

# RYAN PLACE

## IMPROVEMENT ASSOCIATION

### NEWSLETTER

November, 2008

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#### President's Letter

Halloween week in Ryan Place was another great success! The week began with Ryan Place's first Monster Bash, hosted by Mariann Taccia, who opened her lovely, haunted home for the event. Thank you, Mariann! As is always the case with our neighborhood events, it was a great time to meet new neighbors! Halloween night again brought thousands of trick-or-treaters to Ryan Place where tens of thousands of treats were given away! Each year more residents go above and beyond in decorating for Halloween — which makes for a special night for all who participate.

Speaking of decorating, the next major event in Ryan Place, Candlelight Christmas, is only a month away. As this is the celebrated 25<sup>th</sup> Anniversary of the event, I hope that everyone in the neighborhood will join in decorating and lighting up your home for the thousands of guests we are expecting this year. Be sure to invite your friends and family to visit Ryan Place for this spectacular kick-off to the holiday season.

In order to have a beautiful entrance to Ryan Place in time for the Candlelight tour, the new landscaping at the 8<sup>th</sup> Avenue and Elizabeth Boulevard gates is to be installed this month. The RPIA board approved some funding for the project; the remainder will come from neighbors who donate to pay off the balance of the project. Thanks to all who have or will contribute financially or by providing the labor for planting.

Finally, the November RPIA meeting will be an important one. We will be considering approval of the organization by-law revisions and electing the 2009 Board of Directors. The City of Fort Worth will also be presenting an overview of its long range comprehensive plan.



*Keith Head*

## Board election and By-laws vote at November RPIA meeting



**RPIA  
Monthly  
Meeting**

**Monday, November 17**  
**6:30 p.m. Meet & Greet**  
**7 p.m. Meeting**

### **RPIA Meeting**

**Westside Unitarian  
Universalist Church**  
**901 Page Avenue**  
Meeting agenda at  
[historicryanplace.org](http://historicryanplace.org),  
Discussion Forum

Be sure to attend the November RPIA meeting on the 17th; officers for 2009 will be elected and the revised By-laws will be presented for approval.

The Nominating Committee, headed by **Mike Lindner** has put forth the following slate of officers: **Keith Head, President; John Kline, 1st Vice President; Mariann Taccia, 2nd Vice President; Kevin Prigel, Treasurer; and Olivia Flynn, Secretary.** All of the people on the slate have agreed to serve and are neighbors who have experience volunteering for Ryan Place. Nominations will also be taken from the floor at the meeting.

A slate of Street Directors will also be presented by the Nominating Committee, as follows:

Elizabeth Blvd. **Deborah Martinez**  
Lipscomb, Alston, Page **Derek Arneson**

College Ave. & Cantey St. **John Filarowicz**  
South Adams **Chris Ebert**  
Ryan Place Drive **Lin Parham**  
5th Avenue **Mary Schroder**  
6th Avenue **Cindy Baldrige**  
Willing Avenue **Mike Lindner**  
Ryan Avenue **Murphy Parks**  
8th, James, Stanley,  
Livingston Avenues **John Belknap**

The by-laws, last revised in 2001, have been painstakingly reviewed and rewritten for the better part of this year by a committee under the leadership of **Chris Parham**. Also serving on the committee were **John Belknap, Chris Ebert, Mariann Taccia, Ross King, and Lin Parham**. The by-laws are included on pages 3-6 of the Newsletter so that all the members of RPIA will be able to read them and have access to a copy.

# A Candlelight Christmas in Ryan Place

**25<sup>th</sup> Anniversary  
2008 Tour of Homes**

## Special Performances

**St. John's Episcopal Choir**

Friday, December 5th, 6 to 6:30 pm

**First Methodist Adoramus Chamber Choir**

Saturday, December 6<sup>th</sup>, 6 to 6:30 pm

**St. Johns Episcopal Church Tea Room and  
Arts & Crafts Fair**

During tour hours.

## Information Porch

1316 Elizabeth Boulevard

Hosted by: **Keith & Connie Head**

## Soiree

1315 Elizabeth Boulevard

Hosted by:

**Robert & Mariann Taccia**

**December 4, 2008**

Sign up to docent a shift and earn a free tour ticket (\$20 value)! Contact **Mary Schroder** at [mps2745@att.net](mailto:mps2745@att.net) or **817-921-5346**; or **Mike Lindner** at [george.lindner@dfps.state.tx.us](mailto:george.lindner@dfps.state.tx.us), or **817-924-2485** to volunteer

## Tour Hours

Friday, 12/5 6 to 10 p.m.

Saturday, 12/6 2 to 6 p.m.

6 to 10 p.m.

Sunday, 12/7 2 to 6 p.m.

## There Will be Music In Ryan Place

**December 5-6**

Our historic home tour is the perfect occasion to open the holiday season with your friends and family. Celebrate the beauty of the season and get ideas for decorating your own home with the finest examples in holiday décor displayed in beautiful home settings. This year, all tour homes will be located in the Elizabeth Boulevard National Historic District, demonstrating gorgeous architecture and inspired early 20th century design. From an Italianate mansion built in 1923, with custom hand painted walls, an in-home theatre, and gourmet kitchen, to the gracious simplicity of a Tudor style home, where a family with young children and elegant style co-exist, guests will enjoy multiple sources of inspiration.

## Ticket Information

Advance Ticket Sale Locations:

Select Fort Worth Albertson's Stores

The Old Home Supply Store — 1801 College Ave.

Old Neighborhood Grill — 1633 Park Place

The Butler's Antiques & Uniques — 2221 8th Avenue

\$15 per person

\$10 / person Group Rate (20 or more)

\$20 per person Day of Tour

## Additional Information:

**HistoricRyanPlace.org**

or

**817-996-9996**

## Tours — Past and Present

Raul and Lisa Pena

I was born in Ft. Worth and Lisa in Dallas ; she got to Ft. Worth as soon as she could. We met while I was attending Texas A&M and I somehow convinced her to get married; we moved back to Ft. Worth in 1980. The first several years we lived in Benbrook while raising our young children. In one of those early years of our marriage, we heard about a Christmas tour of homes in Ryan Place. I am guessing our first year to attend was in 1983 or 1984. In one of our first times to attend, we invited Lisa's brother and his wife to join us. We picked them up and were literally involved in a traffic accident five minutes later! We regrouped and finished what could have been a terrible day with a great evening at Ryan Place, which put us in the Christmas spirit.

We later moved to Eagle Mountain Lake, but still made a special effort each year to buy our tickets at Cox's Department Store and meet my parents at Ryan Place to kick-off the Christmas season. Our annual tradition involved a thermos of hot spiced cider, cookies and a great Christmas CD. We enjoyed (and still do) walking or driving to each home, reading about the home, its history, architecture and current owners.

As the years passed, we gradually began to appreciate Ryan Place for more than the Christmas tour of homes. In 2007, we decided to move back into the inner city and Ryan Place was at the top of our list of livable neighborhoods. In July of 2007, we were "casually" looking at homes when we found our soon-to-be home at 1209 Elizabeth Blvd. When we were asked to participate in the 25<sup>th</sup> anniversary of the Ryan Place Christmas tour, it was an easy decision. Ryan Place has created special memories for Lisa and me for close to 25 years. We hope that this great tradition carries on for another 25 years!

During Candlelight Christmas in Ryan Place, two choral concerts will be held at St. John's Episcopal Church. The beautiful, intimate sanctuary will become a concert hall as the resident choir from St. John's performs in concert at 6:00pm on Friday, December 5.

On Saturday, December 6, First United Methodist Church's Adoramus Vocal Ensemble will perform at 6:00pm. This 22 voice chamber choir has performed internationally at Tewkesbury Abby and Gloucester Cathedral. The groups first CD, "Solemn Splendor" will be released internationally under the Gothic label this month.

Don't miss this opportunity to experience some beautiful and moving music in the delightful St. John's sanctuary.

# ***The Majestic Homes of Elizabeth Boulevard Historic District***

## ***25th Anniversary Home Tour***



### ***The Peak House***

1209 Elizabeth Boulevard

*Raul & Lisa Pena*



### ***The Armstrong House***

1111 Elizabeth Boulevard

*Michael & Jennifer Grimes*



### ***The Dulaney House***

1001 Elizabeth Boulevard

*David & Mindy Hallum*



### ***The Stewart House***

1411 Elizabeth

Boulevard

*Carl & Heather*

*Kaufeldt*



### ***The Harrison-Shannon House***

1306 Elizabeth

Boulevard

*Henry Fella &*

*Sara Woodward*

## ***December 5th - 7th, 2008***

***presented by***

### ***A Candlelight Christmas in Ryan Place, Inc.***

## ***Candlelight Christmas in Ryan Place***

**by Mariann Taccia  
President, CCRP**

Candlelight Christmas in Ryan Place (CCRP) is a non-profit organization that dedicates its proceeds from the holiday home tour to neighborhood projects. The first project that CCRP undertook was to restore the gates at 8th Ave. and Elizabeth Blvd. that were demolished in the 1950's. CCRP's current project is installing period streetlights throughout Ryan Place. Through a combination of tour proceeds and individual contributions, CCRP has raised over \$300,000 to purchase the streetlights and this will be the final year that tour proceeds will be dedicated to the streetlight project.

