

# RYAN PLACE

## IMPROVEMENT ASSOCIATION

### NEWSLETTER

November 2007

[www.HistoricRyanPlace.com](http://www.HistoricRyanPlace.com)

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**RPIA Monthly Meeting**  
**Monday, November 19**  
**7 p.m.**  
**Westside Unitarian**  
**Universalist Church**  
**(new name, same place)**

#### President's Letter

As incoming President of RPIA, I would like to personally thank Dan Roberts for his three years of leadership as the RPIA President. As the new board begins its term, I would like to build on the work of past neighborhood leadership. At the same time, I am hopeful that we will be able to improve neighborhood communications and expand neighborhood events and activities.

The contentious issue surrounding negotiation of an acceptable neighborhood gas lease is now behind us. In addition to addressing safety and neighborhood quality of life issues, the committee negotiated a lease which will provide up to \$50,000 for neighborhood improvements. Now, a decision will need to be made on how best to invest and utilize the money to positively impact the neighborhood for the long term. Moving into 2008, the next major issue that could have a significant impact on our neighborhood is the location of the new commuter rail station. The neighborhood will also need to make a decision on the proposed traffic calming measures for Ryan Place. In 2008, activity will also be heating up around a proposal to have a historical overlay for portions of Ryan Place. Please stay informed on all of these issues by enrolling in the RPIA Discussion forum and by subscribing to our neighborhood e-mail list. More importantly, attend our monthly neighborhood meetings!

Although the major pending decisions and issues facing our neighborhood are important and will involve a lot of work by active neighbors, we still want to have fun! In order to continue fantastic events such as the 4<sup>th</sup> of July Parade and Fun Run, we need active volunteers. In 2008, my personal goal is to see at least one new and major neighborhood event take place. One idea is to bring back the annual Ryan Place Street Dance.

To meet this goal and to keep the Ryan Place Improvement Association a strong and viable neighborhood association, I strongly encourage you to become involved with the neighborhood. Trust me, you will have a lot of fun and make some great new friends at the same time!!

*Keith Head*

**NEWS  
FLASH!**

# GAS WAR!

*The drama continues to unfold! The following article, by Bill Conley, was the latest word at press time:*

There have been TWO NEW MAJOR EVENTS for all homeowners in Ryan Place concerned about the Gas Oil Lease program.

(1) **The Four Sevens/Chesapeake consortium** sent a FedEx envelope to some homeowners changing the terms and conditions from the lease mailed just two weeks ago. The new terms offered to Ryan Place residents, dated October 19, 2007, include the following:

- ◆ **\$12,500 per acre**

- ◆ 25% Royalty with no deductions except for taxes
- ◆ NO surface operations.
- ◆ **Drill Site: 8<sup>th</sup> Avenue**
- ◆ Donation to the neighborhood of \$15,000 / 100 leases

These are significant changes from the lease dated October 5, 2007. This is a generous offer. This is Chesapeake's third lease change to the neighborhood.

There appear to be **no significant changes**

*(Continued on page 5)*

## 2007-2008 RPIA Board of Directors

### Officers

President	Keith Head	817-921-6721
1 <sup>st</sup> Vice-President	Barbara Tumlin	817-921-0158
2 <sup>nd</sup> Vice-President	Allisen Prigel	817-924-9924
Parliamentarian	Gina Roberts	817-927-2478
Secretary	John MacFarlane	817-920-0411
Treasurer/Neighborhood Pride	Gilbert Gutierrez	817-926-8832
League of Neighborhoods	<b>OPEN*</b>	

### Street Directors

5 <sup>th</sup> Avenue	Terri West	817-927-0727
5 <sup>th</sup> Avenue (Alternate)	Mary Schroder	817-921-5346
6 <sup>th</sup> Avenue	Liane Janovsky	817-207-8565
6th Avenue (Alternate)	Cindy Baldrige	817-921-9059
8 <sup>th</sup> /James/Livingston/Stanley	John Belknap	817-927-0355
8th/James/Livingston/Stanley (Alternate)	<b>OPEN*</b>	
Alston/Lipscomb Streets	Pat Ford	<a href="mailto:paford@swbell.net">paford@swbell.net</a>
Alston/Lipscomb Streets (Alternate)	<b>OPEN*</b>	
College Avenue	Jamie Guinn	817-926-7200
College Avenue (Alternate)	<b>OPEN*</b>	
Elizabeth Boulevard	Mariann Taccia	817-921-9976
Elizabeth Boulevard (Alternate)	<b>OPEN*</b>	
Jessamine Street	<b>OPEN*</b>	
Ryan Avenue	Larry Keilberg	817-602-9584
Ryan Avenue (Alternate)	Raelyn Tucker	817-846-2775
Ryan Place Drive	Angela Crum	817-797-2605
Ryan Place Drive (Alternate)	Lin Parham	817-921-4027
South Adams Street	Chris Ebert	817-926-2366
South Adams Street (Alternate)	Marina Castillo	817-926-2243
Willing Avenue	John Kline	817-922-0732
Willing Avenue (Alternate)	Mike Lindner	817-924-2485

### RPIA Newsletter

#### Advertising Rates

One month free when you prepay for 1 year.

