

INSIDE THIS ISSUE:

The Crime Stops Here Strike Up the Band!	1
Ryan Place Parks	3
Adopt-a-Street	5
Sustaining Memberships	6
CCRP	7
Real Estate Corner	9
Calloway's Yard of the Month	10
From the Neighborhood	11
Chris Ebert	12
Welcome	14



**RPIA
Monthly
Meeting**

RPIA Meeting

**Monday, September 21
7 PM**

**Westside Unitarian
Universalist Church
901 Page Avenue**

*Meeting agenda at
historicryanplace.org,*

Fort Worth Neighborhood of the Year – 2008

RYAN PLACE IMPROVEMENT ASSOCIATION NEWSLETTER

September, 2009

www.HistoricRyanPlace.org

The Crime Stops Here

The good news: burglaries have decreased 15% in Ryan Place this year.

The bad news: there have been 23 burglaries in Ryan Place since June 1, 2009.

A small group of Ryan Place residents, led by **Penny** and **Pace Morehead** and **Linda Clark**, met with our **Neighborhood Patrol Office (NPO) Joel Stary, Lt. Steve Carpenter, and Sgt. Steve Hill** on August 25, to learn how to decrease neighborhood crime. The residents live in the 2800-3000 blocks of Ryan, Willing, and James Avenues, an area that has been hit hard by burglars, vandals, and various other criminals. Officer Stary and the residents are determined to make their property less vulnerable and attractive to illegal activity.

Several explicit plans emerged from the exchange, such as alley lighting, block organization, and conscientious use of locks. The representatives from the Police Department agreed that implementing the following plans will be effective.

ALLEY LIGHTING

The alleys of Ryan Place are providing access to thieves. By installing lights (dusk-to-dawn or motion sensing) to light the alleys, e.g. on the rear of garages, such access would be greatly diminished.

Master Electrician Kirk Hill (817-395-2925) has done work for the residents at the meeting and he was contacted for information on installing lights, which would be at the homeowner's expense. Mr. Hill's response: The lights would use existing electricity from the garage; the homeowner would provide the fixture (\$18.-\$30. at Lowe's or Home Depot; metal at sides of bulb preferable). Mr. Hill's average minimum charge for Ryan Place residents will be \$85.00-\$125.00. Permits will be discussed on a case-by-case basis. Quotes are free and he is happy to talk with anyone interested.

(Continued on page 4)

Strike up the Band!!



No, it's not The Bottom of the Barrel Band; it's not even the same band with a new name. Ryan Place is reaching in a new direction with the formation of a "family-style, neighborhood" band. By way of making it official, RPIA President Keith Head has appointed **David Tuttle** as Ryan Place Band Director.

"I am sure there are many folks out there who put up their horns years ago and put their artistic instincts on hold, or channeled them through other outlets. That is EXACTLY who I am looking to populate our humble neighborhood band. Dust off your instrument of choice or borrow one for me and let's have some fun – kids, grandparents, moms, dads – we will play simple arrangements of junior high music so the expectations will be aligned with beginner 6th grade band!"

At present, plans are for about three practice sessions (the first is September 26, 2–3 p.m.) and then a premier performance at the Candlelight Tour with some Christmas music. While the new Director has a vision and is committed to the band formation, the specific direction it will take is yet to be determined – and discovered.

With true volunteer spirit, David claims no great musical history or particular talent, but a love for making music; he began with the trumpet in 3rd grade. When his daughter signed up for beginning band at McLean this fall, David decided that the time was right to get on board and bring Ryan Place along. Director Tuttle plans to follow the general curriculum that his daughter will have at school.

(Continued on page 3)

2009 RPIA Board of Directors

Officers

President	Keith Head	817-921-6721 keith.head@sbcglobal.net
1 st Vice President	John Kline	817-922-0732 john.kline90@charter.net
2 nd Vice President	Mariann Taccia	817-921-9976 mariannmt@sbcglobal.net
Treasurer	Kevin Prigel	817-924-9924 kprigel@aol.com
Parliamentarian	Lana Campbell	

Secretary	Olivia Flynn	817-927-0075 mslvia@sbcglobal.net
-----------	--------------	--------------------------------------

Street Directors

5 th Avenue	Mary Schroder	817-921-5346 mps2745@att.net
5 th Avenue (Alternate)	Sharyn Peterson	817-922-8799 shewho824@yahoo.com
6 th Avenue	Cindy Baldridge	817-239-8969 cbaldridge_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) (OPEN)		
Alston/Lipscomb/Page Streets	Derek Arneson	817-938-5007 derekarneson@hotmail.com
Alston/Lipscomb/Page Streets (Alternate) (OPEN)		
College Avenue and Cantey St.	John Filarowicz	817-233-5411 floorwax12@sbcglobal.net
College Avenue/Cantey (Alternate)	Brooke Downing	817-734-5312 thedownings@yahoo.com
Elizabeth Boulevard	Anita Daniel	817-924-3404 ad1508@aol.com
Elizabeth Boulevard (Alternate)	Joan Kline	817-923-5287 joankline@swbell.net
Ryan Avenue	Murphy Parks	817-927-4682 mhp@freese.com
Ryan Avenue (Alternate)	Rick Tucker	817-927-0197 tucker.rick@sbcglobal.net
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
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)	(OPEN)	

The RPIA NEWSLETTER is delivered each month (except January and July) to every home in Ryan Place. The NEWSLETTER 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>

RPIA NEWSLETTER

Advertising Rates

One month free when you prepay for a 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:

September NEWSLETTER

Friday, September 18

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

*Be informed every day; register with
Ryan Place Communications*

For Ryan Place e-mails, go to **HistoricRyanPlace.org**

For the Ryan Place Discussion Forum, go to **HistoricRyanPlace.org/forum/login.asp**



Ryan Place Chili Cook Off Saturday, November 7th

Want to help? Co-chairmen are **Chris Handy** (chris@thehandystop.com) and **Jasmine Luna-Gdovin** (jasmine.luna@gmail.com)

Important Numbers

Fort Worth Police Dept. (non-emergency)	817.335.4222
NPO 8 on Magnolia	817.871.8885
Officer Stary	817.871-8885 (office) 817.944-1316 (cell)
Code Compliance	817.269.6225



Park Development



As we say goodbye to another long, hot Texas summer, we are ready to begin phase II of our Daggett Park project. Phase I of the project established an agreement with the City to adopt the southwest end of Daggett park between the re-positioned fence and Elizabeth Blvd. along with replacement of the old chain link with a tubular steel fence. Phase II of the project will focus on transforming the dry, barren landscape into the "shady pocket garden" that is envisioned.

This vision depends on help from the City and our neighbors. The Parks Committee has submitted an application to the City Forestry Department requesting 23 shade trees. The species that are being requested include a mixture of Bur Oaks, Live Oaks, Cedar Elm, Sweet Gum, and Chinquapin Oaks ranging in caliper from two to six inches. These trees are available through the City's tree grant program and we've estimated their value at more than \$10,000! The trees offered through this program are always in high demand, but we believe that our chances of re-

ceiving them are good. We will also be installing an irrigation system that complies with the City's watering guidelines and includes bubblers that will give our trees a strong start.

If we are awarded the trees, they will be available between December and March and will need to be planted in the park by neighborhood volunteers. Without a significant showing of volunteer support, we will not be able to accept the trees and this project will not proceed as planned. If you are willing to volunteer a few hours of your time this winter toward this project, please contact Park Improvement Committee Chairman Kurt Nielsen at kurtryannielsen@aol.com or 817-308-6126. If you are unable to volunteer your time, you can still show your support for this project by participating in the honorarium/memorial program described in the June newsletter.

Thanks, Ryan Place!

— Kurt Nielsen

(Continued from page 1)

The Band



The first practice session will be on **September 26 (Saturday) from 2–3 p.m.** at the Tuttle home, **2316 5th Avenue**. Currently, there is no requirement that band members live in Ryan Place so if you have family or friends who might be interested, let them know about it. Call **(817-917-0436)** or e-mail (david@tuttlecommercial.com) David with your name, the instrument(s) you play (at), and your experience with it. David is also looking for instrument donations for anyone who might be in need.

Finally, on a serious (?) note, the band needs a name. E-mail or call in your suggestions to David or to the NEWSLETTER (rpianewsletter@yahoo.com or 817-927-0075). If you have any questions, get in touch with Director David.

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



1633 Park Place
817-923-2282

7 a.m. to 9 p.m.
Monday—Saturday

LIKE A GOOD NEIGHBOR, STATE FARM IS THERE.



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

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

Phone: (817) 921-4111
Web: www.jasonneedham.com

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

LIKE A GOOD NEIGHBOR



STATE FARM IS THERE.

Providing Insurance and Financial Services

(continued from page 1)

Crime Stops Here

If a permit is needed, the cost will be an additional \$37.50 (actual cost), and he will do the application, filing, etc. on his own time. There will be a small additional charge for materials. Give Kirk Hill – or whoever does your electrical work – a call; a light installed in your alley costs less than a burglary.

BLOCK ORGANIZATION

The residents of the blocks represented at the meeting plan to go to each house on their block and meet with the residents there. A system is being developed to alert each other of suspicious activity, most likely with a telephone chain. The idea is that if something is heard at 2 AM, not only can 911 be called immediately, but also the whole block can be quickly notified and lights turned on in every house. Neighbors knowing each other will increase awareness of what is normal activity around their house and what's not. We can watch out for each other better.

CONSCIENTIOUS USE OF LOCKS

(This is embarrassing.) In 20 of the 49 burglaries committed in Officer Stary's beat since June 1, the residence, vehicle, or building was not locked! Simply locking your cars, and doors, and windows **will** stop burglars.

Officer Stary is available to come by your house and give you a free security check to let you know how to make your own property more secure. Also, the neighbors at the meeting have access to an experienced, security expert (reasonably priced) who will give free bids on installing door and window locks and security devices on garages, etc.

These homeowners are leading the way for Ryan Place to become safer – a less attractive target for criminals. There were more suggestions that will be explored, including involvement in the Neighborhood Watch program and COP's. If you are interested in joining the group for any future meetings, e-mails, or have questions, call **Penny Morehead at 817-253-6138** or e-mail **rpi-newsletter@yahoo.com**.

Licensed Therapists

Beth Clardy Lewis, M.A., LPC-intern
rebellious teens and young adults

Dawn L. Stilwell, M.A., LPC-intern
children, play therapy, parenting

Tara Tripi, M.A., LPC-intern
trauma and abuse

1208 W. Magnolia Avenue
Proud members of Fort Worth South, Inc.
817.870.1087 wefixbrains.com

Free List of Homes

Looking for a home? Sign up on my website to be emailed a list of every home you might be interested in. No cost. No obligation.

www.ftworthhomes.net

Lori Gallagher
The Helen Painter Group, Realtors
817.475.5117 Cell

In Memoriam

By Joe Cox

On June 12, long time Ryan Place resident **Patrick Joseph (Joe) Driggers** died in an automobile accident near Flower Mound. Joe was 43 years old and is survived by his wife Jill and their eight-year-old son, Matt. A devoted family man and loyal friend to many, Joe is remembered for his keen intelligence, quirky sense of humor, and outgoing nature.