Since this is the 25th anniversary of the tour, it will be heavily promoted and we are expecting a very high attendance, perhaps more than 3,000 visitors. Another factor that will increase attendance is that for the first time all of the tour homes are located in the Elizabeth Boulevard Historic District. We need your help during the tour to present Ryan Place at its **best** (see page 2)!

## 2007-2008 RPIA Board of Directors

### Officers

President	Keith Head	817-921-6721
	keith.head@sbcglobal.net	214-435-1976
1 <sup>st</sup> VP/ League of Neighborhoods	Barbara Tumlin	817-921-0158
	babsnrco@charter.net	
2 <sup>nd</sup> VP/Social Events	Allisen Prigel	817-924-9924
	aaprigel@aol.com	
Parliamentarian	Gina Roberts	817-927-2478
	ginahroberts@yahoo.com	
Secretary	John MacFarlane	817-920-0411
	zedthecat@gmail.com	
Treasurer	June Lake	817-921-3463
	junelake.rpia@sbcglobal.net	

### Street Directors

5 <sup>th</sup> Avenue	Terri West	817-927-0727
	hatwest@gmail.com	
5 <sup>th</sup> Avenue (Alternate)	Mary Schroder	817-921-5346
	mps2745@att.net	
6 <sup>th</sup> Avenue	Cindy Baldridge	817-239-8969
	cbaldridge_1@charter.net	
6th Avenue (Alternate)	Liane Janovsky	817-207-8565
	lianejanovsky@yahoo.com	
8 <sup>th</sup> /James/Livingston/Stanley	John Belknap	817-927-0355
	johnbelknap@swbell.net	
8th/James/Livingston/Stanley (Alternate)	<b>OPEN*</b>	
Alston/Lipscomb Streets	Patricia Ford	817-926-3621
	paford@swbell.net	
Alston/Lipscomb Streets (Alternate)	<b>OPEN*</b>	
College Avenue	Tesa Laviolette	972-971-9504
	tesalaviolette@att.net	
College Avenue (Alternate)	Richard Deniker	817-926-2708
Elizabeth Boulevard	Mariann Taccia	
	mariannt@hawkpci.net	
Elizabeth Boulevard (Alternate)	Anita Daniel	817-924-3404
	ad1508@aol.com	
Ryan Avenue	Chris Parham	817-922-0499
	chrisparham@mac.com	
Ryan Avenue (Alternate)	<b>OPEN*</b>	
Ryan Place Drive	Lin Parham	817-921-4027
	rap32dds@aol.com	
Ryan Place Drive (Alternate)	Angela Crum	817-797-2605
	angel_sant@hotmail.com	
South Adams Street	Chris Ebert	817-926-2366
	cwebert@hotmail.com	817-319-2363
South Adams Street (Alternate)	Marina Castillo	817-926-2243
	followdamoney@hotmail.com	
Willing Avenue	John Kline	817-922-0732
	john.kline90@charter.net	
Willing Avenue (Alternate)	Mike Lindner	817-924-2485
	george.lindner@dfps.state.tx.us	

### 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)
Announcement: \$15	(1.75 x 2 inches)

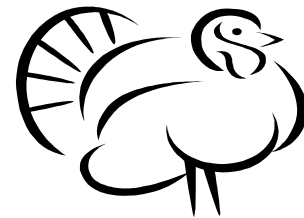
#### NEWSLETTER and advertising submission deadlines:

**December / January Newsletter  
Friday, November 21**

Contact: [rpianewsletter@yahoo.com](mailto:rpianewsletter@yahoo.com)  
**817-927-0075**

## *If you miss a NEWSLETTER . . .*

The RPIA NEWSLETTER is delivered on the first Friday of each month (except January and July) to every home in Ryan Place. The NEWSLETTER is included in a plastic bag with the *Neighborhood Shopper* and is typically hung on the handle of the front door. If you do not receive a NEWSLETTER, please call **Olivia Flynn**, at **817-927-0075**, or any RPIA officer or street director so that we may get a copy to you. The NEWSLETTER is also posted online at <http://www.historicryanplace.org/RPIANewsletter.html>



### 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

## No Drilling on 8th Avenue!

The 8th Avenue drill site variance requested by Chesapeake Energy was denied by City Council at the Tuesday, October 7 meeting. The vote by Council and the Mayor was unanimous. The belief is that this vote set a precedent for what may be continued Council denial of any urban drilling within 600 feet of residential areas. It is important to note that for our particular case, some of the homes in the impacted area of the 8th Avenue site were as close as 225 feet.

The denial of this case also brought attention to the necessity for a more thorough analysis of future urban drilling operations and the much needed protection of surrounding neighborhoods

Our thanks go to Bill Conley, RPIA Gas Drilling Committee Chairperson, for his assistance and support in the final weeks leading up to the vote. In addition, a special thanks to Dan Roberts, past President of RPIA, who was also involved throughout this process. We are also grateful to Ryan Place resident and Councilman Joel Burns. His leadership and unwavering stance in opposition to this site was instrumental in denial of the waiver by Council.

Although Bill, Dan and I represented the wishes of the RPIA Board and what they

understood from the majority of the neighborhood, we realize that there were those who didn't agree with our opposition to the site as proposed. As RPIA spokesperson's, our responsibility was to speak for the majority.

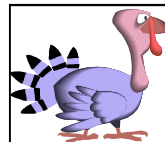
For those Ryan Place residents who perhaps have leases with Chesapeake, I am confident that the decision on the 8<sup>th</sup> Avenue site doesn't mean you will never see royalties. Rapid advancements in drilling technology or possible lease acquisitions by other drilling companies will eventually enable gas to safely be extracted from beneath Ryan Place without endangering its residents.

Just as members of the RPIA Gas Drilling Committee were leaders in the development of a model lease used by countless neighborhood groups, they will also be leaders in the next chapter of Fort Worth urban gas drilling history. As Ryan Place residents we applaud their efforts and trust that they will represent the best interests of Ryan Place going forward.

**Keith Head**

President

Ryan Place Improvement Association



*This is the time to:*

Rake or mulch your leaves

Tidy up the flower beds and shrubs

Wash the house windows — on the front!

Find the candles, ribbon, garlands, wreaths, white lights

Find all those recipes you wanted to try this Thanksgiving



Make shopping lists

Call **Mike Lindner (817-924-2485)** or **Mary Schroder (817-921-5346)** to volunteer for the **Candlelight Christmas in Ryan Place**

Decide what to wear to the Soiree



Start working on resolutions

Remember all you are thankful for

*Simplify  
Your  
Holidays*

**M  
A  
R  
K  
E  
T**   
**1612**

~It's Not Too Late! Stop By Today For a Menu To Place Your Holiday Dinner Orders and Make Entertaining Simple!

~Great Gift Ideas; Gourmet Coffees, Teas, Oils, Vinegars, Sea Salts, Preserves, Vanillas, Candles and More!

~Grab and Go Soups, Salads, Entrees, Casseroles and Desserts!

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**817.924.3331**

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# WELCOME to the Neighborhood!

There's a nip in the air in the evenings . . . the leaves are turning, uh, brown . . . the state fair is in progress and pumpkins are appearing on neighborhood porches. It's fall in Fort Worth and what spectacular weather we've been having this month!

Ryan Place has two new arrivals ~ **Sal and Margo Garza** on 6th Avenue have a new baby girl, **Bianca**. Big brother **Jordan** says his baby sister is a lot of work!

**Kevin and Rebecca Hackbart**, who've lived on Willing Avenue a bit over a year, welcomed daughter **Lillian Loughry Hackbart** on October 1. Lillian is the granddaughter of **Ben and Lori Loughry**. We extend heartfelt congratulations to these families. Lillian is the sixth new baby in Ryan Place this year!

New to Elizabeth Boulevard, **Salim and Janice Nice** moved to Ryan Place last month. New neighbor **Brook** and her son, **Elijah** attended the lively neighborhood meeting in October and live on College Avenue. Please welcome these folks to the neighborhood.

A great way to meet your neighbors and make new friends is to serve as a docent for the Candlelight Christmas home tour, held on December 5, 6 and 7. Please call **Mary Schroder** at **817.921.5346** or **Mike Lindner** at **682.429.6753** to volunteer.

If you are a new resident (or know someone who is) and would like to be "officially" welcomed to the neighborhood in this column, please e-mail me at [junelake.rpia@sbcglobal.net](mailto:junelake.rpia@sbcglobal.net) and let me know you're here.