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)

#### Newsletter and advertising submission deadlines:

**December / January Newsletter**  
**Friday, November 23**

Contact:

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

### Important Numbers

**Fort Worth Police Dept.** 817.335.4222  
(non-emergency)

**NPO 8 on Magnolia** 817.871.8885

**Officer Andriotto** 817.991.8478  
817.998.0708 pager

**Code Compliance** 817.392.5158  
Ext. 1804



**to Central Standard Time on**  
**Sunday, November 4. Set your**  
**clocks an hour earlier and enjoy**  
**an extra 60 minutes!**



\* There are several openings for Street Director Alternates. This is a job that **YOU** can handle! Call **Keith Head** or e-mail him today to volunteer.

# THANK YOU

## BILL CONLEY

"Leadership and learning are indispensable to each other."

-John F. Kennedy (1917 - 1963)

On behalf of the Ryan Place Improvement Association, the GO Committee, residents of Ryan Place, and even the citizens of Fort Worth, we express our immeasurable gratitude to Bill Conley for his countless hours of work which produced an outcome which exceeded our best expectations.

Bill was uniquely qualified in his appointment as leader of the RPIA GO Committee. As an international business executive who has spent years bringing together parties who literally speak different languages, he identified the relevant issues in transactions with which he was unfamiliar before being confronted with the task, and left everyone feeling good about the experience.

Reaching an agreement for drilling in an urban environment potentially covering over 900 homeowners, addressing the concerns of those for and against drilling, dealing with land use considerations, finding compromises for drilling well bores from the most suitable location and in the right direction over a mile below the earth, and negotiating with multi-billion dollar corporations is a task insurmountable to most. But in Bill Conley, we had our man.

With his leadership skills, Bill assembled a committee of experts: landmen, lawyers, geologists, environmentalists, appraisers and financiers. With that committee, he did something that only he could. He identified the issues, he represented our interests, and he reached the compromises that made it all possible.

As for us, all we can say is: "Thank you Bill, for all that you accomplished."



Thanks to all of you who put reminder signs in your yards for the RPIA monthly meetings. **Watch for new signs next month!**

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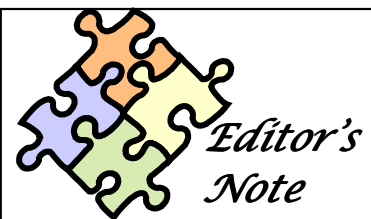
### Election Reflections

## Thanks, Volunteers!

The fever-pitched RPIA campaign season is over, ballots from all neighborhood precincts have been counted, hanging chads are a worry of the past, and election night victors have graciously extended the hand of cooperation to the vanquished. The new RPIA officers are preparing for another exciting year in the life of Ryan Place and the neighborhood will be the better for it.

As we look forward to 2008, we should pause to remember all the hard work that went into making 2007 such a success. Our Board, Officers, and Committee Chairs tackled a number of issues, including gas drilling, neighborhood events, sidewalk improvements, tree planting, potential street closures, 8th Ave. development, and public safety.

Our neighborhood has been blessed by the hard work and perseverance of its volunteer leaders. Neighbors who lend their expertise, time and diligence to improving the community for all are great neighbors indeed. During this time of transition, we sincerely thank those who have given so much of themselves, and those who have pledged to do so in the coming year.



To all the contributors to the newsletter: THANK YOU. Your e-mails and articles are timely and relevant, and I appreciate your helpfulness and cooperation. Some of the articles have by-lines, and by request, some do not.

Everyone has ideas and suggestions to share and stories to tell; let me hear from you! Call or e-mail with a thought, an article, or a picture – the Newsletter is for all of us. (Consider, too, that if I don't hear from you, you're going to be seeing a lot of pictures of my backyard and my granddaughter!)

The December and January issues of the RPIA Newsletter will be combined. The deadline for submissions is November 23. Thanks, again!

Olivia Flynn, [rpianewsletter@yahoo.com](mailto:rpianewsletter@yahoo.com), 817-927-0075

## HAPPY THANKSGIVING



Thanksgiving is time to reflect on the things for which we're truly grateful. At Edward Jones, we're thankful to serve our clients and our community. During this holiday season and every day, we wish you all the very best.