Beyond all of Joe's attributes that were admirable was his tremendous generosity. Whether recruiting friends to help out a neighbor in need, donating to or volunteering for the causes he believed in, or piling all of the kids on the block into his SUV to take them to a movie or to Cici's, Joe always seemed to be doing something for others. While his passing is heart-breaking, his memory for those who knew him is a continuing source of smiles. Joe was a true friend and a good man. He is sorely missed.

Homeowners Insurance Premium Reduction Inspection

A police representative will come to your home to inspect for criteria contained in the Texas Insurance Code. If criteria are met, the homeowner may qualify for up to a 20% premium reduction on their homeowners insurance.



Lawn Maintenance • Spring Clean-up • Dirtwork
Free Estimates

817-320-LAWN

Jason Greene



Matt's Electric

Repairs
Installations
Post lights
Outdoor security lighting

Flexible hours
817-927-8308

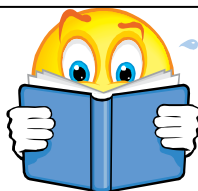
mattelec@yahoo.com
Cell: 817-584-7731



Adopt-a-Street Program

The Adopt-a-Street Program is a new promotion by the City of Fort Worth designed to remove litter and debris from city roads and improve quality of life here. Volunteers remove litter from assigned roadways. As a thank you, the City recognizes the clean-up groups with a sign placed next to the roadway they have adopted and clean periodically. Groups must commit to at least four cleaning events during a one-year period. Before submitting the application to the City, we need to gauge the interest of Ryan Place residents in this program. If you would be willing to commit to at least two cleaning events during the calendar year or would like to know more, please contact **John MacFarlane** at zedthecat@gmail.com

Extra Ryan Place Directories Available



The Ryan Place Directories have been delivered – at last! There were some unforeseen and unforeseeable delays, but the end product looks great! If you would like to purchase an extra copy of the Directory (at \$10. each) for your car or office, please e-mail rpianewsletter@yahoo.com or call Olivia Flynn at 817-927-0075. Extras will also be available at monthly RPIA meetings.



Focus: BURGLARY PREVENTION

In my last letter to you all, I wrote about the amount of contract work being done in the neighborhood on a daily basis and how this often relates to burglaries. I will get off of my burglary "soap box" soon, but not yet. July should have provided a wake up call for all of us as far as burglaries are concerned. My discussion on the topic and the recent events are serious; I do not want any of you to become a victim of a type of crime that we can do so much to prevent.

Ultimately, this is your neighborhood and we all have to care about your property and your neighbor's property in order to deter crimes of opportunity such as burglary. Please get to know your neighbors. Please get involved in the Neighborhood Association and the COP's program. It is time for us to send a message to the would-be criminals of Fort Worth or from anywhere. The message is: WE ARE WATCHING AND THIS IS OUR NEIGHBORHOOD!

You are probably tired of hearing this, but if you see anyone or anything suspicious, *always* call 911 *immediately*. We need to identify people in order to discourage them from criminal activity in our area. You call because you care; please do not believe that the Police have better or more important things to do. We are here to Protect and Serve in any way that you need us. Until next month...be safe today and safer tomorrow!

Joel Stary
Neighborhood Patrol Officer NPD2
cell: 817.944.1316

Too busy for the RPIA Garage Sale?

Take the "easy" way out!

easysale
eBay made easy

Drop off in our store...

...or Call for FREE pickup

Choose the convenient, safe and easy way to sell your stuff.

817-640-easy
www.easysale.net

GET \$20 MORE FOR YOUR FIRST ITEM!

No service fee on first \$50 of item's selling price.

*Savings based on item selling for \$25 or more. One item and coupon per customer. Expires 9/30/09



2009 Sustaining Members

Names in bold print are contributors since the last NEWS-LETTER.

Patron

Linda Clark
 Bill and Lucy Conley
 Tommy and Susan Drake
 Michael and Jennifer Grimes
 Keith and Connie Head
 Francisco and KT Hernandez
Molly Jones and Jerry Wood
 Joan Kline
 John and Leanne Kline
 Jerrell and Donna Lemunyon
 Lisa and Shannon Logan
 Benjamin and Lori Loughry
 Jim and Kitty Loveless
 Lin and Randy Parham
 Glenn and Patricia Polenz
 Kevin and Allisen Prigel
 Paula Slease and Norma Kleiber
 Glen and Zoe Pierce
Ted and Dana Settle
 Robert and Mariann Taccia
 David and Barbara Tumlin
Bill and Sheila Uhr

Friend

Kenneth and Debbie Armstrong
 Laurie Babich
 Mack and Cindy Baldrige
Larry and Sian Borne
 Bart and Nancy Bradford
 Yates and Jane't Brown
 Lana Campbell
 David deVlaming
 Jill and Joe Driggers