**Meet Your Neighbors:**  
Rob and  
Shelly  
Griffin

by Stephanie Gutierrez

This month our column introduces **Rob and Shelley Griffin** of Willing Ave. The Griffins have lived in Ryan Place for several years. Rob is a Fort Worth native and Shelley is from Nashville, Tennessee. They have two children, **Hudson**, 6, and **Hayden**, 17 months. Additional family members are Louie (cat), Sassy (cat), Oscar (dog), Dixie (dog), and Kitty Kitty (cat).

The warmth and goodwill of neighbors are Rob and Shelley Griffin's favorite things about living in Ryan Place. They believe it's a great place to raise their two boys. Shelley is particularly pleased that she can live in a city and still be able to walk in her neighborhood and always encounter friends along the way. The way neighbors are truly concerned for each other make them enjoy the area even more.

Rob is the owner of Griffin Financial Mortgage and Shelley is a homemaker who enjoys photography, cooking, scrapbooking and working with Creative Memories. Hudson is in the first grade at St. Andrew's Catholic School and Hayden loves taking walks and playing outside. The next time you are walking down Willing Avenue, say hello to the Griffins!

## FALL INTO REFINEMENT



# \$5 OFF

Present this card for \$5 off any single item priced \$10 or more.

Expires Nov. 28, 2008. This card may not be used in conjunction with any other sales/discount coupon.

1714 3<sup>RD</sup> AVENUE | MONDAY - SATURDAY, 10 A.M. - 5 P.M. | 817.924.2012

# Proposed By-Laws of the Ryan Place Improvement Association

As stated in the current RPIA By-laws, it is appropriate for the By-laws to be reviewed and amended every two years. Until this year, the By-laws had not been reviewed or amended since 2001. Early in 2008, a By-law committee was appointed with a goal of amending the By-laws to meet the current requirements of the organization and neighborhood. Furthermore, areas of conflicting or unclear content were reviewed and amended. The amended By-laws have been available since late September for review, but some communication problems occurred and the RPIA Board requested neighborhood distribution.

The proposed amended By-laws are printed below. They are also available on request from the neighborhood Street Directors. Adoption of the By-laws requires a 2/3 vote of those in attendance at the RPIA meeting at which they are considered. Although the plan was to adopt the amended By-laws in October, after learning of the communication issue, those in attendance on October 20th voted to delay consideration until November. With this in mind, a vote will be taken to adopt the amended By-laws at the November 17th RPIA meeting. Should the amended By-laws be adopted, they will become effective immediately.

*Keith Head,*  
President  
Ryan Place Improvement Association

## **ARTICLE 1: Name**

The name of this organization shall be the Ryan Place Improvement Association (RPIA), a non-profit organization hereinafter referred to as "the Association." The name shall not be used in connection with any enterprise without the express authorization of the Board of Directors. The principal office shall be located in Fort Worth, Tarrant County, Texas.

## **ARTICLE 2: Purpose and Objectives**

The purpose of the Association shall be to improve, beautify and promote the Ryan Place neighborhood; to encourage a friendly association among Ryan Place residents; to protect the basic character, building scale, and open space of Ryan Place against increased density and traffic; to perpetuate the historical, residential qualities and traditions of Ryan Place's role in Fort Worth history; to ensure Ryan Place's constructive participation in the development of Fort Worth; to represent the property owners and residents in community issues which may arise; to promote a positive image of the neighborhood; to promote communication within the neighborhood; to promote and monitor public facilities and services; and to consult and work with other neighborhood, civic and public organizations.

## **ARTICLE 3: Nonprofit Status**

No part of the Association's asset shall inure to the benefit or, or be distributable to, its Members, Officers, or other persons, except that the Association shall be authorized and empowered to pay reasonable compensations for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article 2. Notwithstanding any other provision of these articles, the organization shall not carry on any other activities not permitted to be carried on (a) by an organization exempt from Federal Income Tax under section 501 (c)(4) of the Internal Revenue Code of 1954 (or the corresponding provisions of any future United States Internal Revenue Law) or (b) by an organization, contributions to which are deductible under section 170 (c)(2) of the Internal

Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law). The fiscal year of the Association shall be January 1 to December 31.

## **ARTICLE 4: Policies**

**A.** The Association shall be non-commercial, non-partisan and non-sectarian.

**B.** The name of the Association or the names of any Members in their official capacities shall not be used without consent of the Board. Under no conditions may they be used in connection with a commercial concern, or with any partisan interest, or for any purpose not appropriately related to the promotion of the objectives of the Association.

**C.** The Association shall not directly or indirectly endorse any political candidate or party. "Paid Political Advertising" may be accepted for the newsletter, which shall be open to all candidates.

**D.** The Association may cooperate with other organizations and agencies, but persons representing the Association in such matters shall make no commitments that bind the Association without authorization of the Board and the Association Membership.

**E.** The Association may utilize the Ryan Place Newsletter, written, and/or electronic communication to notify residents of information relating to Ryan Place and the Association.

## **ARTICLE 5: Boundaries**

The boundaries of Ryan Place, for purposes of these By-Laws, shall encompass, include and consist of all the property and lots within the area described as follows. Save and except any commercial or industrially zoned property contained therein, all as described and set out on the map attached as Exhibit "A" and incorporated herein by reference. (*Exhibit "A" not included in Newsletter.*)

Beginning at the Northeast corner of the intersection of Berry Street and Cleburne Road; Then North along the East curb line of Cleburne Road to Eighth Avenue; Then

North with the radius of the East curb line of Cleburne Road, across Eighth Avenue, to a point in the East curb line of Eighth Avenue; Then North along the East curb line of Eighth Avenue to Jessamine Street; Then East along the South curb line of Jessamine Street, with its meander at College Avenue, to Hemphill Street; Then South along the West curb line of Hemphill Street to the West line of the Atchison, Topeka & Santa Fe Railroad ("AT&SF"), now BNSF, right-of-way; Then South along the West line of the AT&SF right-of-way to Berry Street; Then West along the North curb line of Berry Street to the Northeast corner of the intersection of Berry Street and Cleburne Road, the place of Beginning.

## **ARTICLE 6: Membership**

### **6.0 General Membership Qualifications**

Membership in the Association shall be open to all residents and/or residential property owners, 18 years of age and older, of the Ryan Place neighborhood and within the boundaries described on Exhibit "A".

### **6.01 Meetings of the Membership**

#### **A. General Membership Meetings**

A General meeting of the Membership is required to be held in May and in November.

#### **1. May General Meeting**

The purpose of the May General meeting is for the Board of Directors to present to the Membership an update of the Association activities and of any proposed Board activities.

#### **2. November General Meeting**

The election of new Board Members will be held during the November General meeting. Notice of the General meetings shall be in the Ryan Place newsletter no fewer than seven (7) days or not more than thirty (30) days prior to the meeting.

#### **B. Special Meetings**

A Special meeting of the Membership may be called by the Board of Directors or upon receiving the written request of not fewer

(Continued on page 8)

(Continued from page 7)

than twenty (20) Members. Only the business specified in the call may be taken up at a Special meeting. A notice of the Special meeting shall be delivered to each Member household no fewer than seven (7) days and not more than thirty (30) days prior to the meeting.

### **C. Monthly Association Meetings**

Meetings of the Association shall be held each month except July and December. The date, time, and place will be posted in the Ryan Place Newsletter no fewer than seven (7) days or not more than thirty (30) days prior to the meeting.

### **D. Quorum**

A quorum shall be necessary for the election of Executive Board Officers and Street Directors. A quorum shall consist of at least twenty (20) Members. An affirmative vote of more than fifty percent (50%) of the Members constituting a quorum shall be binding on the Association. To be eligible to vote, an individual must be a member of the Association as described in §6.0.

### **6.02 Contributions**

The Association charges no membership fees; however, residents are asked to voluntarily contribute to the RPIA Sustaining Membership Program. This program shall provide funding for the Association operating expenses and any other expenses approved by the Board of Directors. Non-residents, including businesses, may also make contributions, but are not eligible to vote on Association matters.

## **ARTICLE 7: Record Book**

### **7.0 Record Book**

The Association shall maintain a record book which shall be a permanent record of the Association. The record book shall contain:

- A.** The Constitution/Charter/Articles of Incorporation;
- B.** The By-laws;
- C.** The Minutes of Board of Directors Meetings, Executive Board Meetings, and General Membership Meetings; and
- D.** The Election/Appointment Record.