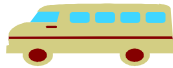
**Bruce G Border**  
Financial Advisor

2433 Forest Park Boulevard  
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**Edward Jones**  
MAKING SENSE OF INVESTING

## 7 TRAFFIC CALMING PROJECTS REQUIRE YOUR VOTE



After two years of work with many residents and the City, your RPIA Streets and Traffic Committee presented the Neighborhood Traffic Management Plan (NTMP) at the RPIA October 19 general meeting. The goal of the plan was based on two major citizen's surveyed directions:

- Reduce/eliminate outside cut-through traffic.
- Reduce traffic speed.

A traffic calming plan, approved by the City, resulted. This plan proposes seven improvements:

- Traffic circle at Elizabeth Blvd. and Willing Ave.
- Traffic circle at Elizabeth Blvd. and 5<sup>th</sup> Ave.
- Traffic divider at Cantey St. and Willing Ave.
- 90 degree intersection at 5<sup>th</sup> Ave. and Ryan Place Drive (South end of Triangle Park).
- 90 degree intersection at James Ave. and Cleburne Rd.
- Narrowing Jessamine Street with traffic buttons near 8<sup>th</sup> Ave.
- Narrowing Robert Street with traffic buttons near 8<sup>th</sup> Ave.

Every Ryan Place property holder will have an opportunity soon to vote on this Traffic Calming package. This is a package deal (all or nothing) and approximately 200 votes are required with approximately 140 favorable votes.

If you have any questions or comments please contact:

John Kline  
2317 Willing Ave.  
Fort Worth, TX 76110  
Home 817/922-0732  
Cell 817/991-6803  
e-mail [john.kline90@charter.net](mailto:john.kline90@charter.net)

OR

Bart Bradford  
2929 6<sup>th</sup> Ave.  
Fort Worth, TX 76110  
817/926-6777  
e-mail [bartstroud@yahoo.com](mailto:bartstroud@yahoo.com)



More than 75 people attended the October 15 RPIA Neighborhood meeting! Be a part of the Neighborhood — come to the next meeting at the Westside Unitarian Universalist Church, 901 Page Street, at 7 p.m. on Monday, November 19!



### Urban Realty Resources

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## Gas War!

(Continued from page 1)

**noted to the terms and conditions regarding safety, security and the environment.** This is IMPORTANT as these issues are first and foremost in the minds of most homeowners. A more detailed comparison between the two leases will be prepared over the next couple of days.

(2) **The Fort Worth Energy/XTO Energy consortium** offered to the RPIA GO Committee and the President of Ryan Place Improvement Association **a new price per acre of \$15,000.**

The offer also reinforced the previous terms:

- ◆ 25% Royalty with no deductions except for taxes
- ◆ No surface operations
- ◆ **Drill Site: East of Jennings, North of Page**
- ◆ Donation to the neighborhood of \$15,000 / 100 leases.

**All the significant terms and conditions that were important to Ryan Place for safety, security, and the environment were reinforced and are still applicable in the lease offered by Fort Worth Energy/XTO Energy.**

The offer also appeared in the October 23rd edition of the Fort Worth Star Telegram. The increased offer has also been made to Berkeley Place and Mistletoe Heights. **A detailed comparison between the two new offers will be prepared over the next couple days and delivered by flyer door-to-door.**

In a quick analysis, there appears to be a different methodology used in calculating the acreage for the signing bonus. Each company has its own process. Each homeowner MUST look at the bonus dollars per acre, and multiply it times the calculated acreage to make a valid comparison between the two leases.

The safety, security and environmental terms in the Fort Worth Energy/XTO lease still appear to be more favorable for Ryan Place than the Four Seven/Chesapeake lease.

**The new Fort Worth Energy/XTO (\$15,000) offer places a 20% premium over the Four Seven/Chesapeake offer, and with the already more favorable terms and conditions for safety, security, and the environment, makes it the preferred lease for Ryan Place. See [historicryanplace.org](http://historicryanplace.org) for updates.**



Arts Fifth Avenue is a nonprofit organization located just north of Ryan Place in Fairmount. Led by Gracey Tune, internationally recognized tap dancer and instructor, Arts Fifth Avenue is an eclectic neighborhood arts center and home of the Mondo Drummers. In addition to providing an art exhibition space, Arts Fifth Avenue offers music, dance, and art classes for children and adults. Check out what's going on this month and support this charming asset that's so close to home:

### Outdoor Concert

**The Earl Brothers Bluegrass Band Featuring Skip Gorman**  
**Sunday, November 11th**

**Doors Open - 6:30 pm**

**Concert - 7 pm**

**\$10 / Libations available by donation**

**Through his music, Skip Gorman** brings back to life the workaday world of the cowboys of the American West. His music is not the music of the Hollywood cowboy, but rather the simple, yet beautifully poignant music that was performed around campfires by cowboys and westward settlers in the 19th century. Gorman has performed on Garrison Keillor's A Prairie Home Companion, at bluegrass festivals, cowboy gatherings and at folk venues throughout the US and Europe. Documentary filmmaker Ken Burns has featured Skip's music in both *Lewis and Clark* and *Baseball*. Skip Gorman has released six recordings on the Rounder, Folk Legacy, and Marimac labels.

### Upcoming Events at Arts Fifth Avenue

Saturday, November 3rd	Dia de los Muertos
Saturday, December 1st	Mondo Drummers in Concert
Saturday, December 8th	A Fifth of Christmas
Saturday, December 15th	A Jazzy Christmas, Annual Live J Jazz & Tap Dance Revue

Contact Arts Fifth Avenue to learn more: 1628 Fifth Avenue,  
**817-923-9500, [ArtsFifthAvenue.com](http://ArtsFifthAvenue.com)**



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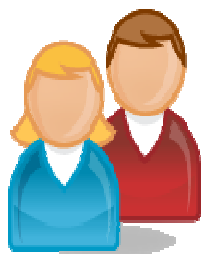






Calling all Chefs! The Candlelight Christmas in Ryan Place Soiree has become a great success and anticipated event because it's all about the FOOD! The bountiful buffet is made possible by the talented chefs of Ryan Place. Please let me know if you have some amazing recipes you'd be willing to share and prepare for the soiree, November 29. Email at [ginahroberts@yahoo.com](mailto:ginahroberts@yahoo.com) or call 817-927-2478. Thanks — looking forward to another delicious event!

*What a lot of energy and effort goes into the Candlelight Christmas in Ryan Place! Such a busy season, and yet, so many people find time and give it for the good of all the neighborhood — Show your support with white lights!*



## VOLUNTEER FOR THE HOME TOUR TODAY!

If you plan to volunteer to be a docent in one of the homes on the CCRP Home Tour, now is the time to call and get on the list. Both "old" and new residents are welcome — it's a great time for us to get to meet each other. CCRP is very well organized, and the four-hour shift flies by with a series of happy Tourists who are contributing to our neighborhood.

If you sign up with a friend, you can be assigned the same shift and probably the same house. Don't forget lunch or dinner at St. John's Tea Room!

Did I mention that there is a return on your time investment? Your four hours earns you a free ticket to the tour **and** an invitation to the traditional "wine down," a buffet feast for CCRP volunteers on Sunday evening from 6-8 pm.

Just call **MIKE LINDNER** at **817-924-2485**—TODAY!

DOCENT	Friday, November 30th	6-10 p.m.
SHIFTS:	Saturday, December 1st	2-6 p.m.
		6-10 p.m.
	Sunday, December 2nd	2-6 p.m.

## Getting Ryan Place Ready to Shine!

by Sian Borne



Ryan Place has welcomed many new residents to the neighborhood during the past year who are asking very good questions about the Candlelight Christmas Home Tour. Its really very simple to show off our neighborhood! Since it is a CANDLELIGHT Christmas, we celebrate by putting electric or battery operated candles with clear glass bulbs in our windows. How many? As many as you want! The candles are available at Walgreen's, Target, Garden Ridge and most stores where Christmas lights are sold.

Visitors and residents get an awesome feeling when they drive through a neighborhood shining in white lights – a feeling of solidarity and community. We also encourage the use of clear (white) lights on their outdoor decorations during the Tour weekend; after that, follow your heart.

Now that the HOT weather has almost left and it is supposed to be autumn, it is a good time to check around the outside of your house and clean gutters, edge sidewalks, pull up those dead flowers and get ready to rake the leaves. Many visitors walk through the neighborhood to the Tour homes and also to look at our many other beautiful homes. Let's look our best; some of these folks may be our new next door neighbors!

*Thanks for helping make our neighborhood shine!*

## Tour Tickets

Advance	\$12.00 per person (adult & child)
Groups of 20 or more	\$10.00 per person
Tour Weekend	\$15.00 per person

Advance Ticket Sales will begin November 1<sup>st</sup> at:

Old Neighborhood Grill – 1688 Park Place

Old Home Supply – 1801 College Ave.

The Butler's Antiques & Uniques – 2221 8<sup>th</sup> Ave.

