

RYAN PLACE

IMPROVEMENT ASSOCIATION

NEWSLETTER

February, 2009

www.HistoricRyanPlace.org

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President's Letter

During January, the new Ryan Place Improvement Association Board of Directors met for the first time and is already at task in planning for a great year for Ryan Place. We are always looking for more neighbors to pitch in and help out. If you want to be a Block Captain or generally help out with RPIA events and activities as needed, please contact any officer or Street Director and we will find a place for you! Not only will you get the satisfaction of making Ryan Place even better than it is today, but you will also make new friends and have a lot of fun!

Like last year, we will have neighborhood events scheduled all through the year. Watch the calendar, NEWSLETTER, and e-mail for detailed information. The Ryan Place Street Dance is officially on the calendar for Memorial Day Weekend 2009 – and promises to be as fantastic as the 2008 dance, which was its “comeback year.”

As important as socializing is to us, issues and projects impacting Ryan Place are also present to be addressed by the RPIA membership and Board.

As we move into 2009, there are already four very important initiatives which were underway in 2008 and will wrap up in 2009 or early 2010. These initiatives/projects include: Ryan Place Traffic Calming, Hemphill Train Horn Quiet Zone, \$75,000 Neighborhood Improvement Plan, and the Ryan Place Historic Overlay.

Neighborhood committees continue to work on these initiatives in conjunction with the City of Fort Worth. These projects will affect all of us -- watch the NEWSLETTER, e-mail, and attend monthly RPIA meetings to stay informed.

Finally, although countless hours are given by neighbors supporting Ryan Place, we also need financial support to be an effective neighborhood association. We depend on contributions through the Ryan Place Sustaining Membership Fund for our operating budget. Please budget a contribution for your neighborhood association and become a Sustaining Member of RPIA today!

Keith Head

Coming Soon:

The 2009 Ryan Place Directory!



The Ryan Place Directory is on the way! Information forms, on page 5 of the NEWSLETTER, are to be turned in to your Street Director by Sunday, February 15. Street Directors and Block Captains will begin door-to-door collection of missing forms on February 16. The date set for completion of data collection is February 28. If you choose not to be included in the Directory, it will be very important for you to either turn in a form with that noted on it, or tell the person who comes to your door for the form that you do not want to be included.

Every effort will be made to give every resident in Ryan Place the opportunity to be included in the Directory. The Directory is only for Ryan Place residents and one copy will be free to each household; additional copies will be offered for sale within the neighborhood.

The last Ryan Place Directory was produced in 2005 by **Dawn Taft** and **Mary Ellen Nesser**; this year, they are joined by **Olivia Flynn**. The group expects the new, improved Directory to be available by summer.

If you would like to advertise in the Directory, please contact Dawn Taft at **817-923-1325** or at **dawntaft@charter.net**.



**RPIA
Monthly
Meeting**

RPIA Meeting

Monday, February 16
7 p.m. Meeting
Westside Unitarian
Universalist Church
901 Page Avenue
Meeting agenda at
historicryanplace.org,
Discussion Forum

2009 RPIA Board of Directors

Officers

President	Keith Head	817-921-6721 keith.head@sbcglobal.net 214-435-1976
1 st Vice President	John Kline	817-922-0732 john.kline90@charter.net
2 nd Vice President	Mariann Taccia	817-921-9976 mariannt@hawkpci.net
Treasurer	Kevin Prigel	817-924-9924 kprigel@aol.com
Parliamentarian	Lana Campbell	817-921-2894 lanacamp@hotmaik.com
Secretary	Olivia Flynn	817-927-0075 mslivia@sbcglobal.net

Street Directors

5 th Avenue	Mary Schroder	817-921-5346 mps2745@att.net
5 th Avenue (Alternate)	Sharyn Peterson	817-921-5320 shewho824@yahoo.com
6 th Avenue	Cindy Baldrige	817-239-8969 cbaldrige_1@charter.net
6th Avenue (Alternate)	Gary Guess	972-757-9639 gguess@e3team.com
8 th /James/Livingston/Stanley	John Belknap	817-927-0355 johnbelknap@swbell.net
8th/James/Livingston/Stanley (Alternate)	(To be announced)	
Alston/Lipscomb/Page Streets	Derek Arneson	817-938-5007 derekarneson@hotmail.com
Alston/Lipscomb/Page Streets (Alternate)	(To be announced)	
College Avenue and Cantey St.	John Filarowicz	817-233-5411 floorwax12@sbcglobal.net
College Avenue (Alternate)	(To be announced)	
Elizabeth Boulevard	Deborah Martinez	817-894-5623 debanntcu@sbcglobal.net
Elizabeth Boulevard (Alternate)	Anita Daniel	817-924-3404 ad1508@aol.com
Ryan Avenue	Murphy Parks	817-927-4682 mhp@freese.com
Ryan Avenue (Alternate)	(To be announced)	
Ryan Place Drive	Lin Parham	817-921-4027 rap32dds@aol.com
Ryan Place Drive (Alternate)	Josh Lambert	817-456-9613 Josh@BuyFWTX.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	Mike Lindner	817-924-2485 george.lindner@dfps.state.tx.us
Willing Avenue (Alternate)	(To be announced)	

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 your front door handle. 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>

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:

March NEWSLETTER
Friday, February 20

Contact: rpianewsletter@yahoo.com
817-927-0075



The Mission of Samaritan House is to create a supportive community providing housing and resources for positive change in the lives of persons living with HIV/AIDS and other special needs. For additional information, call 817-424-8838 or e-mail joesrun@samaritanhouse.org.

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

2009 RPIA Executive Board



President
Keith Head



1st Vice President
John Kline



2nd Vice President
Mariann Taccia



Treasurer
Kevin Prigel



Secretary
Olivia Flynn



Parliamentarian
Lana Campbell

New Communication System is on the Way!



Really big news, Ryan Place! The RPIA Board approved the purchase of a telephone notification system for the neighborhood!! You know those phone calls you get with a recorded message, reminding you to vote or of a doctor's appointment? Well, look out, because Ryan Place is about to come calling!