Randy and Rainey Dukes
 Michael and Olivia Flynn
 Ed and Genie Furber
 Alexis Gazak
 Joe and Anne Gilbert
 Rick and Renee Harding
 A.J. and J.R. Hart
 Rush and Janie Hart
 Mike and Nancy Hollier
 Ross and Carol King
 Alan and Kendal Lake
 Debra Locktrog and Bill Carrell
 Lou and Barbara Lucignani
 D. Michael Lynn
 Jason and Rachel Manning
 Ninf Mares and Jesse Hernandez
 Bart Miller and Stephanie Books
 Brandy O'Quinn
Murphy and Amanda Parks
 Chris Patton and Mark Stallons
 Raul and Lisa Pena
 Jim and Janell Redding
 Bob and Leslie Schultz
 Don and Deborah Stemple
 Charles and Pamela Tynan
 Ross and Julie Vitek
 Evelyn and Elzie Wilson
 Lisa Wilson
 Terry and Barry Wood

Neighbor

Cortney Asberry
 David and Sandra Barton
 J Becker
 Pat and Nikki Berry
 Merle and Sandra Boren
 Ricki and Mark Brannon, III
 Ben Broadwater

Jo Lynn Brown
 Mark and Nina Burrows
 Drake and Mary Bush
 Allan and Sue Butcher
 Bobby and Marina Castillo
 Joe and Alberta Cox
 Mr. and Mrs. Robert Cox
 Anita Daniel
 Jane Dickerson
 Mr. and Mrs. A.D. Doak
 Eddie Dunn, Jr.
 Luis Estrada
 Mary B. Finch
 Rod Fowler Honorarium
 Steve and Debra Flanagan
 Steve and Melissa Fruscella
 Gary and Stasia Guess
 Paul and Lauren Hable
 Christopher and Bethany Handy
 Erik and Kathryn Hansen
 Faye Harden
 Paul and Minnie Harding
 Sally Harger
Jeff and Pam Hayes
 Martha Hejl
 Lorraine Higgins
 Garry Hill
 Linda and Roland Hill
 Theodore and Paloma Homan
 Ron and Debra Hughes
 Jim and Anita Hunt
 John and Kay Ivey
 Mary Kaszynski
 Tony Kroll
 Vicki Petty Kygar
 Tom and Peggy Laskoski
 Richard Lewis
 Joan Loicano

William and Susan Longworth
 Susana Lopez
 James and Dyan Moore
 Donald and Linda Murphey
 Jason Needham
 Jim and Diane Newsom
 Kurt Nielsen
 Mary Orzel
 David and Gwen Perez
 Jennifer and Mike Popovec
 Cynthia Pustejovsky
 Mary Richardson
 Gina Roberts
 Bryant and Emily Robinson
 Javier and Patricia Rodriguez
 Tony and Betty Ruiz
 Dazzle Shrestha and Manju Ra
 jbanashi
 Becky and Rene' Saldivar
 Riley Shaw
 Peter and Mary Shroeder
 Kurt and Jill Sprenger
 Julia Stephan
 J Carter Matheney Tiernan
 Ghaleb and Lynda Tirhi
 Rick Tucker
 David and Angela Tuttle
 James and Margie Upshaw
 Michael and Rita Utt
 Miguel and Marilyn Vivar
 Ellen Warthoe and Blake Hardy
 Stanley and Nina Watson

(Room for more!)

Become A 2009 Sustaining Member of RPIA

If every household in Ryan Place contributed at the minimum level of \$35., we would collect over \$28,000 for the Ryan Place treasury! Please complete a membership form and mail your contribution in TODAY! If the internet is more convenient, pay via PayPal at www.historicryanplace.org

Ryan Place
 beautification, events, and
 monthly NEWSLETTERS are only
 possible through contribu-
 tions. You are invited to be-
 come a sustaining member of
 RPIA. We are recognizing
 three levels of
 RPIA Sustaining Membership:

Neighbor
 \$35—\$74 annual contribution

Friend
 \$75—\$150 annual contribution

Patron
 \$151 + annual contribution

Name _____

Address _____

Phone _____ E-Mail _____

Amount _____

Mail to: RPIA
 P.O. Box 11122
 Fort Worth, TX
 76110



A Loud Vote of Confidence

The Sustaining Membership Program is an unqualified success! In this first full year of offering levels of contributions for improvements to our neighborhood, we have received over \$10,000! Take a look at the names over there on page 6 – your names, your friend's and your neighbor's names. If you're wondering why these folks contributed, think about what we've done so far this year:

Back in February, our first Mardi Gras parade toured our streets. A play group for moms and toddlers was initiated; COPs was revitalized. This spring, the landscaping at Elizabeth Blvd. and 8th Avenue was replanted and the gates at Elizabeth and College got a lift with new lighting. We celebrated Kentucky Derby Day with a party, then instituted the Summer Festival 6th Avenue party. The Easter egg hunt and trip to Rahr brewery were right on schedule. We claimed and fenced a portion of Daggett Park – and the project continues with irrigation, trees and plantings, benches, and lighting in the works. The new Yard of the Month program has featured five yards so far this year. After several year's hiatus, the Street Dance is once again a tradition with folks from all over strolling down to enjoy it; the Croquet Tournament was hotly contested. The Ryan Run attracted a record number of runners and the July 4th Parade marched its course proudly. We have a new Ryan Place Directory; a new band is forming; street lights continue to be installed. We planted some free trees from the city and saved some trees before College Avenue street construction began. The Railroad Quiet Zone has been approved at the local level and has moved to the next hurdle. New street toppers perch at every corner, announcing our neighborhood pride; the chili cook-off, Halloween, CCRP's soiree and home tour are on the way. The icing on the cake? We were named Fort Worth's Neighborhood of the Year! Can anyone remember a time when so many improvement projects were going on – or had been completed in such a short period of time?