Select D/FW Metroplex Albertson's stores

For advance ticket information, please call:

**Sian Borne at 817/923-8683 or 817/271-5448**



*Let me help you this Christmas!*

*Interior design  
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Event planning*

## Design Solutions

*Gina Roberts, 20-year resident of Ryan Place*

*817-927-2478*



2530 5th Avenue



1215 Elizabeth Blvd.

## *A CANDLELIGHT CHRISTMAS IN RYAN PLACE*

*NOVEMBER 30TH – FRIDAY 6:00P.M. TO 10:00 P.M.*

*DECEMBER 1ST – SATURDAY 2:00P.M. TO 10:00P.M.*

*DECEMBER 2ND – SUNDAY 2:00 P.M. TO 6:00P.M.*

*INFORMATION PORCH: 1415 ELIZABETH BLVD.*



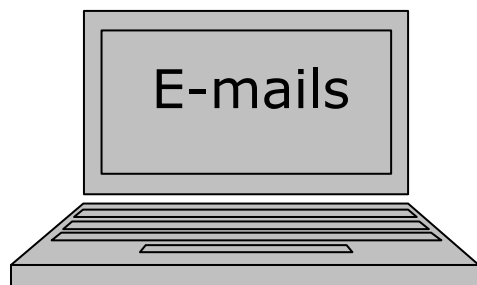
2741 5th Avenue

2401 College Avenue



2748 Willing Avenue

## RYAN PLACE INFORMATION



Mariann Taccia

For the past four years, I have been sending e-mails with Ryan Place information. The information ranged from lost or found pets to security alerts and RPIA meeting reminders. Earlier this year you were encouraged to register on the Ryan Place discussion forum and you still are encouraged to do so. I have been maintaining the Ryan Place e-mail database, approximately 280 addresses, in case something happens to the discussion forum – it has crashed in the past.

If you have never received an e-mail from me with Ryan Place Information, I do not have your e-mail address. Please send an e-mail to [ryanplaceinfo@yahoo.com](mailto:ryanplaceinfo@yahoo.com) with the subject Ryan Place and your e-mail address in the body of the e-mail to stay informed.



## Fall Safety Tips

- 1) Park and walk in well-lighted areas.
- 2) When walking in parking lots keep your head up and SCAN the area. If you see something suspicious, walk back to the store.
- 3) When walking to your car with children and packages, have your purse closed and your keys out. Put the kids in first, then the packages, get into the car and lock the doors, then buckle the kids in.
- 4) When unloading packages from your car, be sure to close and lock your car on every trip.
- 5) Avoid walking or jogging alone or after dark.
- 6) If a stranger approaches you, walk toward other people.
- 7) If you are being followed while driving or walking, go to the nearest open public area.
- 8) If a driver stops to ask you for directions, keep more than an arm's distance.
- 9) If your vehicle breaks down, raise your hood and stay in it. If someone offers assistance, open your window enough to ask them to call the Police or a family member. Never get into a stranger's car.

Everyone be safe and look out for each other.

Officer Ron



### THE HOLIDAYS ARE ALMOST HERE!

We have beautiful evergreens, poinsettias, wreaths (arriving around Thanksgiving) and cyclamens for all your winter decorating!

### GIFTS FOR THE HOLIDAYS!

Give the ultimate gift of a garden consultation or outdoor living space! Design and consult packages in time for spring! 20% off packages (minimum 3 hours) to be used in January/February. We now have custom stone and iron work too! Visit our website for stunning examples!

Gifts for the nature & garden lover! Carruth Studio cast concrete pieces, fire pits, table top water features, lovely urns and glass blown jewelry. Custom gift baskets (perfect for everyone on your list, please allow one week)!

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817.922.0930 SHOPPE [www.elizabethanna.net](http://www.elizabethanna.net)



# Our Trees are Coming!



John MacFarlane

For those of you who ordered free trees from the city, they will be delivered to Ryan Place on November 15<sup>th</sup>. On Saturday, November 17<sup>th</sup>, you are invited to Cameron and Angela Crum's house at 2611 Ryan Place Avenue between 11:30 and 1:00 to pick up your tree(s) and listen to and learn from Michelle Villafranca, a forester for the City. Michelle will explain how to plant and care for your tree. In the week preceding the tree delivery, she will mark your parkway/curb with flags/paint delineating the location for planting. Remember, they can only be planted in the parkway (area between curb and sidewalk or that general area if no sidewalk). If you paid for the tree(s) to be planted, the tree committee will be e-mailing you with the date of installation. Please keep your tree(s) in a safe place until the contractor arrives to install the tree. Please remember that by ordering and installing these trees, you have agreed to water them for 2 years. Information regarding available tree species can be found at: <http://www.historicryanplace.org/treetypes.asp>. For general information and updates, please check: <http://www.historicryanplace.org/treeprogram.asp>

For those of you who purchased 15 or 30 gallon trees, they will be delivered to your home. The tree committee will email or call you to inform you of the delivery date. If you paid for installation, the contractor will install the tree when he delivers them or will schedule a date. If you have any questions, please call **John MacFarlane** at **817-920-0411** or **Angela Crum** at **817-797-2605**.