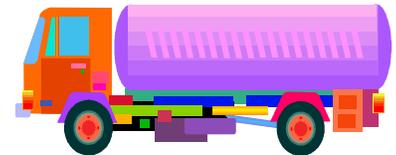
We anticipate that recorded telephone messages may go out to Ryan Place residents two or three times each month. For example, on the day the NEWSLETTER is delivered, everyone who opts for inclusion in the system will get a message to that effect. If you don't get your NEWSLETTER, you can call right away for a delivery. On the third Sunday of the month, participants may get a reminder call that the

RPIA general meeting is the following night. Ryan Place residents will be recording the messages, which will allow us to avoid those annoying mechanical "voices." The system has an option for Spanish, which will include more of our Ryan Place neighbors.

So, here's how to get on the "Please Call" list: There is an information form on page 5 of the NEWSLETTER for the Ryan Place Directory. At the bottom of that page, there is a place to check "Yes" or "No" for inclusion in the telephone notification system. Its that simple – just be sure to turn in your Directory information form to your Street Director **right away!**



Agreement with A&R Transport Regarding 8th Avenue Trans-Loading Noise



A&R Transport is leasing the track along 8th Avenue at Elizabeth Boulevard from Fort Worth and Western for the foreseeable future. The company has had numerous complaints about the noise created when cargo from the rail cars is off-loaded into their tanker trucks. In late October, Councilman Joel Burns, Russ Wiles from the City of Worth Transit, and RPIA President Keith Head met with Lonnie Jeffers, VP for A&R Transport regarding the noise concerns. The following is a summary of Mr. Jeffers' reply; please keep it handy!

"We will immediately incorporate the following operational times:

Mon.-Fri.: 8 am-6 pm Spring/Summer/
Fall; 7 am-7 pm Winter (cold weather)
Saturday: 10 am to 5 pm
Sunday: 11 am to 5 pm

On some occasions we have emergency loads that have to be trans-loaded outside of our agreed upon operational times.

- If the resident has a photograph or specific information about a driver working outside the allowed times, send it to me and I can then quickly deal with the issue.
- It is possible that our drivers may arrive at the track, turn off their engine, and begin to prepare for trans-loading, and then wait until the correct start time. This preparation should be practi-

cally noiseless. Now, according to government regulations, our driver log time must match the truck's GPS data. This rule will mean that wait time is considered driving time and our drivers will most likely not be arriving early at the rail yard anymore.

- Residents need to make sure it is an A&R truck and not a Carry Transit Truck. Our trucks are blue in color, and have our logo displayed on the side of the truck.
- Occasionally, we will be 10 or 15 minutes late in the evening stop times. Once we begin the trans-load process, it cannot be stopped mid-stream.
- We are also still investigating silencers that may do a better job of reducing noise. In the meantime, we have instructed all drivers to use the silencers that we now have available."

Transport company contact:

Lonnie Jeffers
A&R Transport

Physical Address: A&R Transport, Inc.
2305 Franklin Drive
Ft. Worth, TX 76106

Mailing Address: P.O.Box 162912
Ft. Worth, TX 76106
Phone: 817-625-9805
ext. 3801

RPIA Meeting at a Glance

Monday, January 19, 2009:

There were no new residents in attendance.

Officer Ron Andriotto was in Washington, D.C. for the inauguration.

Aaron Siegel, Events Coordinator for Samaritan House, asked for volunteers to cheer on the Joe's Run participants and protect their run down Elizabeth Blvd. on March 28 between 8 and 8:20 a.m.

Increased train noise and activity along 8th Avenue has been noticed and addressed. The company leasing the tracks has agreed to limit the hours of activity. (See article on page 3.)

As requested by the City, the Board reported to the City regarding the majority of Ryan Place residents' preferences for a Quiet Zone (train noise). The suggestions were to close Page St. east of Hemphill, close Capps, build a median on Hemphill, and install a "wayside horn" at Lipscomb. Next, City staff will make a recommendation to the City Council, after which citizens may express opinions at Council hearings.

VP **John Kline** announced RPIA's planned 2009 Events: May

Block Party, Memorial Day Street Dance, Chili Cook-Off (Chairman needed), Potlucks in May and November (Chairman needed), Cowtown Cleanup (Chairman needed), and two swim parties.

Treasurer **Kevin Prigel** reported \$10,400 in the General Fund account.

Bill Conley reported that Chesapeake and XTO are working together (!) and intend to publish a master plan.

John Kline informed us that the City has decided to allocate their entire budget of \$600,000 to the Ryan Place Traffic Calming Program. After the City selects an engineering firm, that firm will consult with Ryan Place representatives.

Bart Bradford presented the recommendations of the Neighborhood Improvement Plan Committee (see page 6 of NEWSLETTER). The RPIA Board will consider the recommendations and vote on improvements in February or March. (Recommendation details on RPIA website.)

Historic Overlay Committee Chairman **Kevin Prigel** reported difficulty in working with the City.



Treasurer's Report

RPIA ended 2008 with approximately \$10,000 in the general fund, and \$75,000 in the Gas Lease Bonus fund. For the year, we anticipate revenues of approximately \$20,000, with expenses of \$23,000, inclusive of one time expenses for directory printing. We have once again set an ambitious goal of \$7,000 in contributions for Sustaining Memberships, which we hope to exceed through greater participation from households in Ryan Place. You can make your Sustaining Membership Contribution today in the enclosed envelope or via PayPal from the RPIA website!

Submitted by Kevin Prigel
RPIA Treasurer

LIM CONSTRUCTION

HUBERT LIM
CELL: 617.869.3000
HOME: 817.922.0984
LIMCONSTRUCTION98@YAHOO.COM

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FORT WORTH, TX 76110

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- * RECENTLY RELOCATED FROM BOSTON, MA
- * 5 YEARS EXPERIENCE WORKING ON OLDER HOMES



Ruth Story

Broker Associate

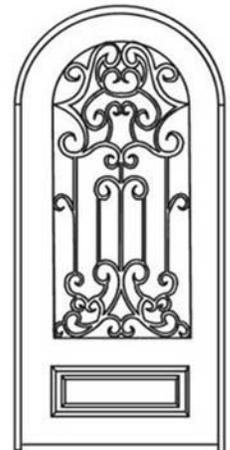
Keller Williams

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817-386-0517



City Warns of Telephone Scam!