Some of these events and projects cost us money, some were privately funded, some were free, and some generated income for us. The bottom line is that improvements, the level of activity in Ryan Place, as well as financial support from the neighborhood have all increased dramatically. The Sustaining Membership Program is "a keeper."

Candlelight Christmas in Ryan Placeis gearing up for a great Tour



Well, it's beginning to feel like Christmas! CCRP already has commitments for four homes to be on tour! What a relief and how exciting to have neighbors enthusiastic about opening their homes so everyone can see how great Ryan Place is! Now it's time to think about how everyone else (this does mean YOU!) can get involved and help put on this Tour

There will be a kick-off reception on September 23rd for all this year's tour homeowners, ALL past docents, and **folks who want to be docents for this year's tour**. This is your chance to get into A Candlelight Christmas in Ryan Place at an early date and help make this an outstanding Tour! You don't want to miss this beginning of the Tour fun, so call **Mike Lindner** at **817-924-2485** or e-mail him at george.lindner@drps.state.tx.us to learn about being a docent (a four-hour commitment), other volunteer opportunities, and to RSVP for the party. The Tour is even more fun when you know your fellow docents. Thanks!

Gina Roberts

Name That Band!

The all-new, currently anonymous musical band being formed right here and now in the neighborhood (see page 1) needs a name. All entries should be submitted to **David Tuttle** at 817-917-0436) or (david@tuttlecommercial.com or to rpianewsletter@yahoo.com.



Ruth Story

Broker Associate

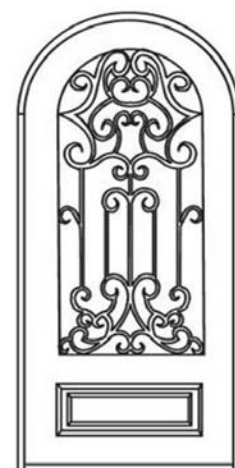
Keller Williams

817-992-9232

www.StoryGroupInc.com

Considering a move? We provide complimentary market analysis and home staging services. Call us to schedule your appointment.
817-992-9232

Search all Fort Worth listings
www.storygroupinc.com



Trusted, Reliable, Experienced...



Black wrought iron with hurricane globes

Candlelight Christmas in Ryan Place

YARD LANTERNS

Still only \$25 each

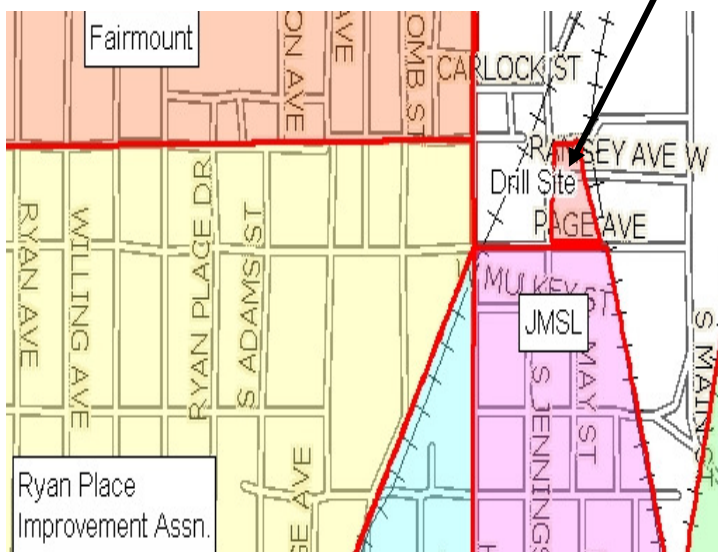
Traditional and Official

**Whether you are new to the neighborhood or just want more, call Rita Thomas at 817-923-3625
Don't delay — Supplies are limited!**

XTO DRILLING NEWS

Robert Manthei, Regulatory Affairs Coordinator for XTO Energy, advised residents at the August RPIA meeting that XTO has purchased the lot indicated on the map (below). The small parcel of land, zoned industrial and to be used for a drilling site, is between the two railroad tracks, east of Hemphill. Ramsey Street will be closed at the tracks, which will increase our RR Quiet Zone.

Mr. Manthei may be reached at 817-885-3402 (office), 817-739-5417 (cell) or Robert_manthei@xtoenergy.com (e-mail).



Work Close to Home



Attractive downstairs office space available for leasing, across the street from Baylor All Saint's Hospital, at 1616 Mistletoe Blvd.

Turnkey/inclusive package: new hardwoods and paint; shared waiting room; phone, internet and utilities included.

Contact Susan Wade (817 207 0042 or wadesusan@sbcglobal.net).

Coming soon! Michael Flynn on TV

Ryan Place neighbor, lawyer/psychologist **Michael Flynn**, will be on television this month. Tune in to the *Investigation Discovery Channel* (192) at 9 p.m. on Thursday, September 24. The program revisits the 1993 murder in Fort Worth committed by Air Force Academy cadet David Graham and his accomplice, Diana Zamora. Dr. Flynn provides commentary as an expert in this one hour documentary.

On the tawdry side . . .



We've heard lots of complaints about the "beer barn" at the corner of Cleburne Rd. and Berry St., so we asked Officer Joel Stary, our NPO, who has done some checking for us.

There have been four separate investigations regarding the business: the Fort Worth Police Dept., TABC, Code Compliance, and the Vice Unit of the FWPD. According to all reports, the establishment is breaking no laws. The women who work there are violating our sensibilities with their wardrobe, but there are apparently no ordinances against their (lack of) dress.

