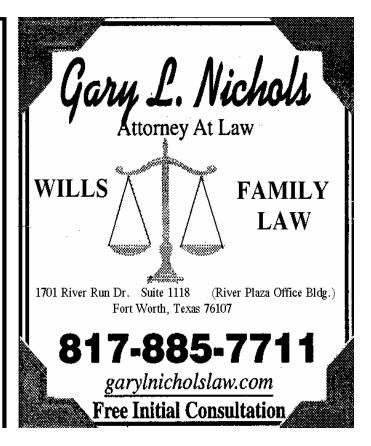
To the residents of Ryan Place:

Thank you for supporting Mosaic Landscape Services during the first season of operations. You have helped this new company pursue the goal of improving our community.

As the installations of the fall planting season are being completed, the weather is finally beginning the gentle transition to what we call winter in Texas. In addition to taking care of the usual fall activities that occur during this time, Mosaic Landscape will continue to collaborate with you on new landscape designs for next spring. I look forward to meeting and working with you soon.

Once again...Thank you for your help, Todd Welch





#### December 2006

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 CCRP 6 to 10	<b>2</b> CCRP 2 to 10
3 CCRP 1 to 6 pm	4	5	6 trash	7	8	9 Nativity play 4 pm
10	11	12	13 trash	14	15	16
17	18 Big trash pickup all week	19	20 Trash/Newsletter submissions due	21	22	23
24	25 Christmas	26	27 trash	28	29	30
31						

#### From the RPIA Newsletter Editor Jennifer Duell-Popovec

You'll notice that this newsletter is a bit heftier than the most recent newsletters — it's a combined issue for November and December, and several Ryan Place residents submitted articles. For example, Andy Taft submitted a lovely commentary about the benefits of living in Ryan Place. I am sure that Andy is not the only resident who has a stories to share.

There's a lot of stuff going on in our neighborhood, and it's up to you to tell me about it so I can include it in the newsletter. Every person who lives in Ryan Place should think of themselves as a newsletter reporter and should make it a goal to submit at least one article each year. Just think of how many pages the newsletter would be each month! Feel free to contact me at rpianewsletter@yahoo.com.

I hope to see each and every one of you at the RPIA meeting, Nativity Play, CCRP Soiree, and Home Tour. Make sure to say hello!

Happy Holidays! Jennifer