City officials are warning residents about a new telephone scam. Individuals pretending to be collectors are attempting to collect credit card information from area residents over the phone for delinquent red-light camera violations. Residents receiving these calls should report them to the City of Fort Worth Red-light Safety Camera Program Office at 817-392-8056. No city staff members, police officers or any authorized collection services are allowed to collect payments for red-light camera violations over the phone.

There are four ways to pay fines for red-light camera violations:

- * in person at City Hall, 1000 Throckmorton St.
- * online at www.violationinfo.com
- * by phone - Call toll free 1-866-790-4111 between 9 a.m. and 5 p.m. Eastern Standard Time; a \$4 service fee is added to phone payments
- * by mail - Send checks to: City of Fort Worth, Texas, Red-light Safety Camera Program, P.O. Box 742503, Cincinnati, OH 45274-2503.

Answers to the \$75,000 Question

The Neighborhood Improvement Plan (NIP) Committee has completed its study of projects for use of the \$75,000 gas lease-signing bonus. Chairman **Bart Bradford's** committee, **Leslie Bannister, Ben Broadwater, Lana Campbell, Olivia Flynn, Tim Meagher,** and **June Lake** (ad hoc) met weekly from September until mid-November, studying Ryan Place and considering options. Finally, the NIP presented the following six projects, in summary form with allocated costs:

PROJECT	2009	2010	2011	TOTAL
Ryan Place Park	\$ 5,750	\$14,250		\$20,000
Daggett Park	\$20,000			\$20,000
Beautification of Traffic Circles/ Chicanes		\$ 7,500	\$2,500	\$10,000
Beautification of two Entry Gates		\$ 5,000		\$ 5,000
Neighborhood Entry Markers		\$ 1,000		\$ 1,000
Street Car Marker		\$ 1,000		\$ 1,000
TOTAL	\$25,750	\$30,250	\$2,500	\$58,500

The detailed report of recommendations linked several of the projects to possible additional, outside sources of capital. The Committee further recommended that the remaining \$16,500 be used to purchase a series of no-risk Certificates of Deposit, laddered over a five-year period.

Several critical neighborhood issues were identified by the Committee during their research, which should be addressed proactively. Two of the most important recommendations for immediate action were:

- Appointment of a standing Committee for Fund Raising, to address the ongoing needs of the neighborhood, and
- Creation of a Long Range Comprehensive Plan to identify needs for improvement, to provide guidance and direction, and to establish common ground for action.



WELCOME to the Neighborhood!

Ryan Place has been blessed with two more baby boys — **Chris and Diane Parham** had their first child, **Ryan Michael Parham** on November 23, 2008 and **John and Melanie McFarlane's** new baby, **Cael Malcolm McFarlane** was born January 16, 2009. Congratulations and best wishes to the new parents!

I've recently noticed how many two and three generation families live in Ryan Place. What a testament to the remarkable nature of Ryan Place! We would like to know of all the multi-generational families in Ryan Place for a future article — please send any information to the e-mail address below or give me a call at 817.921.3463.

New neighbors **Eric and Denelle Livesay** moved to Ryan Place from Washington state last September and are getting settled into their home on 5th Avenue. The Livesays jumped right in, participating in neighborhood activities and volunteering for the Candlelight Christmas in Ryan Place. This is a great way to meet your neighbors and make new friends. Denelle reports a scarcity of "Pacific Northwest" style coffee shops in Fort Worth -- if anyone knows of a cozy, comfortably furnished coffee shop where one could while away an afternoon talking with friends, please let her know!

Arriving from Boston are **Ana Rabicoff** and her husband, **Hubert Lim**. They moved to Texas to be closer to Ana's family and to get out of the New England winter. Ana and Hubert look forward to meeting more of their neighbors and getting involved with the neighborhood.

Please take a moment to welcome our new neighbors and show them some of that extraordinary Ryan Place hospitality!

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 or call at 817-921-3463 and let me know you're here.



Play Group!

Last month **Christina Brooks** opened her home to stay-at-home moms and their little ones for an hour of play. Christina reports that seven parents and eight children showed up and had a great time. This month, the group will meet at the **Smith** home at 3000 5th Avenue on February 20 at 10 a.m. The group is for children newborn to three years old. If you missed it in January, join us this month!

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



Christopher Ebert

Ryan Place – A Neighborhood of Historic Proportions

At the leading edge of the baby boomer generation, we moved into the Knox and Evelyn Thomas Home in 1976. Our decision to buy the house was a reaction to the lessons we learned from our parents whose definition of success was to move away from where you grew up, to move west, to move out of the city center, from urban to more and more suburban environments. We weren't the first wave of young families to discover Ryan Place with its sidewalks, shaded, tree-lined streets, neighborhood schools, garbage pickup from the alleys, homes that reminded us of our grandmother's and neighbors that actually knew each other.

The Ryan Place 4th of July Parade was already a tradition when we got here, and the neighborhood had fought city hall several times with varying degrees of success. Traffic calming along 8th Ave. was yet to be accomplished by a combination of Italian Cypress trees and the late afternoon "picket-fence" effect on drivers' windshields as they headed to the suburbs.

When you live in a neighborhood, you automatically become a part of its history. You become what Obama called "part of our patchwork heritage." Our neighborhood patchwork was in part created by the economic cycles and history of Fort Worth and the nation. This patchwork is what makes it possible for young families to rent, buy, and buy again as their family's economics dictate.

Why am I qualified to write a personal history of Ryan Place? (Glad you asked!) Back in the nineteen-eighties, I raised my hand at the wrong time and became the NEWSLETTER editor; that was when "cut and paste" meant just that! And if you have plenty of storage space available, it is possible to archive old RPIA NEWSLETTERS, which means plenty of data to write a "Ryan Place – Then and Now" column.