The business is not a part of the Central Police Division, of which Ryan Place is a part. Sgt. Stockton of the Southern Division, however, is well aware of the situation there and is watching it. The biggest issue at present is traffic congestion and disturbance as passing drivers are distracted by the view.

TAKE CHARGE OF YOUR FUTURE.

Create and implement a strategy designed to help you achieve your long-term financial goals.

Do something positive for yourself. Call today for a no-cost, no-obligation portfolio review. Together we can create the strategy that's right for you based on your current situation, objectives and risk tolerance.



Bruce C Border, CFP®
Financial Advisor

2453 Forest Park Boulevard
Ft Worth, TX 76110
817-926-8056

www.edwardjones.com Member SIPC

Edward Jones
MAKING SENSE OF INVESTING



October 3rd
Saturday 3pm - 10pm
Free Event

Look for banners marking venues
 on Magnolia, Park Place, Main and
 throughout the near southside.

September 4th
& October 2nd
1st Fridays! 7pm - 10pm
Magnolia Green Park

Live Music, bring your family,
 blankets, pets and friends.



www.fortworthsouth.org • 817-923-1343



Real Estate Corner

by Judy Holland

Beware!

We all know to "Beware the Ides of March" which is the mid-date between Winter and Summer. But should we also "Beware the Ides of September?" September 15th is the mid-point between Summer and Winter. I love September for so many reasons; it's a little cooler, football season is upon us, some really fun holidays are coming up, and The Blessing of the Animals is going on at St. Stephens. Ryan Place is a little crisper and more colorful, and now and then the whiff of a wood fire is in the air. Caesar was murdered on the Ides of March, but I was born on the Ides of September. See why I love it?!

- | | | | |
|---|-----------|------|--------------|
| 2513 Ryan Avenue | \$73,500 | 2/1 | 817-447-3777 |
| Cozy cottage on a great street; mock fireplace, hardwoods. Sold 'as is'. | | | |
| 2844 Ryan Avenue | \$ 99,000 | 3/1 | 214-988-5433 |
| Corner lot, big yard, new paint, walk-in closets, 2 carport, shed. | | | |
| 2922 Willing Avenue | \$120,000 | 3/1 | 817-731-8466 |
| Inviting front porch, great project for re-do or starter home. | | | |
| 3035 Ryan Place Drive | \$179,500 | 3/2 | 817-731-8466 |
| Nice Tudor style, formal living, French doors, WBFP, family room. | | | |
| 2939 6th Avenue | \$189,500 | 2/2 | 817-920-7700 |
| Sunny kitchen, vaulted ceilings, custom closets, big lot, new appliances. | | | |
| 2936 Willing Avenue | \$189,900 | 3/1+ | 817-283-5134 |
| Lovely trees, new paint, kitchen w/ new stainless, granite, patio. | | | |
| 2512 6th Avenue | \$264,900 | 3/3 | 817-737-3629 |
| Big front porch, cozy kitchen, pool, Tudor style, finished basement. | | | |
| 2817 Willing Avenue | \$269,000 | 3/2 | 817-732-8400 |
| Brick Colonial, flagstone patio, granite counter tops, hardwoods. | | | |
| 2900 5th Avenue | \$320,000 | 3/2 | 817-795-2500 |
| Large foyer, gourmet kitchen, gas range, island w/sink, corner lot. | | | |
| 1111 Elizabeth Blvd. | \$649,900 | 4/3+ | 817-732-8400 |
| Grand home on 2 lots, updated, breakfast area, huge family room. | | | |

Name That Band!

The all-new, currently anonymous musical band being formed right here and now in the neighborhood (see page 1) needs a name. All entries should be submitted to David Tuttle at 817-917-0436) or (david@tuttlecommercial.com or to rpianewsletter@yahoo.com.

★ ★ ★ ★ ★
FIVE STAR
LANDSCAPE CO.

DESIGN ♦ INSTALLATION ♦ MAINTENANCE ♦ IRRIGATION

817-233-5411

LANDSCAPE COMPANY OF THE RYAN PLACE GATES

Haircut & Color
Specialists for
Men & Women

817.923.1230
 1112 W. Magnolia, #119
 Fort Worth, TX 76102
magnoliavehair.com

Hair and Make-up for Bridal Parties



Calloway's September Yard of the Month: Willing Avenue

Kevin and Rebecca Hackbart have lived in Ryan Place for about three years and are enjoying their home inside and out. The front yard has been abloom with huge maroon hibiscus all summer and now the yuccas are showing off. You can't miss the dramatic color as you drive by their home. Watch for more to be happening in this lovely yard as the seasons change.

Calloway's Nursery Timely Tip for September

Fall Lawn Care

Research has proven that your Fall lawn feeding is one of the most important ones of the year! Your lawn has just gone through the stressful summer months and needs nutrients for rebuilding. **Calloway's Premium Lawn Food** supplies three sources of nitrogen. The first source provides a quick shot of nitrogen to give your lawn a nice greening effect. The other two are control-released to provide a consistent supply of nitrogen over the next several months. The 21-5-10 formula also supplies the needed nutrients to stimulate root development, make your grass hardier for the winter months, and provide food for next spring's growth!

Apply it this month or at the beginning of October. For those who are organic gardeners, **Calloway's Organic Fertilizer** contains seven food grade meals and can also be applied now.