### **7.01 Election/Appointment Record**

The Election/Appointment Record shall consist of one (1) or more sheets of paper for each elected/appointed seat on the board. The Election/Appointment Record shall contain the name of the seat; the name(s) of the person(s) elected/appointed to fill such seat; the date of election/appointment; the type and duration of the term of office; the projected date the next election is to be held or appointment is to be made for the seat; and a place for remarks as to whether the board member filling the seat is serving a special term, a regular term, or an unex-

pired term, is eligible/ineligible to seek reelection, and in the appropriate case, resigned or was removed. The Election/Appointment Record shall be in substantially the form appended as Exhibit "B". (*Exhibit "B" not included in Newsletter.*)

The Secretary shall maintain the organization Minute Book. The President and another Board Member shall inspect the Minute Book and the Election/Appointment Record at least twice each year: in November following the annual election and in May.

The Minute Book shall be kept at the principal office of the organization, or the residence of the President, or the residence of the Secretary. Upon the election and qualification of the Secretary's successor, the Secretary shall update the Minute Book and deliver it to the successor.

## **ARTICLE 8: Board of Directors**

### **8.0 Board of Directors**

#### **A. Qualifications**

Any person who meets the requirements for General Membership in the Association as stated in §6.0 shall be eligible to serve as a member of the Board of Directors.

#### **B. Duties**

The Board of Directors shall be the principal representative, governing, and policy recommending body of the Association. Duties of the Board of Directors include approving the annual budget and making appointments to open Street Director positions, serving on the committees as requested by the President and fulfilling other described duties within these By-laws. Board members must be committed and actively participate toward the betterment of the neighborhood.

#### **C. Meetings**

- 1.** All meetings shall be open to the General Members.
- 2.** The Board of Directors shall hold ten monthly Board meetings annually.
- 3.** Special meetings of the Board of Directors may be called at the discretion of the President.
- 4.** A quorum of the Board shall be nine (9) Members. Only Executive Board Officers, Street Directors or seated Alternates shall be allowed to vote at Board of Director meetings

### **8.01 Board of Directors Members**

- 1.** The Board of Directors shall consist of the Executive Board Officers and Street Directors, one for each of the neighborhood streets or group of streets.
- 2.** Each Executive Board Officer and Street Director shall have one vote in conducting Association business.

#### **A. Executive Board**

The Executive Board shall carry out the policies set by the Board of Directors. The Executive Board may not modify any action

taken by the full Board of Directors. The Executive Board will meet as necessary to properly conduct business and must report its activities to the full Board of Directors.

### **1. Officers**

The Executive Board officers of the Association shall consist of the President; 1<sup>st</sup> Vice President; 2<sup>nd</sup> Vice President; Secretary; and Treasurer. Executive Board Officers of the Association shall not hold two (2) offices simultaneously with the exception that one may be appointed as the League of Neighborhoods Delegate.

### **2. Term of Office**

Executive Board officers shall be elected at the November General meeting to take office on the following January 1<sup>st</sup> and shall serve a one (1) year term. Election of Executive Board officers shall be by paper ballot if there is more than one (1) nominee per position. The candidate receiving the highest number of votes shall be elected.

### **3. Vacancies**

A vacancy occurring in any elected office shall be filled for the unexpired term by an Association member elected by majority vote of the Board of Directors after notice of such election has been given to the Board of Directors.

### **4. Duties**

#### **a. President**

The President shall preside at all meetings of the Association's Membership, the Board of Directors, and the Executive Board. The President, as presiding officer, has a duty to maintain a position of impartiality and therefore does not vote on any question except in the case of a ballot vote. The President shall provide official Association notices of meetings to be distributed by normal Association communication channels and by the Communications committee. The President shall be the principal representative of the Association. The President shall appoint committee chairs for Standing, Ad Hoc, and Special committees. The President shall be an ex-officio member of all committees, except the nominating committee. The President shall approve all statements made on behalf of the Association. The President shall perform such other duties as may be prescribed in these by-laws or assigned by the Association's Membership or the Board of Directors. The President shall be authorized to disburse of up to \$200 per month for valid Association expenses, with a maximum of \$600 per year.

#### **b. 1<sup>st</sup> Vice President**

The 1<sup>st</sup> Vice President shall perform the duties of the President in the absence or incapacity of that officer, and assist the President in any other duties as may be assigned by the President, Executive Board, or the Board of Directors.

(Continued on page 9)

(Continued from page 8)

### c. 2<sup>nd</sup> Vice President

The 2nd Vice President shall perform the duties of the President in the absence or incapacity of that officer and the 1st Vice President, and assist the President in any other duties as may be assigned by the President, Executive Board or the Board of Directors.

The 1<sup>st</sup> and 2<sup>nd</sup> Vice Presidents shall serve on Standing Committees interchanged between them if agreed.

**i. Membership Committee** - A Vice President shall maintain an accurate and up to date list of the RPIA Sustaining Membership Program contributors with the contributor's name, address, phone number, and email address. A Vice President shall report to the Board of Directors the number of memberships and the total amount of contributions at Board of Director and General Meetings.

**ii. Programs and Events Committee** - A Vice President shall work with the Programs Committee to coordinate programs of neighborhood interest (i.e. Code Blue, Code Compliance). A Vice President shall work with the committee chair in coordinating neighborhood events.

**iii. Communications** - A Vice President shall work with the Communications Committee to ensure an overall internal and external communications strategy for the Association is implemented. This shall include but not be limited to assisting the Ryan Place Newsletter editor, neighborhood e-mail distribution, and the Historic Ryan Place web site maintenance. The Vice President shall also act as the public information officer for the Association.

**iv. Marketing Committee** - A Vice President shall work with the Marketing committee in the promotion of Ryan Place and provide reports of marketing activities to the Board of Directors.

### d. Secretary

The Secretary shall keep minutes and written records of majority and minority opinions expressed at all meetings; shall maintain the Association's record book and election/appointment record; shall call the role of Executive Board Officers and Street Directors at all meetings and be responsible for maintaining an accurate record of attendance; shall assist the President in the Association's correspondence; and shall make all official records of the Association available for inspection for any proper purpose at any reasonable time.

The Secretary shall maintain an accurate list of Board of Director members, Committee members, and the Sustaining Membership contributors. Information gathered by the Association is to be used solely for conducting the Association's business.

The Secretary shall be a member of the

Communications Committee.

### e. Treasurer

The Treasurer shall be responsible for the Association moneys, including receipts for newsletter advertising, RPIA Sustaining Membership contributions and donations, receipts from fund raising activities, payment of the Association expenses, and preparation of the annual budget.

The Treasurer shall keep an accurate record of receipts and expenditures; shall maintain accounts of the Association; shall notify the President of all expenditures from the Association's accounts; and shall report the status of all accounts at Board of Directors meetings and General meetings. The Treasurer will be on record with the State of Texas as the registered agent of the Association. The Treasurer will retain the financial records and all accounts of the Association.

The Treasurer shall maintain a separate list of RPIA Sustaining Membership contributions with the names of each contributor to the Membership Committee.

Checks must be signed by the Treasurer and the President, or another Executive Board Member approved by the Board of Directors. Under no circumstances may an Officer or Director of the Association sign a check made payable to him/herself or any entity controlled and/or operated by that individual. The Treasurer shall chair the Finance Committee consisting of the Executive Board members and shall submit a report to the February Board of Directors meeting for approval.

### f. Parliamentarian

The President shall appoint a Parliamentarian. The Parliamentarian shall attend all meetings of the Association and shall advise on matters of parliamentary procedure. The Parliamentarian has the same duty as the presiding Officer to maintain a position of impartiality and therefore does not vote on any question except in the case of a ballot vote.

### 5. Execution of Instruments

The President shall execute the Association's official instrument(s) or official document(s). The President shall utilize the Communications committee to distribute Association notifications.

### 6. Resignation

An Executive Board officer or Director may resign at any time by giving written notice to the Board or to the President. The resignation shall take effect when it is delivered unless the written notice states otherwise.

### 7. Term Limits

Members of the Executive Board of Directors may serve no more than two (2) consecutive years in the same position.

### B. Street Directors

There shall be one Street Director for each

of the following individual or combination of neighborhood streets:

1. Ryan Place Drive;
2. South Adams Street;
3. College Avenue & Cantey Street;
4. Lipscomb Street, Alston Avenue, & Page Avenue;
5. 8<sup>th</sup>, James, Stanley, & Livingston Avenues;
6. Elizabeth Boulevard
7. Willing Avenue;
8. Ryan Avenue;
9. 5<sup>th</sup> Avenue; and
10. 6<sup>th</sup> Avenue.

### 1. Term of Office

**A.** Street Directors shall be elected at the annual November General meeting. Election of Street Directors shall be in caucuses, by street. Election shall be by paper ballot if there is more than one nominee per position. Street Directors shall not be elected at-large but shall be elected by a majority of the Association Members from the street(s) that they seek to represent. The candidate receiving the highest number of votes shall be elected to the Board. If there is more than one nominee for any Street Director position, the candidate receiving the second highest number of votes shall be the Alternate Street Director.