A review of the stories five, ten, fifteen years ago, however, reveals that things were pretty much like they are now -- you could just change the names: Councilman Herman Stute becomes Councilmember Joel Burns, Gas "pot" meters become natural gas wells, Lone Star Gas becomes Chesapeake, 1985 becomes 2009.

I will draw on the written record when it agrees with the points I want to make, interviews with people that have gotten Ryan Place to where it is today will mostly be true (as true as personal histories ever are).

Future articles will give you my opinion on stockade fences, protecting set-back requirements on new construction, and some other stuff that will just be fun. Coming soon: an interview with the Director Emeritus of the Ryan Place Bottom of the Barrel Band, the publisher of several newspapers in Colorado and the brains (or lack thereof) behind the Labor Day Garage Sale Weekend.

Stay tuned.



In 2008, the RPIA Board launched the RPIA Sustaining Membership Program. We set a goal of raising \$7,000, a 30+% increase over the previous year's contributions to RPIA. At the end of the year, we had exceeded this goal by almost \$1,000!! This aggressive target was met through the generous financial contributions of 116 of our neighbors and businesses.

Despite the tough economic times, the RPIA Board decided to keep the same goal of \$7,000 for 2009, feeling confident that the neighbors would step up and maintain their support of our organization. To put this goal into perspective, if every household in Ryan Place would contribute at the minimum level of \$35, we would collect over \$28,000 for the Ryan Place treasury!

With your minimum annual contribution of \$35 for a "Neighbor" level membership, you will make a difference in Ryan Place. A \$35 annual contribution is less than \$3 per month! Not only can **you** become a sustaining member, but your friends, family, former neighbors, and local businesses are welcome to join RPIA as well. **If your employer has a matching contribution program, they, too, can support Historic Ryan Place through a matching contribution!**

Influence the next chapter in Ryan Place history by becoming a Sustaining Member of RPIA. This year's sustaining membership program began January 1 and will end December 31, 2009.

Please complete a membership form and become a "Neighbor", "Friend", or "Patron" level member by mailing your contribution in TODAY! If you find the internet more convenient, pay via PayPal at www.historicryanplace.org. Join your friends and neighbors NOW in making a difference in Ryan Place. Beginning in March we will publish our Sustaining Membership list each month in the NEWSLETTER and on the RPIA website.

Ryan Place beautification, events, and monthly NEWSLETTERS are only possible through contributions. Residents, friends, family, and businesses are invited to become sustaining members of RPIA. We are pleased to announce that we are recognizing three levels of RPIA Sustaining Membership :

Neighbor- \$35 to \$74 annual contribution

Friend- \$75 to \$150 annual contribution

Patron- \$151 + annual contribution

Name _____

Address _____

Phone _____ E-Mail _____

Amount _____

RPIA
P.O. Box 11122
Ft. Worth, TX
76110





A Re-Do for College Avenue!

Joe Bergeron of the Fort Worth Department of Transportation and Public Works informed John Kline that City Council awarded the Contract for College Avenue on Tuesday, January 20. From that time it was expected to take approximately three (3) weeks for the Contract to be executed, and another three to four weeks for the Construction Division to set up the project and issue the Notice to Proceed to the Contractor. According to Mr. Bergeron, "That means that work should start about mid-March (March 16th +/-). The Pre-Construction Public Meeting will be held sometime during the latter part of the aforementioned period. Please be aware that the times given here are estimates based on previous projects and may vary."



Ryan Place resident Robin Wright was involved in an automobile accident near Idaho Falls over the holidays. Robin is fine now, but her mother, who was driving, passed away. We offer our sincere sympathy to you, Robin.



Real Estate Corner

by Judy Holland

Give Him Credit

I heard a fellow last week discussing his credit report. He said his credit score was 825, which is a pretty good score. But upon checking a little closer, it turned out he had a rating of 275 with each of the three credit scoring companies. All added up, his score was 825! Keep those credit records clean and put away some savings so you can buy one of these homes! Call me if I can help. You know how I love Ryan Place.

3028 6th Avenue	\$129,900	3/2	817-924-4144
2825 Ryan Place Drive	\$135,000	2/1+	817-737-8315
2620 Ryan Place Drive	\$175,000	4/3	817-924-4144
3005 6th Avenue	\$199,000	3/2	817-605-3344
2924 6th Avenue	\$232,000	2/1	817-923-7321
3020 5th Avenue	\$272,900	3/4	972-438-2131

TAX BREAK FOR FIRST-TIME HOMEOWNERS

A tax credit up to \$7,500 is available for first-time home buyers who purchased a primary residence after April 8, 2008. A "first-time" buyer is defined as one who has not owned a residence during the prior three years. A tax credit reduces your tax bill dollar-for-dollar.

PROPERTY TAX DEDUCTIONS FOR NON-ITEMIZERS

New for 2008: Individuals who do not itemize deductions on their tax return can deduct up to \$500 of property tax on a single return . . . \$1,000 on a joint return.

**LIKE A GOOD NEIGHBOR,
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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

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

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817 294-LAWN (5296)

The Shop Around the Corner

by Rainey Dukes



This column serves as a monthly reminder to Ryan Place Neighbors that it is important to support the shops and businesses in and around our neighborhood. Every dollar that 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:

Gunn's Cleaners

2207 8th Avenue
817/926-6158
Contact: Katie Burch-Link

This long-time Southside store gave me great service this week — I needed to get a 60-year-old, highly damaged Girl Scout uniform cleaned and pressed. They hand washed and stitched the damaged areas and it looks as good as new!

Gunn's offers dry cleaning and laundry service, shoe repair, leather care and simple alterations. They specialize in fabric restoration and can repair cloth that has been damaged, torn or stained. They also care for vintage fabrics.

Gunn's is open Monday to Friday, 7 a.m. to 6 p.m. and Saturday 8 a.m. to 1:00 p.m.