This is also the time to apply pre-emergents to prevent broadleaf and grassy weed seeds from sprouting over winter and spring. Apply **Greenlight Crabgrass Preventer** with Dimension for grassy weeds and **Portrait** for those pesky broadleaf weeds. For our organic gardeners, use **Corn Gluten Meal** as a natural pre-emergent.

So, don't kick back and settle into football season quite yet; apply your fertilizers and pre-emergents now and enjoy your own green field next spring!



Interior Design Services

commercial + residential + space planning
renovation + remodeling

817.920.7833
www.stefflerdesign.com

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

Ryan Place Improvement Association

Visit us at
www.calloways.com



CALLOWAY'S
NURSERY

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

Offer valid at ANY
Dallas/Fort Worth location.

Offer expires:
December 31, 2009

\$5 off every \$25 purchase

CODE #92



Tie a yellow ribbon . . .

First popularized in song as the “yeller ribbon” in 1917 and later, by Tony Orlando & Dawn, as something to be tied around an “old oak tree,” the yellow ribbon has been a powerful symbol since the 17th century. It’s especially powerful when it decorates the front of your own home, as we learned recently when we returned with our new Marine.

The yellow ribbon has come to symbolize support of the military. The yellow ribbons on our house, put there by dear friends, greeted our younger son, Spencer, returning home from three months at boot camp.

For thirteen weeks, I watched the mailbox expectantly. Waiting and watching. I knew that if he were injured or ill they would notify me. I knew that. But I watched the mailbox anyway, waiting daily for Alberta, the mail carrier, to come by and perhaps leave a letter. It was such a significant event, this arrival of the mail, that each day I would call my husband, Gary, just to tell him about it. But new Marines don’t have much time to write letters.

Phone calls may be earned when his platoon, 2147, was named the honor group of Golf Company, he was permitted to call home, but, of course, I wasn’t in at the time. I was probably sitting on the porch watching the mailbox, waiting for Alberta.

When the time came, we went to San Diego to see him graduate from boot camp. The Marine Corps Recruiting Depot in San Diego probably intimidates everybody with its size and its ceremony. It’s another world, where only Marines are allowed to step onto the parade deck, a vast area used for drill and marching, and where young men are up at 6 a.m., keeping time in formation to the sing-song cadence of a mythic-looking drill instructor, and where you never-but-never walk on the grass.

The Depot is a beautiful place, its Spanish Revival architecture dates back to 1919. More than 21,000 Marines pass through MCSD each year. The whole place demanded reverence – respect for all those young men who had come here and marched over that very same parade deck, going back to WWII and Korea, through the Viet Nam years and, more recently, preparing for Iraq and Afghanistan. They marched here, over this same honored ground, and here they received their insignia before going on to defend their country.

We were among the first there, at 6 a.m., to see some of the platoons practice marching, and in front of one procession we saw a flag that announced it as Platoon 2147. He told us he would be at the back of the formation, but still, we needed several moments to pick him out of the crowd. He was more erect, more poised than the youngster who had left us three months earlier. He seemed preternaturally self-assured and confident. He looked earnest, but somehow cool, like a mortician with a jazz band.

Later, as we visited, he told stories about long hikes in full gear and about jumping into a swimming pool with a 30-pound pack, about the rifle range and, most of all, about the Crucible, the three-day-50-miles-with-little-sleep-and-less-food challenge, a final exam of sorts. We heard about sleep deprivation, insult-yelling drill instructors, endless marches and martial arts. Most of all, though, we heard a young man, rightfully proud of his accomplishment.

The next morning, 323 new Marines ran five miles in strict formation – that apparently is something they do for motivation – and later they moved to the parade deck for the ceremonial finale.

I’ve never idealized military combat., and I’ve generally been skeptical about war. I was humbled, however, in the presence of this spectacle, this display of efficiency and prowess put on by the USMC, specifically by these new Marines, all marching perfectly and beautifully in their dress blue deltas. My respect and admiration for them overflowed – at least I think that’s what it was, that moisture in my eyes. It was thrilling to be close to something so grand.

And Spencer joined that fraternity. We were proud. He’s a Marine, and like all Marines he had to earn that Globe, Eagle and Anchor pin.

And it was thrilling to arrive back home and see those yellow ribbons, those symbols of support, put there by dear friends who were all eager to shake the hand of Private Spencer E. West, U. S. Marine.

— Terri West

One light bulb at a time



I was in Lowe’s the other day for some reason and just for the heck of it I was looking at the hose attachments. They were all made in China. The next day I was in Ace Hardware and just for the heck of it, I checked the hose attachments there. They were made in USA . Start looking; see for yourself.

In our current economic situation, every little thing we buy or do affects someone else – even their job. Here’s an e-mail I got recently; I think this lady is on the right track:

My grandson likes Hershey’s candy. I noticed, though, that it is marked made in Mexico now. I do not buy it any more. My favorite toothpaste, Colgate, is made in Mexico now. I have switched to Crest. You have to read the labels on everything.

This past weekend I was at Kroger. I needed 60 W light bulbs and Bounce dryer sheets. I was in the light bulb aisle, and right next to the GE brand I normally buy was an off brand labeled, “Everyday Value.” I picked up both types of bulbs and compared the stats; they were the same except for the price. The GE bulbs cost more, but the thing that surprised me the most was the fact that GE was made in MEXICO and the Everyday Value brand was made in – get ready for this – a company in Cleveland, Ohio. So, throw out the myth that you cannot find products you use every day that are made right here.