**B.** Street Directors shall serve one (1) year terms.

### 2. Duties of Street Directors

**A.** If an Alternate Street Director is not determined during the Annual Election, a Street Director may appoint an Alternate Street Director and multiple Block Captains as necessary.

**B.** The Street Directors shall assist the Executive Board Officers by serving on committees described in § 9.

**C.** The Street Directors shall assist with distributing any written Association's notifications and announcements that are time sensitive.

### D. Alternate Street Directors and Block Captain

#### a. Alternate Street Directors

**i.** If a Street Director is not present at a duly called regular or special meeting of the Board, then the vacant seat shall be filled by the Alternate Street Director, as appointed by the Street Director. The Alternate Street Director shall have no powers except for acting on behalf of a Street Director who is unable to attend a meeting. Upon being seated, an Alternate Street Director assumes all rights and responsibilities normally afforded a Street Director under these By-Laws.

**ii.** If there is no Alternate Street Director present, the seat shall remain vacant and

(Continued on page 10)

shall count as such for purposes of a quorum. If a Street Director whose seat has been temporarily filled by an Alternate Street Director should arrive late to a Board meeting, then the Street Director shall be seated once the current item of discussion has been concluded or a vote taken.

#### **b. Block Captains**

i. The Street Director shall appoint multiple Block Captains as necessary to assist with communications.

ii. Block Captains shall have no powers except for acting on behalf of a Street Director or the Alternate Street Director who is unable to attend a meeting. Upon being seated, an Alternate Street Director assumes all rights and responsibilities normally afforded a Street Director under these By-Laws.

#### **E. Replacement**

Any Street Director position that becomes vacant through resignation, removal, death, or failure to meet eligibility requirements shall be filled by the Alternate Street Director appointed by the Board of Directors in accordance with §8.0.B.1.

#### **C. League of Neighborhoods Delegate (s)**

The League of Neighborhoods Delegate(s) shall be appointed by the President and shall serve as an *ex officio* Members of the Association's Board of Directors and shall be responsible for reporting to the Association's Board of Directors on the activities and actions of the Fort Worth League of Neighborhoods.

#### **8.02 Voting by Proxy**

No member may vote by proxy or cumulatively.

#### **8.03 Nominating Committee**

No less than sixty (60) days before the November general meeting, the President shall appoint a nominating committee and committee chair to nominate Executive Board Officers and Street Directors for the next term. The committee shall consist of at least five (5) Board of Directors members, and up to two (2) Members-at-large. The committee shall prepare a slate of nominees for approval by the Board prior to presentation for Membership vote. Any member may also make nominations from the floor at the Election, after the slate has been presented. Any nominee must previously agree to his or her nomination.

#### **8.04 Indemnification of Board Members**

The Association, acting through its Board of Directors, or as otherwise provided in these By-Laws, shall as fully as may be permitted from time to time by the statutes and decisional law of the State of Texas or by any other applicable rules or principles of law, indemnify each Executive Board Officer and Board Director of the

Association against the expense of any action to which he or she was or is a party or is threatened to be made a party thereof by reason of the fact that he/she is or was an Executive Board Officer and Board Director of the Association. Any provision in these By-Laws which would prevent such indemnification to the full extent permitted by law as it may from time to time be expanded by statute, decision of court or otherwise, shall be deemed amended to conform to such expanded right of indemnification without formal action by the Board of Directors. The Association shall maintain a Director's and Officer's Liability Insurance policy.

#### **8.05 Removal of a Director of the Board**

Three (3) consecutive absences from duly called Board meetings may be cause for removal by majority vote of the Board.

Any Board Member may be removed from office, with or without cause, by a two-thirds (2/3) vote of the entire Board of Directors at a regular or special meeting, but with thirty (30) days notification of such action.

#### **ARTICLE 9: Committees**

The President shall establish both standing and ad hoc committees as he or she deems necessary to promote the objectives, policies, and interests of the Association. Committees shall meet as necessary to accomplish the committee's objectives. Committees shall make recommendations to the board for Board action. Committees shall not have the power to act on behalf of the Association without specific authorization from the Board of Directors. Only *ad hoc* committees may be dissolved at any time by the Board of Directors.

Standing committees of the Association shall include:

**9.0 Elizabeth Boulevard Historic District Standards and Design Guidelines Committee** This committee shall function as a standing committee of the Association, but shall be self-administering and answerable only to Elizabeth Boulevard Historic District residents as a whole. The Committee shall be composed of seven residents, one per block, each position to rotate among the households of the block. Terms shall be for two years, staggered as a 4 – 3 split with the turnover being in October. The Committee will be available to assist the HCLC at the discretion and instruction of the HCLC.

#### **9.01 Ryan Place Historic Overlay Committee**

The Committee shall be composed of one resident per street. Positions are to rotate among the households of the streets. The Committee's Chair will be available to assist the HCLC at the discretion and instruction of the HCLC.

#### **9.02 Membership Committee**

The Committee members shall be composed of one of the Association's Vice Presidents, the Treasurer and the Street Directors. The Treasurer will maintain a current list of contributors with their name, contact information and the amount the contribution. The Treasurer shall provide the Vice President with the list to distribute to the Webmaster and newsletter Editor once a month. Committee members shall actively promote the Sustaining Membership program at neighborhood meetings and events. Committee shall be responsible for the update of the **Ryan Place Directory**.

#### **9.03 Finance Committee**

The Finance Committee shall consist of the Executive Board Officers, one Street Director, and one Member at-large who are selected at the Annual Election by the President. The committee shall be responsible for the preparation of the annual budget and an audit of the Association's accounting records and assets. The audit shall be observed, but not conducted, by the outgoing and incoming Presidents and Treasurers. The Committee shall submit the annual budget for Board approval and audit report at the January Board of Directors meeting.

#### **9.04. Communications Committee**

The Communications Committee shall be composed of one of the Vice Presidents, the Secretary, the Newsletter Editor, and the Webmaster. The committee shall ensure that an overall internal and external communications strategy for the Association is implemented. The President shall delegate to the committee official Association documents, notices and instruments for disbursement to the public and to the Association's Members.

#### **9.05 Programs/Events Committee**

This committee shall be composed of one of the Vice Presidents and Board or Association members who will coordinate programs of neighborhood interest and also neighborhood events.

#### **9.06 Marketing Committee**

This committee shall be composed of one of the Vice Presidents and Board or Association members who will promote the Ryan Place neighborhood and the Association to the City, Realtors, Historic Fort Worth, and other entities.

#### **ARTICLE 10: Conflict of Interest**

##### **10.0 Definition**

A conflict of interest exists for a Member or a Board of Director member whenever the Member or Board of Director member holds a personal financial interest which will be impacted by the action or inaction by the Association on a proposal before the Membership or Board. A personal financial interest shall include a financial interest held by the Member or Board Member and/or by Members of their immediate family. A

(Continued from page 10)

personal financial interest includes an ownership interest above five percent (5%) of a business, which will be impacted by the decision of the Association. Examples of personal financial interest would include, but are not limited to: employment by the Association, ownership of property the use or control of which is being considered by the Association, or plans to purchase property the use or control of which is under discussion by the Association. Whenever a Member or Board Member determines that they have a conflict of interest relating to an item under discussion, they must inform the body (Membership and Board) hearing the proposal that the conflict of interest exists.

Members or Board Members shall not participate in discussion of nor vote on matters in which they have a conflict of interest.

#### **ARTICLE 11: Parliamentary Authority**

The rules contained in the current edition of Robert's Rules of Order Newly Revised shall be the parliamentary authority on all matters of procedure not in conflict with these By-laws.

#### **ARTICLE 12: Public Meetings and Public Records**

The Association shall abide by all Texas Statutes relative to public meetings and public records. Official action taken by the Association must be on record or part of the minutes of each meeting. The minutes shall include a record of attendance and the results of any vote taken. A summary of dissenting views should also be maintained.

#### **ARTICLE 13: Non-Discrimination**

The Association shall not discriminate against individuals or groups on the basis of race, religion, color, sex, age, disability, national origin, sexual orientation, or political affiliation in any of its policies, recommendations or actions.

#### **ARTICLE 14: Adoption and Amendment of By-laws**

All amendments to these By-laws must be proposed in writing and submitted to the Board of Directors at least seven (7) days before voting on their adoption may precede.

Notice of proposal to amend the By-laws, specifying the date, time, and place for consideration of the proposal, must be provided to all Board of Director members at least seven (7) days prior to presentment.

Amendments to By-laws shall not be subject to vote before the expiration of thirty (30) days from presentment, or the next regularly scheduled Board meeting, whichever is sooner.

Adoption of, and amendments to, these By-laws shall require a two-thirds (2/3) vote by the Members present at the General meeting. These By-laws shall be reviewed by a committee, appointed by the President, every two (2) years.