## Vote Nov. 6 on School Bond Proposals



A FWISD bond program for District-wide classroom improvements, computer technology and other initiatives will go before voters on November 6<sup>th</sup>. District leaders say it will keep Fort Worth students competitive in a global marketplace.

Proposition 1 of the bond is for \$586.89 million for six new schools and expansions and improvements to existing facilities. Proposition 2, for \$6.7 million, will refinance debt.

More than 60 percent of Fort Worth ISD facilities are over 50 years old. The bond funding, if approved, would provide:

- ◆ Classroom and school building improvements District-wide
- ◆ Improved science labs
- ◆ Improved classroom technology
- ◆ 220 new classrooms in six new schools
- ◆ 122 new classrooms in eight existing schools
- ◆ Reduced number of portable classrooms

For more information on the bond program, visit [www.fortworthisd.net](http://www.fortworthisd.net) and click on "Straight to the Classroom." **Early voting will be October 22 through November 2.**

# MYBEC

## FERTILIZATION & WEED CONTROL

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Kevin R. Hackbart, President

817-228-6052 or

kevin@mybec.net



## 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.*

**This month's featured business is: IdaBaby**

**1108 W. Magnolia Avenue, (817) 810-9551**

**Contact: Nia Umoja**

A local shop with a global vision! This baby and children's store features a multitude of fair trade and organic items from all over the world. Merchandise from globally aware companies includes educational toys, clothing, and children's things. IdaBaby features clothing from names such as Global Mama's, a line from Ghana that supports independent female entrepreneurs in Africa. You will also find a line designed by the store's owner, Nia Umoja.

This unusual store is geared toward raising awareness in the community. The owner is currently planning community outreach such as craft workshops and multicultural events. In our Target/Old Navy world, this is a breath of fresh air!

Hours: Monday - Friday, 10 a.m. to 6 p.m., Saturday 10 a.m. to 5 p.m. and Sunday 1 p.m. to 6 p.m. Stop by and say hello to our new neighbors!

Please help us keep the neighborhood informed of available goods and services. If you would like to include a favorite local business, restaurant, or shop, send commentary to **Rainey Dukes** at [raintex@aol.com](mailto:raintex@aol.com).

Always remember, HELP A NEIGHBOR...SHOP LOCAL!

## Dr. David Medford

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( *Next to Braum's* )

## Let's talk....



It is the goal of the incoming RPIA board members to keep Ryan Place residents up to date on all Ryan Place events, security and important neighborhood related issues as they happen. If you have not registered on the Ryan Place discussion forum you are encouraged to do so. Just go to [HistoricRyanPlace.org](http://HistoricRyanPlace.org) and click on Discussion Forums, in the upper right hand corner and follow the instructions on the next page.

You will find forum topics such as: Announcements; For Sale Items; General Discussions; Real Estate; Neighborhood Security and more. The forum is the place to learn more about your neighborhood and to let your neighborhood know more. So...let's talk....on the forum.

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Real Estate Corner  
by Judy Holland  
of The Helen Painter Group  
817-923-7321

## Curb Appeal: Landscaping

I enjoyed John Shipley's remarks on John Ryan's "Green" vision. Going "Green" is nothing new, but it is in the news these days. You can even get a 'Green' mortgage if your home is energy efficient. John Ryan specified, in his original drafts, what kind of trees could and could not be planted in Ryan Place. He wanted the landscaping in the set-back areas to be well thought out.

Curb appeal is so important that I've had buyers not even want to go into houses if the property lacked good grooming from the outside; it has a bearing on your property's value. There is a kind of landscaping we call "parsley around the turkey" — little shrubs are planted all the way around the house. Instead, don't you love seeing vines, natural grasses, and seasonal colors in Ryan Place yards? And bring on the pumpkins! Some of them are green, too!

2944 Willing	2/1	\$119,000	817-923-7321
2736 Ryan Pl Dr	2/1	\$152,000	817-923-7321
2933 Ryan Pl Dr	2/2	\$159,000	817-913-3290
2909 Ryan Pl Dr	3/2	\$169,900	817-377-3334
2729 Willing	2/1	\$179,900	817-924-8358

## For Lease



Charming 900 square foot, one bedroom apartment  
located in Ryan Place.