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



COPs Training!

By Steve Fruscella

If you think you might be interested in joining Citizens on Patrol or attending training sessions, please call me at 817-897-4088. You may train for the program and decide at a later time whether you want to join COPs.

simplify

organizing from the inside out

June Lake 817.921.3463

space planning and design
clutter containment

financial and tax data organization
paper management systems



New feature from Calloway's Nursery: Calloway's will be offering gardening tips and a coupon in the NEWSLETTER, plus, they are sponsoring our NEW Yard of the Month Program!

Timely Tip for
February Gardeners:

Gardening in February is necessary in achieving successful gardens!

Have your soil tested so you are only applying the nutrients which are needed. Calloway's Nursery is offering two **FREE** soil tests to every customer through February. Visit your nearest store for two free soil test forms. For optimum results, prepare your soil before planting.

Don't forget that Valentine's Day is approaching. Calloway's Nursery has fresh, living flowers for that special someone in your life. Give roses which can be planted and enjoyed year round or a container of cool season color for an immediate impact on your porch or patio. Houseplants in attractive ceramic pots provide long lasting enjoyment for indoors. The list is endless, let your imagination "grow green!"

Also, please join us for **FREE** in-store clinics on timely gardening topics. These clinics are held in every store.

Saturday, February 7th at 10:15 am-Color Creations with Orchids-Create a beautiful, living Valentine's gift which will last and last.

Saturday, February 14th at 10:15 am-Earthkind Gardening and Roses-Learn about these roses and gardening techniques which are conducive to our Texas conditions.

Saturday, February 21st at 10:15 am-Organics 101-Learn how to garden the organic way!

Saturday, February 28th at 10:15 am-Lawn Care-Be the envy of your neighbors. Learn what it takes to have a beautiful, healthy lawn.

Success in the garden begins with a good foundation! Become a member of our Garden Club and learn how to develop a beautiful landscape! Go to: www.mytexasgarden.com

Ryan Place Improvement Association

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Offer good for merchandise only. No cash value. One certificate per person, please. Not good with any other offer.

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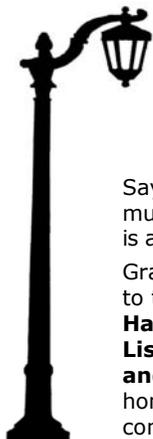
Offer expires:
December 31, 2009

\$5 off every \$25 purchase

CODE #92

Candlelight Christmas in Ryan Place

**25th Anniversary
Holiday Home Tour
A Success!**



Saying "thank you" is always the first thing that must take place after a successful tour – because it is all of the participants that made the tour successful.

Gratitude and our sincere appreciation are extended to the tour homeowners: **David and Mindy Hallum; Michael and Jennifer Grimes; Raul and Lisa Pena; Henry Fella and Sara Woodward; and Carl and Heather Kahlfeldt.** Your beautiful homes, decorated for the holidays, graciously welcomed over 1,700 people. Having one's home on tour is like giving birth – all of the time and pain is

quickly forgotten and replaced with a wonderful sense of accomplishment. Thank you, Homeowners!

Keith and Connie Head hosted the Information Porch and opened their doors to docents and CCRP members who needed a place to take a break. Thank you for your participation and your generosity in putting the "welcome" sign out. Last, but not least, **Randy and Lin Parham**, thank you for hosting the Wine Down to conclude the tour. The Parham's hospitality and the superb food organized and prepared by **Gina Roberts** and Ryan Place residents was the crowning touch to conclude a weekend full of wonderful memories.

A heartfelt thank you goes to the house captains: **Marina Castillo, Leslie Daniels, Michael Flynn, Mike Lindner, Mary Schroder**, and **Barbara Tumlin**. Your attention to detail and last minute check lists pulled it all together. This year's tour needed a huge number of docents and **Mary Schroder** and **Mike Lindner** worked for months securing volunteers for every home. To every single volunteer who worked during the tour – we can never thank you enough for saying "yes" when asked for your help. You are the link that makes the tour enjoyable for those who attend, and appreciated by the homeowners and CCRP.

Special recognition goes to **Rainey Dukes** and **Jack and Peggy Rush**. For years Rainey has volunteered to organize the tour brochure advertisements, which pay for the printing of the brochure. Her job begins as early as June and continues after the tour, bringing in final payments. It is a behind-the-scenes responsibility that few are aware of, but one that deserves a big thanks. Peggy and Jack Rush, owners of Texas Printing and Ryan Place residents, have helped with CCRP's printing needs for a long time. Over the years they have donated and contributed their time for layout designs

and many other aspects of printing projects. Again, a heartfelt Thank You!

There are also thanks to be directed behind-the-scenes to **Steve and Renee Tornga**, who store CCRP supplies throughout the year. And where would we be without **John Belknap** – active member and past president of both RPIA and CCRP. Every year John Belknap is the man who hangs the banners on the gates, puts out the signs, sets out benches, runs from home to home doing whatever is needed – the list goes on and on. Thank you, John, for all you do for CCRP and Ryan Place!

To the 2008 CCRP Board of Trustees I extend a personal thank you for your dedication to this year's tour and the goals of this organization. Many of you have served on the Board for years and taken on multiple responsibilities and it is because of your dedication that all of our tours have been successful.

It is always enjoyable to participate in a CCRP function. Last year I hosted the soiree for the fifth time in fourteen years and it continues to be a pleasure to welcome old friends and new Ryan Place residents who become friends. Thank you to everyone who came to the CCRP soiree.

The project of raising money to purchase period streetlights for Ryan Place began over ten years ago. Such a huge and long-term plan would have daunted some neighborhoods, but the residents of Ryan Place have always been ready to take up challenges. Yes, ten years is a long time to work with determination and devotion, but WE DID IT! With the end of the 25th tour we have concluded the streetlight project, and a total in excess of \$400,000 was raised for the 340 streetlights in Ryan Place! By the end of 2009, all of the streetlights will be installed throughout the neighborhood. Every time you see one of the beautiful streetlights that illumine our streets, be impressed and proud! YOU were a part of making it happen!