#### **ARTICLE 15: Dissolution of Association**

In the event of dissolution of the Association, the surplus assets, if any, shall be given to a charitable organization agreed upon by a majority of the Membership attending a General Meeting. The disbursement of any funds will be made within ten (10) days. A notice of the action and the reason shall be sent to all Association Members. The effective date of dissolution shall be thirty (30) days after the date of action by the Membership.

Anyone interested in a **Mardi Gras Parade** in February? E-mail **Terri West** at **hatwest@gmail.com**



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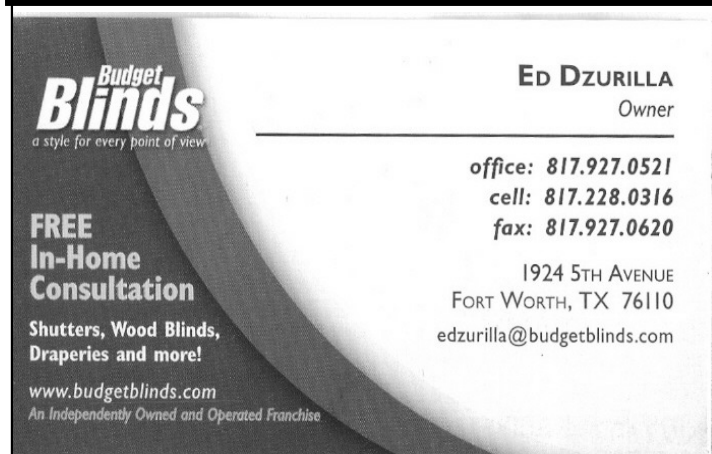


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## Southwest-to-Northeast Rail Corridor

# ENVIRONMENTAL IMPACT STUDY AVAILABLE

Copies of the Southwest-to-Northeast Rail Corridor Draft Environmental Impact Statement (DEIS) are now available for public review and the document is online at [www.sw2neRAIL.com](http://www.sw2neRAIL.com).

Public hearings have also been scheduled to accept oral and written comments on the document. The DEIS presents the purpose and need for the project, describes alternatives considered for the route and facilities, and presents the analysis of the potential impacts to over 20 resource areas. Some of these areas include: water and air quality, plant and animal life, cultural resources, traffic impacts, property, noise, and vibration. The document also proposes measures to avoid, minimize or mitigate any potential impacts identified in the analysis. The information contained in the document analyzes the entire corridor, including all proposed rail stations and a rail maintenance facility.

Comments will be accepted on the document until December 15, 2008. In addition to the public hearings, comments may be submitted through an online comment form, via e-mail to [info@sw2neRAIL.com](mailto:info@sw2neRAIL.com), by postal mail to Southwest-to-Northeast Rail Corridor, 1600 E. Lancaster Avenue, Fort

Worth, 76102, and by telephone at 817-215-8785.

All are invited to attend any of the hearings, which will include an open house for viewing display boards with environmental information, and station design concepts, a presentation about the contents of the DEIS, and a formal comment period. Hearing dates, times and locations include:

**Wednesday, Nov. 12<sup>th</sup>**, 6:30 – 8:00 p.m.

Grapevine City Hall

200 S. Main St.

Grapevine 76051

**Thursday, Nov. 13<sup>th</sup>**, Noon to 1:30 p.m.

Intermodal Transportation Center

1001 Jones Street

Fort Worth 76102

**Thursday, Nov. 13<sup>th</sup>**, 6:30 – 8:00 p.m.

City of Fort Worth James Ave. Service Center

5001 James Avenue

Fort Worth 76115

All facilities are wheelchair accessible. For hearing or sight interpretive services, please contact The T's Human Resources Department at 817-215-8621, 48 hours in advance of the hearings.

## Looking for Lawn Lanterns?



Christmas is the time when we **all** decorate the front of our houses for the Candlelight Christmas Tour of Homes. Remember, our tour guests trek from hither and yon, buy tickets to the Tour, and "oooooh" and "ahhhh" appropriately. The proceeds from the Tour benefit **all** of Ryan Place. Do your part — put some lanterns out. **The traditional lanterns sold by CCRP cost \$25 each. To order yours, send your name, address, phone number, number of lanterns ordered, and a check or money order to:**

**CCRP**

**Attn. LANTERN SALES**

**P.O. Box 11816**

**FORT WORTH, TX 76110-0816**

Or call **Rita Thomas** at **817-923-3625** or **Mariann Taccia** at **817-921-9976**. Be sure to include your phone number so that you may be contacted to pick up your lanterns!



## Ruth Story

Broker Associate

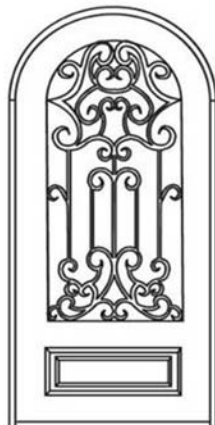
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## Real Estate Corner

by Judy Holland

3201 Willing Avenue	\$89,900	3/2	817-354-4836
2821 Ryan Place Drive	\$99,000	3/2	817-731-8466
3028 6th Avenue	\$244,900	3/2	817-924-4144
2620 Ryan Place Drive	\$189,300	4/3	817-924-4144
1116 Elizabeth Blvd.	\$249,900	3/4	817-431-2123
3005 6th Avenue	\$250,000	2/2	817-605-0373
3020 5th Avenue	\$272,900	3/4	972-438-2131
2937 5th Avenue	\$279,000	4/2	817-442-9566
2837 Willing Avenue	\$374,900	4/2	817-665-1222

### Autumn

Ummm, Fall in Ryan Place. My favorite time of year. I love the cooler temperatures and the Fall holidays. Halloween in Ryan Place is always fun. I had a tub of apples on our porch and told the trick or treaters they had to bob for an apple to get a treat. Almost all of them had heard of this but had never done it and were eager to try. The water wasn't very deep so that they wouldn't get soaked, but I had one little boy that I hope I never forget. He looked at the tub of apples and the other children bobbing and he asked to see the treat first. He was assessing his risk factors in comparison to his net return! I think he will go far in this world.



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## Deadline for Free Trees—November 14!!



by John MacFarlane

Once again we have free trees available to us for the parkways of Ryan Place. The "parkway" is the area between the street curb and the sidewalk and the City of Fort Worth is offering free five-gallon trees for planting there. Homes on corner lots may be eligible for more trees, but the City wants only two trees in front of each house in the parkway. Further, only specific trees may be planted in the parkway (bur oak, cedar elm, chinquapin opk, live oak, post oak, or red oak), but residents may choose trees from that list.

Last year, some 45 residents requested free trees and about 75 trees were delivered. The 2007 program targeted Willing Avenue, 6th Avenue, 5th Avenue, Ryan Place Drive, and Elizabeth Blvd. This year residents of Ryan Avenue, South Adams, College Avenue, and all other streets in Ryan Place are eligible for free trees. Do remember that you must get the trees planted yourself and water them appropriately throughout the year.

For a free tree (or trees), please contact me at [ryanplace-trees@gmail.com](mailto:ryanplace-trees@gmail.com) or call me at **817-920-0411**. Leave your name, address, phone number and e-mail address along with what kind of trees you want. There is two-tree limit per home unless you have a corner lot or own more than one home.

I have heard from over 25 residents so far and we are on the City's list; the deadline is November 14 so don't delay!! The City's website has program details: <http://www.fortworthgov.org/pacs/fwpacsd/forestry/service/>



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**Friday & Saturday: 5:30 pm - 9:30 pm**

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## The Shop Around the Corner by Rainey Dukes

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. 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!**



### Lili's Bistro

1310 W. Magnolia  
817/877-0700  
Contact: Vance Martin

Yet another gem on Magnolia! We have visited Lili's Bistro many times and have NEVER been disappointed. The food is incredible! You can build a meal from little dishes or have salad and a larger entrée. Some of the featured items are: Walnut crusted Brie, Chicken fried pork loin, a Texas ostrich egg (stuffed avocado) and black pepper gnocchi. The restaurant is quiet and cozy.

Lili's is open for lunch Monday through Friday from 11:00 to 2:00 and for dinner Tuesday through Thursday, 5:30 to 9:00, Friday and Saturday from 5:30 to 10:00. They take dinner reservations all nights except Friday and Saturday, which have open seating.

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## SIDEWALKS

There MAY be some money for sidewalk replacement on the cost sharing plan with the City in 2009. If there is, individuals will be "competing" with everyone else in the city who applies for sidewalk replacement. The City does have a waiting list, so get your application in and get on that list! For information on how to apply, look in the **November, 2007** issue of the RPIA Newsletter at [HistoricRyanPlace.org](http://HistoricRyanPlace.org) or call **Olivia Flynn** at **817-927-0075**.