Hardwood floors, washer/dryer connection,  
central heat and air.

**Really Cute!**

**Call Patricia at 817-923-5050**

## general dentistry

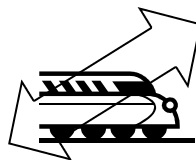
**RANDY A. PARHAM D.D.S.**

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

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

**1612 PENNSYLVANIA AVE.**

**FORT WORTH, TEXAS 76104**



## Rail Corridor Public Meetings this Month

Public meetings regarding the Southwest-to-Northeast Rail Corridor will be conducted in November as follows:

- Thursday, Nov. 15<sup>th</sup> at noon  
Intermodal Transportation Center, 1001 Jones Street
- Thursday, November 15th at 6:30 p.m.  
Department of Transportation Regional Training Center  
2501 SW Loop 820 (McCart Avenue south of I-20).

Everyone is invited to attend. Questions? Call **Linda Clark** at **817-927-8263**.

## Have you made your annual contribution to RPIA?

Every October, we ask each Ryan Place neighbor to contribute \$25 per household. These contributions help to offset the cost of producing and distributing this newsletter, producing the meeting signs, getting the RPIA fire truck back on its wheels, hosting the annual potluck, and all the special events that Ryan Place offers for all of the neighbors. Everyone benefits from RPIA and the contributions, and yet, each year only about 10% of the neighbors contribute. Your \$25 is a small amount to stay in touch and to add so much to the quality of our neighborhood. **Please write your check and send it in the enclosed envelope today!**

Please make check payable to RPIA and mail to  
**PO Box 11473, Ft. Worth, TX 76110**

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

**\$25.**

(Contributions are voluntary, but we can't run the association or produce this newsletter without them!)

## ANGEL MONTESSORI

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- Open 7:30 am – 6:00 pm
- Full & part-time programs
- Music, Art & Yoga classes

**817-920-7767**

**www.angelmontessori.org**

**Call for a Private Tour!**



## ***New Sidewalks Still Available!***

If you are new to Ryan Place, you have probably noticed that some of the sidewalks are brand new, while others are really, really old – and beat up. You may have even heard about a recent opportunity that residents of Ryan Place had to replace their old sidewalks with the help of City funds. The good news you may not know is that the offer is still good! The City's replacement sidewalk program is a 25% owner / 75% City cost sharing. This program is designed to replace deteriorated and unsafe sidewalks; not to add sidewalks where none exist.

If you are interested in participating in the program, the procedure is:

1. The home owner submits an application letter to the City (see sample).
2. The City will inspect and evaluate your sidewalk.
3. If the City agrees that your sidewalk needs to be replaced, they will send you a letter informing you of your cost. To accept the offer, mail your check to the City.
4. The City "bundles" these sidewalk projects and constructs them by groups.

### ***(Sample letter)***

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

To: The City of Fort Worth, Transportation and Public Works  
Khal Jafaari, Professional Engineer/Capital Projects  
Municipal Building  
1000 Throckmorton St., 2nd Floor  
Fort Worth, Texas 76102

From: \_\_\_\_\_

Fort Worth, Texas 76110

Dear Mr. Jafaari:

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,

\_\_\_\_\_  
Name Printed

# WELCOME to the neighborhood:

Julya Billhymer & Linda Stuart — South Adams

Sharyn Peterson — 5th Avenue

Ross & Julie Vitek — 5<sup>th</sup> Avenue

### ***The Welcome Committee has a new Chairperson!***

Ryan Place is so proud of everyone who chooses our little paradise as their new residence. The continued welcoming of new neighbors is a very important responsibility and deserves someone who can dedicate their efforts to that end! **June Lake** is the delightful lady who will now take the reins of this endeavor. June has lived on 6th Avenue since last year and is a natural neighborhood greeter. Please e-mail June if you are new to the neighborhood at [june-lake.rpia@sbcglobal.net](mailto:june-lake.rpia@sbcglobal.net). She will be happy to provide you a welcome package and a kind smile. We so appreciate people like June who make Ryan Place one of the nicest places to live.