The conclusion of the streetlight project does *not* signal the end of CCRP. The CCRP Board of Trustees will be researching what our next improvement project will be and will make an announcement some time later this year.

I cannot close without looking forward and mentioning the tour dates for 2009 – *mark your calendar!* -- December 4th, 5th, and 6th. And of course - I have to ask! - if you would like to place your home on tour, serve as a docent, or just get involved, please contact me. Just think about it – you will be one of the first to help kick off the next CCRP project!

Mariann Taccia

CCRP President
mariannt@hawkpci.net



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SEVENTH ANNUAL NATIVITY PLAY A SUCCESS!



Song of the Camels
 (excerpt) (*We Three Kings*)
 We have surely taken our
 lumps, But we don't feel
 down in the dumps. Miles
 and miles, We all wear
 smiles, although the kings
 squish our humps.
 —Mark Burrows

Over 150 people gathered at 1100 Elizabeth Boulevard in December for the seventh annual Ryan Place Nativity Play. Neighborhood children and friends entertained the audience with songs and the story of the Nativity, written and narrated by Ryan Place resident Mark Burrows. The recounting of the Christmas story was lovely, with animals (some in costume and some live) telling their tale of Christ's birth.

Participants included Austin, Christopher, Lily and MadiBeth Debenport, Grace and Emma Burrows, Willing, Briggs, Turner and Ella DeMott, Jackson, Joey, Annie and Elizabeth Dukes, Ava Grace, Payton and Taylor Benson, Jerry Staton, Evan and Rhett Moore, Nick and Johnny Scott, Sarita Stallons-Patton, Danny Galvan, Allison and Caroline Cooke, Annika Brooks, Olivia and Alex Green, Michael and Alex Leaseburg, Brock and Ryne Rodriguez, Lexie Horn, Mary Catherine and Charlsie Parks, Grayson Guess, Charlie Nesser, Christopher Galvan, Nina and Ella Pipes, and Ben and Thomas Caballero, a sheep, a goat, a donkey, a cow, and the stand up shepherds, Charles Benson and Gabbye Guess. Hats off to these wonderful young people! They were outstanding!

Thanks to all of the parents who supervised and helped get their family ready for the play. A special thanks to the following neighbors who contributed to the production: Nina Burrows and Stasia Guess helped manage the kids at the event. Ray Romo and Rmaxx Contracting assembled the stable for the show. Rick Tucker provided hay bales. MANY neighbors brought cookies and sweets, including JD Angle, Erin Benson, Linda Clark, Mariann DeMott, Dana Settle, Allien Prigel, Jennifer Grimes, Nina Burrows, Lisa Pena, DeeDee Rodriguez, Mary Edwards, Cindy Pustejovski, Joan Kline, Richard Parks, Cathryn Horn, Angela Crum, Christina Brooks, Candace Staton, Katherine Ridenour, and Olivia Flynn. Peggy Rush designed the invitations. Tristan Decker designed, built and donated the manger. Thanks to Linda Clark, The Hernandez Family and Westside UCC for helping to offset the cost of the event. A very special thanks to St. John's Episcopal Church and RPIA for underwriting the cost of the live animals. Thank you very much, sponsors. We appreciate your support!

It was a wonderful way to celebrate the holiday season in our special neighborhood. See you all next year at the show!

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MEET YOUR NEIGHBORS

by Stephanie Gutierrez

This month our column introduces **James, Dyan, and Reilly Moore**. The Moore's moved to 5th Avenue from Austin. James is a family nurse practitioner for North Texas Neurosurgical Consultants in Arlington and Dyan is a stay-at-home mom to four-year-old Reilly. The Moores chose Fort Worth and Ryan Place because they were drawn to the charm of an historic neighborhood.

In true Ryan Place fashion, they temporarily took up residence in their garage apartment while renovations were completed in their new home. They were excited to update and remodel the kitchen, add a bathroom, and repurpose two rooms of the home. They are happy to have completed the work and have settled into their new home.

James and Dyan have been married for ten years after meeting at Abilene Christian University. James loves to travel and both like beach destinations for family vacations. Dyan also likes to exercise and enjoys being a homemaker.

When asked, "What do you like best about Ryan Place?" the Moores remarked on how much they love the beauty of the neighborhood. They enjoy all the different homes and eagerly wait for spring when the flowers and trees will bloom and the beautiful canopy of green leaves will cover Ryan Place.

Please welcome James, Dyan and Reilly to Ryan Place. Additionally, Reilly is very interested in meeting some four-year-old friends. If you are Mom to a four-year-old boy, Reilly and Dyan would love to get together. E-mail Dyan at jdmoore4423@sbcglobal.net.



Phase II - The Berry/University intersection should begin construction in a few months. Planters that were destroyed by vehicular traffic are being replaced with concrete "curbing" and relocated. TCU should soon be under contract with the City for the maintenance of the landscape improvements - thanks TCU! Berry Street Initiative, along with Councilman Burns and City staff are discussing the feasibility of a design charette or symposium that will address the Cleburne/Berry intersection in conjunction with the T's planned rail station for the Northeast-Southwest Rail Corridor at the southwest corner. This should help stimulate future Transit Oriented Development (TOD) envisioned by transportation planners at this intersection.

— Linda Clark

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Fort Worth's only charity antiques show!

What: The Historic Fort Worth, Inc. Charity Antiques Show

Where: The Masonic Center
1100 Henderson Street
Fort Worth, Texas 76102

When: **Champagne Shopping Party:**
Friday, 2/27, 6 PM until 9 PM

Shopping Days:
Saturday, 2/28 10 AM until 5 PM
Sunday, 3/1 11 AM until 5 PM

A tea room will be open during the Shopping Days.

Admission: \$10.00 (Good for both shopping days)

Private Shopping Party: \$100.00 per person

Includes Champagne Shopping Party and admission to the show for all days.