### Update

## Neighborhood Improvement Fund

The Neighborhood Improvement Fund (NIF) Committee, aka the \$75,000 Committee, has been meeting weekly for almost two months. What began as the "simple" task of exploring improvements for Ryan Place to present to the Board in terms of project recommendations has shifted into something more complex. The Committee, under the leadership of Bart Bradford, has come to appreciate our neighborhood from a whole new perspective. Recommendations from the Committee are expected to be presented at the January, 2009 RPIA general meeting and will include comprehensive goals for the future and suggestions for protecting and promoting the value of our community.

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What have **Bill Conley, Michael Flynn, John Nowland, Mary Schroder, and Mike Lindner** been up to? You'll understand their dirty hands and gloves and big grins when you see the beginning of new landscaping at the gates to Elizabeth Boulevard from 8th Avenue. Mary provided the ideas, initiative, the energy, the donuts — and then took advantage of her free labor to get the job done in record time. Go by and see what a few people can do in 90 minutes! —*And this is only Phase I!!* Contributions of time and money are most welcome. What a lift for our lovely entrance!! Thank you, Mary and crew!



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## Calmer Traffic is on the Way

After several years of planning, collaboration with the City, and countless neighborhood hearings and updates, I am pleased to report that we have finally reached a major milestone in Ryan Place's Traffic Calming initiative. Neighborhood voting on the proposed plan, which began September 15 and concluded October 15, resulted in overwhelming support for the plan at an 85.8% approval vote. Our participation rate in voting was 333 properties when the minimum participation required by the City was 220 properties. The actual vote was 286 in favor of the plan and 47 against.

This six to one margin of victory should leave no doubt in anyone's mind that Ryan Place is anxious for the implementation of a long overdue quality comprehensive neighborhood traffic calming program. It is important to note that Ryan Place will be the first neighborhood in Fort Worth to implement a comprehensive plan through this City funded program. We may well be excited about this distinction and the focus that it will bring to Ryan Place.

On behalf of all of Ryan Place, I would personally like to thank **Bart Bradford**,

**John Kline**, and the countless number of Ryan Place residents who have tirelessly focused on this issue over the past several years. Without their commitment and perseverance, we would have never made it to this point. I would also like to thank the City of Fort Worth and in particular **Fernando Costa**, **Rick Vasquez** and staff for their involvement and assistance in this arduous process.

Now that we have neighborhood approval, and because funding for the program does not require City Council approval, the exciting part begins, which is actual design and implementation. With input from interested neighbors, Bart, John and a committee will begin working with City staff to actually design the traffic circles on Elizabeth Boulevard as well as the other major devices throughout the neighborhood.

Watch for future updates on design and implementation plans and progress as well as a projected completion date in the Ryan Place Newsletter and at [www.historicryanplace.org](http://www.historicryanplace.org).

**Keith Head**  
President



## Arts Fifth Avenue

### Fall Class Offering

- Tap, Ballet, Salsa, Zumba, Creative Movement,
- Art, Sculpture, Oil Painting, Photography, Intaglio Monoprint Workshops
- Hand Drums, Drum Set
- Yoga, Acting, Theatre, Voice
- Guitar, Mandolin, Ukulele, Bass, Trumpet, Piano
- Fine Arts Program for Homeschooled Students

### Coming Events

#### November 8, 8 pm

5th Avenue Jazz Collective

\$15 Admission—10 Seniors / Students

#### November 15, 7:30 pm

Big Daddy & the Butter Biscuits with special guests Debbie Dacus, Tim Hatcher, Angie Ray

\$15 Admission — \$10 Seniors / Students

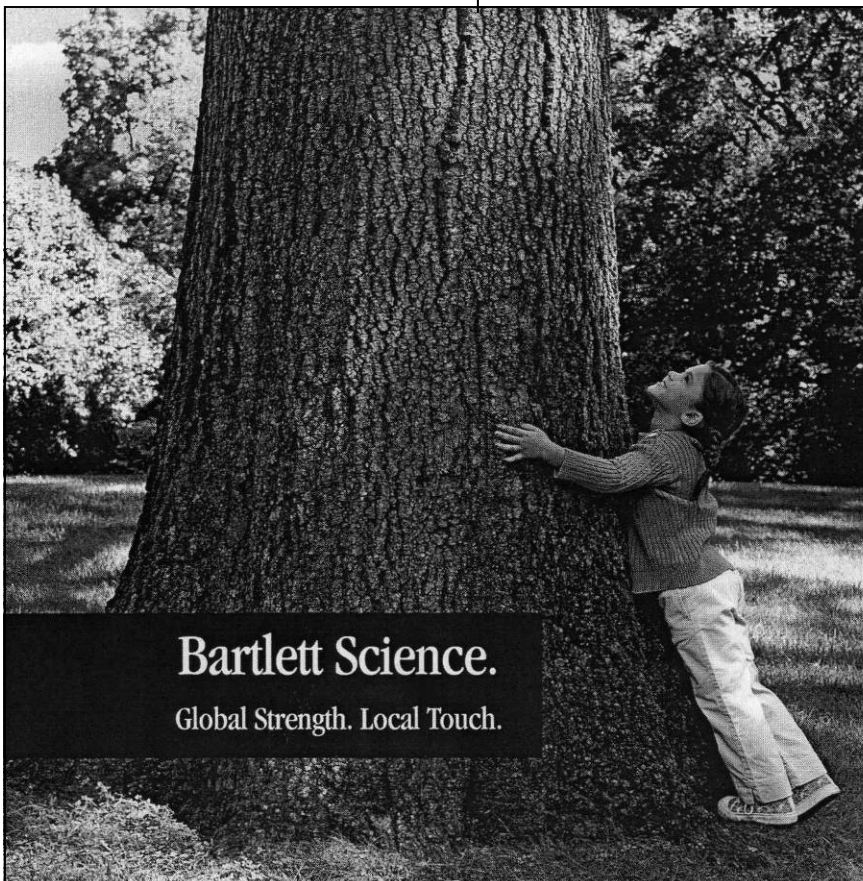
### ARTS FIFTH AVENUE

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Our local Bartlett Tree Expert is Gareth Harrier. He may be reached at 817-732-1541.



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## Daggett Elementary Calling for Volunteers

by Terri West

Daggett Elementary has begun preparing for next year's birthday celebration. Founded in 1909, the school was named for Ephraim M. Daggett, a founding father and prominent Fort Worth businessman. Additional buildings were built in 1914 and in 1926, with more additions in the 1980's. Daggett was the home of the Fort Worth Day School for the Deaf in the 1950's and continued as such through the 1970's. The bilingual program began in the early 1970's and the Montessori Program began in 1983.

To all of the people who attended Daggett, their parents, the supportive and encouraging people in the business community and surrounding neighborhood, the Daggett Alumni Association and the Friends of Daggett issue this invitation to celebrate with us a wonderful history and our 100th birthday.

Please join us to help make this centennial celebration a success. If you or your child have ever attended Daggett, or if you know someone who attended, please contact **Cathryn Record-Horn** at [Cathryn.recordhorn@fwisd.org](mailto:Cathryn.recordhorn@fwisd.org) or at Daggett Elementary School, 958 Page, Fort Worth, Texas, 76110.

We need volunteers to help in a variety of areas and with a number of tasks:

- Compiling the history of the school, neighborhood and local area. Please send us your stories and pictures.
  - Doing data entry and research.
  - Teaching students the dances that have been popular through the school's 100 years. Experienced dancers and teachers are especially needed.
  - Helping enhance and decorate the school walls with art and hands-on projects.
  - Speaking to students about Daggett's history. Storytellers needed, along with veterans willing to share their stories.
  - Helping to create the "Victory Garden."
  - Helping to revitalize the dormant strings program.
  - Providing financial assistance for the celebration, the centennial project and its various programs.
- Please help make 2009 a memorable year in the long history of E.M. Daggett Elementary.

### *Happy Thanksgiving!!*



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## Noise Pollution

By Leslie Bannister



While Fort Worth has always been known as a "railroad town," the train activity near downtown has increased greatly over the last two years. As residents of Ryan Place, trains are a part of our everyday sensory overload (sight and sound), since we are bordered by 5 crossings very close together (Jennings Ave., Page Ave., Hemphill St., Capps, and Lipscomb St.). Thankfully, the city of Fort Worth has recognized that our neighborhood is being polluted by the train noise and has already received a grant for funding to implement a "Quiet Zone" at all of these crossings. The project is being referred to as the "Hemphill West" project. The City has already allocated the funds, hired the consultants, and proposed several options on how to quiet down the area. The next step in the process is for Ryan Place and other surrounding neighborhoods to select the preferred neighborhood quiet zone option for each intersection. So that residents will have the opportunity to review the options prior to making a decision, the full plan will be on [historicroyanplace.org](http://historicroyanplace.org) soon, will be sent out to the RPIA e-mail list, and will be available from street directors. In the next few weeks, the RPIA Board, in conjunction with the Streets and Traffic Committee will be determining how best to solicit neighborhood wide feedback on the options. Tentatively, we plan on beginning the neighborhood input process after Thanksgiving and continuing through the beginning of the year. RPIA's recommendations will be submitted back to the City by January 9, 2009. The current timeline is for all of the quiet zones to be functional in April 2011. If you have any questions, please call **Leslie Bannister** at **(817)921-2938**.