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## **LASKOSKI CONSTRUCTION**

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Tom Laskoski

Phone: 817-658-9408

General Contractor

Fax: 817-926-9425

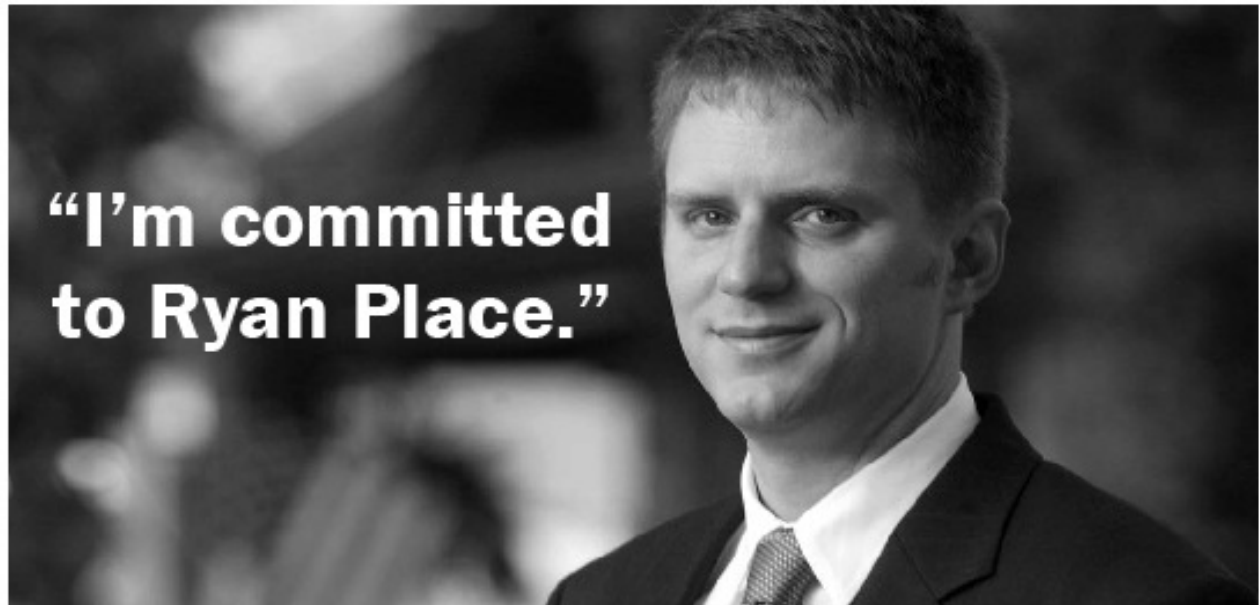
2925 6th Avenue

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

Fort Worth, TX 76110



# RYAN PLACE'S CHOICE FOR CITY COUNCIL



JOEL  
**Burns**

for **Fort Worth**  
City Council District 9

Dear neighbors,

I am honored to have the support of so many of my neighbors over the last two months. **Thank you** for all your many volunteer hours. I'm working to keep our **neighborhood safe**, bring **quality economic development** to the district and **improve transportation** throughout the district and region. On Tuesday I ask that you vote for me. Together we can protect what makes Fort Worth... and Ryan Place... a great place to live.






— Joel

## VOTE JOEL BURNS NOV. 6<sup>th</sup>

For more info or to volunteer: 817-921-JOEL (5635) • [www.joelburns.com](http://www.joelburns.com) • 1216 W. Magnolia Ave.

Pd Pol Ad by Joel Burns Campaign, PO Box 12963, Fort Worth, TX 76110 Brandy O'Quinn Treasurer.

# November 2007

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6 VOTE!	7 Trash	8	9	10
11 (p.5) 	12	13	14 Trash	15 Rail Corridor Meetings (p.11)	16	17  Pick up trees (p.9)
18	19 RPIA meeting FWISD holiday BIG TRASH	20 FWISD holiday BIG TRASH	21 FWISD holiday BIG TRASH	22 Thanksgiving 	23 Newsletter submissions due. FWISD holiday BIG TRASH	24
25	26	27	28 Trash	29 Soiree! (p.6) 	30 CCRP Home Tour 	

**LIKE A GOOD NEIGHBOR,  
STATE FARM IS THERE.**



**For your insurance and financial  
service needs, see State Farm Agent:**

**Jason Needham, CLU, ChFC**  
1708 8th Ave  
Fort Worth, TX 76110

**Phone: (817) 921-4111**  
**Web: [www.jasonneedham.com](http://www.jasonneedham.com)**

**Office Hours: 9 am to 5:30 pm M - F**

**LIKE A GOOD NEIGHBOR**

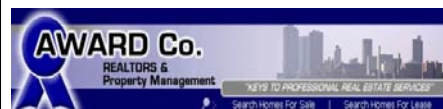


**STATE FARM IS THERE.**

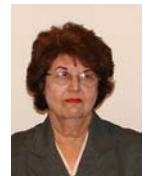
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**Sandy Brown** CRS, GRI



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