The Charity Antiques Show will be held in the elegant 1930 Masonic Center, one of Fort Worth's finest Classical Moderne landmarks. Proceeds from this charitable event will benefit preservation programs of Historic Fort Worth, Inc. including its two historic properties, Thistle Hill and the Ball-Eddleman-McFarland House.

Historic Fort Worth, Inc. was established in 1969 and selected in 2001 as a Local Partner of the National Trust for Historic Preservation. Historic Fort Worth is a non-profit, membership organization that is dedicated to preserving Fort Worth's unique historic identity through education and leadership.

For more information contact Corry Smith at 817.336.2344 x 100 or at Corry_Smith@historicfortworth.org. or visit the website at www.historicfortworth.org



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MARDI GRAS ARRIVES IN RYAN PLACE

*LE LE BON TEMPS
ROULEE!!!!*



by Terri West

Those brave and daring souls who stand at the curb and yell, "Throw me something, mister!" will be treated with the neighborhood's inaugural parade on **Saturday, February 21st**. At somewhat precisely 12:02 pm, The Krewe of Bucephalus will lead a small (maybe very small) cotillion of hand-somely (or raggedly) decorated floats (we guarantee at least three).

We will wind through the 'hood beginning at **Triangle Park**, heading north on 5th Avenue just south of Bowie. This year's theme is "Games People Play." Build your own float, drag out the riding lawnmower and pull the kids' red flyer, push the old shopping cart full of beads and *fleur de lis*! Make your own musical marching group -- start your own Krewe (group of revelers)!

It's a game, it's a party, it's fun at its best. So grab your neighbor and join the celebration --and **Throw me Something, mister!!!!**

Parade Route as follows:

- Begin facing north on 5th at Bowie.
 - N. on 5th to Lowden → E. on Lowden to Ryan Place →
 - N. on Ryan Place to Cantey → W. on Cantey to 5th →
 - N. on 5th to Roberts → W. on Roberts to 6th →
 - S. on 6th to Cantey → W. on Cantey to Willing →
 - S. on Willing to Lowden → W. on Lowden to Ryan →
 - S. on Ryan to Bowie → E. on Bowie back to Triangle Park.
- (About 1.4 mile route)



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PATROL SERVICE**

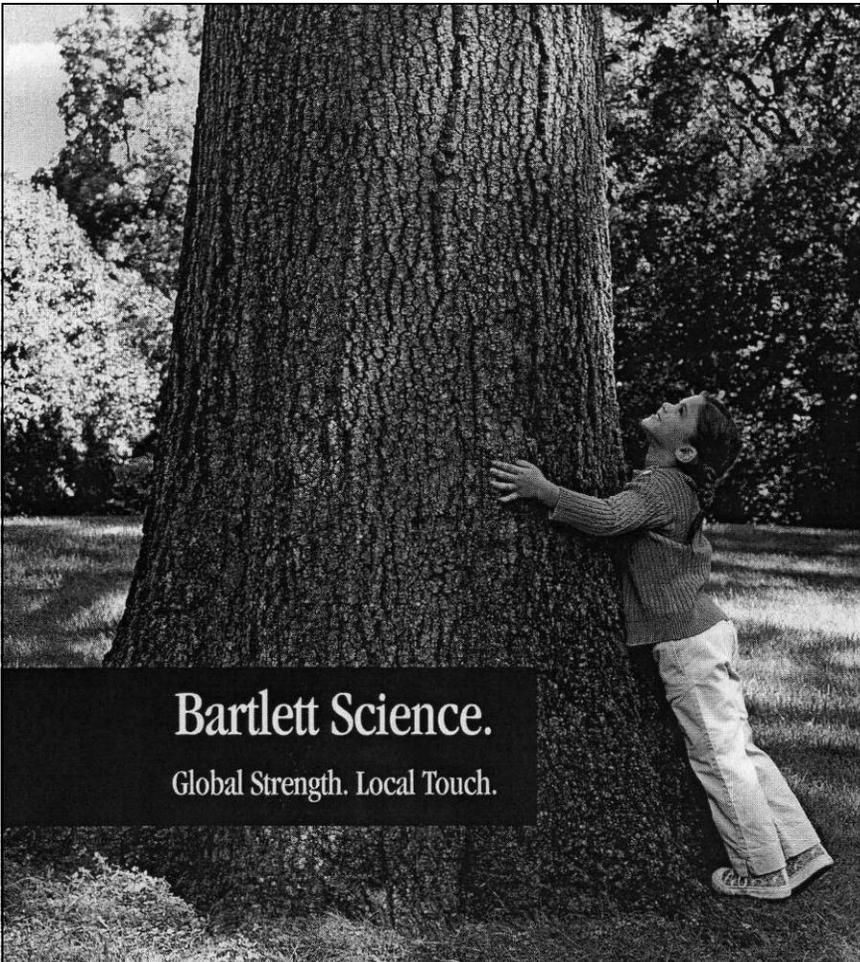
by Mariann Taccia

During the '90's Ryan Place residents contracted with Guardian Security to patrol the neighborhood. The patrol cars were a comforting sight and relied on by many to watch the homes of out-of-town residents, to furnish late night escorts to front doors, and many other valuable security measures. Over the years, the number of participating homeowners dwindled until it was no longer feasible for Guardian to serve Ryan Place. Since then, RPIA has investigated the possibility of hiring a private security company several times, but residents have not expressed sufficient interest.

As the weather improves and spring approaches, crime tends to increase. Additionally, it is anticipated that the economic crisis and higher unemployment rates will also contribute to an increase in crime. The Ryan Place Security proposal will be presented at the March RPIA monthly meeting on Monday, March 16th, 7 pm, at the Westside Unitarian Universalist Church, located at 901 Page Avenue for residents to voice their interest and pledge their commitment.

TRAFFIC CALMING FOR CRIME REDUCTION

According to transportation planners there, "The City of West Palm Beach is implementing innovative transportation planning . . . Initially, the impetus of the traffic calming projects was to reduce the amount of cut-through motor vehicle traffic and speeding within certain commercial corridors and residential areas. Since the first traffic calming project's completion, the City has witnessed additional benefits of crime reduction, area wide revitalization and increased community pride.