## WE HAVE MANY REASONS TO GIVE THANKS.

You're one of them. On this Thanksgiving holiday, we thank you for your business. We value you as a client and look forward to continuing to help you reach your long-term financial goals.

We hope you enjoy Thanksgiving Day with your family and friends.



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**Update**

## Streetlight Maintenance and Installation

by Mariann Taccia

In preparation for our holiday home tour, the City hired a paint contractor to go through the neighborhood and repaint or touch up some of the streetlights. By the time this newsletter is delivered, the project should already be finished. If you notice a streetlight that has rust or the paint has peeled off due to signs being taped to it, please contact me.

Several residents responded to an e-mail reporting streetlights that were not functioning properly or the light bulb was burned out. Those were reported and should be working. If they are not, please let me know.

Brenda White, Chairman of the Ryan Place Streetlight Committee, has worked tirelessly to get the City back in our neighborhood to finish installing streetlights. Because of her dedication to this, the City has hired a contractor who has already started the process of installing mid-block streetlights on Ryan Ave. and Ryan Place Dr. from Jessamine St. to Robert St. A total of thirteen streetlights will be installed before Thanksgiving! After the first of the year, the contractor will return to install mid-block streetlights until all our streets are finished.

As a part of the streetlight installation process, the City requires homeowners to sign a petition for the streetlights to be installed. Several volunteers have already started circulating the petition door-to-door. If your block does **not** have mid-block streetlights and you have **not** signed a streetlight installation petition, please let me know and I will make arrangement to meet with you.

Many residents have had to wait a long time for streetlights to be installed and we do appreciate your patience. If you have any questions or need to get information to me, my e-mail is [mariannt@hawkipci.net](mailto:mariannt@hawkipci.net) or call me **817-921-9976**.

## COPs Coming to Ryan Place!

By Steve Fruscella



**(Steve Fruscella has volunteered to coordinate a Citizens on Patrol (COP) program in Ryan Place.)**

COPs is part of the Code Blue program which has been very successful in deterring crime, mainly by its visibility. Miscreants see the Code Blue street signs, the uniforms and stick-on signs on the COPs cars, and they don't stay around.

Anyone's call can lead to apprehensions and I personally experienced this benefit when one of my neighbors called the police after seeing two people who tried to break into my car. One of them was apprehended by the Fort Worth Police Dept.

I will complete my training with a ride-in with the FWPD on November 1st and after that I will be able to officially start my COP neighborhood patrols. I would like to say thanks to those who have been active in COPs before, and to the COPs in Fairmount who I have seen in Ryan Place. If you are interested in COPs training and qualification, call Calvin Clayton, Code Blue Coordinator for the Central Division at 817-392-3973. Look for information updates in the next Newsletter including upcoming training data.



## DON'T FRET IT. SHRED IT! Fort Worth Shred Day. It's Free

Celebrate Texas Recycles Day by shredding unwanted personal documents (no business waste) safely – and for FREE. On Saturday, November 15, 2008, 9 a.m. - 1 p.m. at Greenstar Recycling Services of Fort Worth (Formerly Vista Fibers), 1100 NE 23rd St. 76164. The purpose is to protect yourself against identity theft and securely dispose of personal or sensitive documents containing account numbers, passwords, PINs, signatures and social security numbers. Certificate of destruction will be provided. There is a limit of 10 boxes (about 500 pounds) per person and documents must be in a cardboard box or paper bag for security purposes. No plastic or metal items will be accepted for shredding. Papers with staples or paper clips on them are permitted. Questions? Call 817-392-3279 or visit [www.fortworthgov.org/dem](http://www.fortworthgov.org/dem)

### Historic Fort Worth

## Designer Showhouse

Historic Fort Worth's Charity Designer Showhouse is a collaboration between the Winterthur Museum and County Estate in Delaware. According to Suzy Coleman, Special Events Coordinator for HFW, "It is an amazing house; Brent Hull has hand crafted the millwork in the house. We have an incredible group of 23 designers from Fort Worth and Dallas decorating the rooms. The architect for the house is John Milner from Pennsylvania. As you may imagine, this is not a "builders" Showhouse or Dream House. It is a home that your neighbors who live in a historic neighborhood and those in preservation will want to see." This is not just another pretty house, folks, it's a rare opportunity not to be missed.



### 2008 CHARITY DESIGNER SHOWHOUSE

5101 Cliffrose Lane • Fort Worth, Texas

NOVEMBER 1 - 16

Patrons will be admitted between the following hours:

Monday - Saturday, 10 am - 3 pm • Sundays, 12 pm - 4 pm

Thursday Evenings, 5:30 pm - 8 pm

City Club Cafe open during hours of operation.

TICKETS AVAILABLE AT THE FOLLOWING LOCATIONS:

Dorian's Interior Design, 2701 South Hulen

Into the Garden, 4600 Dexter Ave., Fort Worth & 4527 McKinney Ave., Dallas  
or online at [www.historicfortworth.org](http://www.historicfortworth.org)

\$20 prior to November 1, \$25 from November 1-16


Press Pass will be accepted Nov. 1 - 16 for a 20% discount on tickets purchased at 5101 Cliffrose Lane.

**Star-Telegram**  
Wednesday, Nov. 12, 2008

**CITY CLUB**  
November 12, 2008

For more information, please call 817.336.2344 or visit [www.historicfortworth.org](http://www.historicfortworth.org)

# November 2008

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8 AFA (p. 16)
9	10	11	12 SW to NE rail meeting (p.12)	13 SW to NE rail meeting (p. 12)	14 Free Tree deadline (p. 13)	15 AFA (p.16)
16	17 RPIA meeting (p. 1) BIG TRASH	18 BIG TRASH	19 BIG TRASH	20 BIG TRASH	21 BIG TRASH	22
23	24	25	26	27  Thanksgiving	28 Shopping Day	29 <i>Decorate for Christmas!</i>
30 <i>Decorate for Christmas!</i>	December 1	December 2	December 3	December 4 <i>SOIREE!!</i> (p. 2)	December 5 CCRP (p. 2-3)	December 6 CCRP (p. 2-3)

## B O B LEONARD LAW GROUP



***Ryan Place resident, Michael H. Flynn, J.D., Ph.D.***  
***Tarrant County's only Attorney / Psychologist***  
***Consider the possibilities: thinks like an attorney,***  
***understands like a psychologist.***  
***More to come next month . . . .***

# Joel Burns gets RESULTS in Ryan



**SOLD**

**1101 Elizabeth Blvd.**

After nearly 8 years in Ryan Place, Dr. Kevin and Deborah Weaver recently closed on the sale of their home. After his honeymoon, buyer Salim Nice will move from his nearby Magolia Green townhome and be joined by his new bride Janice Imrich.



**SOLD**

**1515 Elizabeth Blvd.**

Steve and Merianne Roth closed on the sale of their home of 6 years in July and are settling into their new home on nearby Pembroke. New Ryan Place home-owners Kristopher and Carmel Helsley join us from Fort Worth's Arlington Heights.



**1712 S. Adams St.**

**Newly Restored 3-bed, 2½ bath, 2008 Fairmount Tour Home now available.**

All new period-appropriate kitchen, new plumbing, A/C and electrical. Give me a call to see the restoration

**September & October are great months for real estate. Are you ready?** Considering listing your home? August is a good time to get it ready before the cooler weather of fall brings out additional buyers. Call me at 817-RESULTS



**Get Uncommon Results  
in Ryan Place  
Call Joel Burns  
817-RESULTS**

**Text "JOEL" to 33563**

## Active Ryan Place Listings (7/26)

2319 5th Ave	2,528'	4 / 2	\$365,000
2511 5th Ave	2,429'	3 / 3	\$344,900
2425 College	3,704'	4 / 3	\$318,000
2530 Lipscomb	3,344'	4 / 3	\$313,421
2937 5th Ave	2,386'	4 / 2	\$289,900
1116 Elizabeth	3,038'	3 / 4	\$279,900
2523 College	2,570'	2 / 2	\$268,000
2314 Willing	3,654'	4 / 1½	
2901 5th Ave	1,751'	3 / 2	\$200,000
2833 Ryan Pl Dr	1,768'	3 / 2	\$230,000
2421 Ryan Ave	978'	2 / 1	149,500
2713 Ryan Ave	928'	2 / 1	\$129,900
2507 Lipscomb	1,661'	4 / 2	\$84,900
			\$79,000



**Virginia Cook, Realtors**