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our website www.bartlett.com



Arts Fifth Avenue



UPCOMING EVENTS

February 14th Jazzy Valentines 8:00 pm \$15
 5th Avenue Jazz Collective with
 special guest vocalist Melinda Allen
 February 28th Sceneshop 7:30 pm \$12
 Fort Worth's Mobile Theatre

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 web: www.artsfifthavenue.com
 E-mail: artsfifthavenue@aol.com

Dear Friends, Audience Members, Students, Neighbors, and Arts Lovers,

We at Arts Fifth Avenue are dedicated to the preservation and growth of the performing and visual arts. Our goals are to present unparalleled professional performances in an intimate setting and to educate youth about the arts.

Arts Fifth Avenue and MONDO DRUMMERS are both non-profit corporations, which means that we rely on your support. Our class fees are nominal by design, and no child is ever turned away because of an inability to pay.

You may make a (fully tax deductible) donation to our organization through our PayPal system and aid in the development and progress of the arts. With deepest gratitude for keeping the arts alive,

Arts Fifth Avenue

If you are interested in helping underwrite or sponsor an event or class, please call Deb Wood at 817-923-9500 for details.

Wishlist

- Postage stamps
- Small copier, copy paper (white and colors)
- Microwave ovens, toaster oven, hot plate
- Refrigerator, small chest-type freezer
- Window unit combination AC & heat
- Small space heaters
- Shelving
- Black folding chairs, 30" tall wooden stools
- Paper towels (rolls & C-or S-fold), toilet paper
- Trash Bags - 13, 33, & 39 gallon
- Bottled water, soft drinks (2 liter bottles)
- Beer - cans or bottles
- Wine - red or white/1.5 liter bottles
- White paint - flat, satin or semi-gloss
- Black paint - satin & semi-gloss
- Light bulbs (plain and colored, 40 & 60 W)
- Hand & power tools
- CD/Cassette system - variable speed with remote control
- Gift cards to Lowes, Home Depot, grocery stores, Staples, Office Max, or Office Depot



E. M. Daggett Elementary's 100th Birthday!!

This year E.M.Daggett Elementary School will celebrate its 100th year of operation. The Friends of Daggett are collecting the names of those who attended the school as well as stories and photos. The group is also raising money for improvements such as a marquee for the front of the school, technology, and grounds/garden improvements. If you have attended Daggett or know someone who did, or if you'd like to contribute to the fund raising efforts, please contact **Cathryn Record-Horn** at teacherrat@sbcglobal.net.

RETIREMENT MAY BE FAR OFF, BUT THE APRIL 15 DEADLINE FOR IRA CONTRIBUTIONS ISN'T.

You have only so many years to prepare for retirement. That's why contributing to your IRA is so important. Fortunately, you still have time to maximize your 2008 IRA contribution before the April 15 deadline.

By contributing now, your retirement savings can have more opportunity to grow. Even if you already have an IRA elsewhere, it's easy to transfer it to an Edward Jones IRA and begin receiving the face-to-face advice you deserve.

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February 2009

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4 Trash	5	6	7
8	9	10	11 Trash	12	13	14 AFA (p. 13) <i>Valentines Day</i>
15 <i>Directory Data forms due</i> (p. 1,6)	16 RPIA Meeting (p. 1) BIG TRASH	17 BIG TRASH	18 BIG TRASH	19 BIG TRASH	20 March Newsletter deadline Play Group (p. 6) BIG TRASH	21 Mardi Gras Parade (p. 13)
22	23	24 Mardi Gras	25 Trash	26	27 Antiques Show (p. 12)	28 AFA (p. 13) Antiques Show (p. 12)

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Joel Burns gets RESULTS in Ryan Place

I'm in business — for Ryan Place — providing “full-time” service & results for clients.

Two friends and past-clients recently called to tell me they had listed their house with another Realtor because they assumed I was too busy with my service on

City Council to want to “bother with” their house.

New Listings in & around Ryan Place:



Charming 3-2 ½ - Available beginning Feb 7th.

Spacious 2-story Ryan Place home. A must-see back yard with new pool and great deck, beautifully landscaped. Amazing entryway & banister. Great flow &



Great 1924 bungalow in Fairmount Historic District
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Text “JOEL” to 33563

My Council obligations are demanding but I am in business to provide my clients with “full-time” service... plus! Though I am at City Hall Tuesday-Thursday, I actively keep track of client business and am in the Virginia Cook office Monday & Friday and with clients on the weekend and evenings. I am happy to announce that Stefanie Mathews joined me at the end of 2008 to help me and my clients as a full-time licensed assistant. When clients call 817-RESULTS, it rings simultaneously on both our cell phones until one of us answers. Emails to results@joelburns.com are answered by both of us. For the last year, I have only taken listing clients to be able to provide them with the best service. With Stefanie on my team, I am now taking new buyers and have 4 new ones in just the last week. In spite of the poor national economy, business is heating up in Ryan Place real estate. When you're ready to get uncommon “full-time” RESULTS, give me a call. I'm never too busy. Thank you Ryan Place for your ongoing support. Ryan Place is a great place to call home. — Joel

Active Ryan Place Listings (1/30)

1216 Elizabeth	5,694 '	5 / 3½	\$710,000
2530 Lipscomb St	3,344 '	4 / 3	\$299,900
2817 Willing Ave	2,235 '	4 / 2	\$299,900
3020 5th Ave	2,776 '	3 / 4	\$268,900
2924 6th Ave	1,818 '	2 / 2	\$232,000
2845 Willing Ave	1,361 '	2 / 1	\$178,000
2620 Ryan Place Dr	2,236 '	4 / 3	\$175,000
2824 Willing Ave	1,680 '	3 / 2	\$174,500
2825 Ryan Place Dr	1,295 '	2 / 1½	\$135,000
3028 6th Ave	1,222 '	3 / 2	\$129,900
2511 Lipscomb	2,047 '	4 / 2	\$86,400



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