On to another aisle for Bounce Dryer Sheets – yep, you guessed it – Bounce cost more and is made in Canada . The Everyday Value brand cost less and was MADE IN THE USA! (I did laundry yesterday and the dryer sheets performed just like the Bounce Free I have been using for years and at almost half the price!)

My challenge to you is to start reading the labels when you shop for everyday things and see what you can find that is made in the USA – the job you save may be your own or your neighbor’s! If you accept the challenge, pass this on to others in your address book so we can all start buying American, one light bulb at a time! Stop buying from other countries! Let’s get with the program and help our fellow Americans keep their jobs and create more jobs here in the USA.

— Submitted by Terry Wood



Christopher Ebert

My Summer Vacation...

Mary Beth and I went to two historic cities this summer for our vacation trips away from Ryan Place: London and New York City. Both cities are many years older than Fort Worth, and in the case of London, centuries older. Older, of course, does not mean better. Different, for sure, but "better" is a question for each individual to decide. Undoubtedly, these two cities are survivors. Each city offers parallels to issues solved and yet to be solved in Fort Worth, our home.

Traffic Calming: Our youngest daughter and her family have the good fortune to live in central London. Due to the amount of traffic generated by commuting non-residents, driving in the central city requires payment of a daily tax of 8 pounds sterling (or about \$13.20). That means that just to drive their cars around her neighborhood, they must pay the tax. Their attempted solution is a "congestion tax." Rather than tearing down centuries old buildings to build more and more roads, they encourage the use of public transportation and bicycles. (As if the cost of fuel isn't encouragement enough.) New York's Manhattan doesn't seem as congested as central London, but then New York's streets are a lot wider than the streets in central London. New York's Lord Mayor Bloomberg suggested such a tax for New York, but met with strong opposition and not a lot of political support. Ryan Place's curb "bump outs" along Cantey and "traffic circles" at the intersections of Willing, Fifth, and South Adams with Elizabeth Blvd. are our proposed solution. We hope they will discourage enough non-resident commuter traffic to solve our problems in the short term. London uses these same techniques to slow down traffic and make their streets safer.

Historic Preservation. St. Bart's (Park Ave at 51st St.) is one of our favorite stops in New York City and particularly its open air Café. The Café exists because a famous law suit (St. Bartholomew's vs New York Landmarks Preservation Commission, 1990) protecting it was finally decided in the Supreme Court. The landmark case established the right of a city to enforce its historic preservation ordinance onto churches and religious buildings. In 1981, the church wanted to demolish its community hall and construct a high rise office tower adjacent to the church. Now that hall and its terrace, when supplied with umbrella and tables, becomes Café St. Bart's. We have been fortunate in Ryan Place in that our new house construction has respected the qualities of size, massing, and set-backs that have served us well. Without the establishment of a Ryan Place historic overlay district, we may not be so lucky in the future.



by John MacFarlane

I have been busy with my seven-month-old son and work, so it's been awhile since I've written anything about the tree program. If you received free city trees this last spring, I want to remind you to water them. It's been a long hot summer with much more heat to come. The recommendation is that you provide the trees with a deep watering about once a week. I'm sure they are under a little more stress because they were planted late. Let's keep them alive so they can grow to be the next generation of shade for Ryan Place.

Since we started the program two-and-a-half years ago, we've planted approximately 120 trees in the parkway. I am willing to do it again if there is any interest. As I drive around the 'hood, I see lots of places for trees in that strip between the sidewalk and the curb. Let me know if you are interested in trees this winter. zedthecat@gmail.com or my number in the directory.



City of Fort Worth Police Dept.

What is a Neighborhood Police Officer (NPO)?

The position of Neighborhood Police Officer was created during the implementation of Code:Blue in 1991. More positions were added through the Weed & Seed and Community Oriented Policing Services (COPS) grant. A component within the Crime Control District increased the number of Neighborhood Patrol Officers (NPOs) by 14 to provide one NPO for each major housing community (Butler and Cavile), to enhance services to emerging Citizens on Patrol groups, to assist with mobile storefronts, and to provide relief for beat NPOs during periods of absence due to vacation, training, prolonged illness or injury, etc.

Neighborhood Police Officers are assigned to a specific area, but they are not required to answer normal calls for service or provide beat patrol, although they do wear a uniform and drive a marked patrol unit. The functions of the Neighborhood Patrol Officer are of a longer-term nature and revolve around problem resolution. This is done by using a variety of non-traditional methods each aimed at inclusion and empowerment of the community. For example, in some divisions the NPO's form Clergy Advisory Councils where they meet on a monthly basis with all the ministers in the area. Other NPOs are in charge of sports teams which participate in the City's Youth Sports Program. Still other NPOs are involved with Explorer Scout groups in which they have participated in national competition with other posts across the nation.

NPOs also engage in enforcement activities which are aimed at addressing crime on a more focused basis. One middle class neighborhood had been plagued by a resident who had been engaging in the drug and stolen auto trade for over ten years. As a result, the NPO was able to bring the State Attorney General's office and other criminal justice groups together to file a state nuisance abatement procedure against the owner. The case was successful and the criminals were forced to vacate the premises where the activity was occurring. The house is now boarded up and is no longer a community concern.

NPOs work closely with the schools, churches, neighborhood associations, and Citizens on Patrol groups. In the latter case they provide statistical information which advises participants when and where to patrol their neighborhood and work with the citizens to develop or expand the concept to fit the particular neighborhood.

WESTERN RIDING LESSONS

14 years riding experience

\$35/hour
one child

Lesson horse & tack provided

\$50/hour
two children

FM731, Burleson
817.454.9955

MARISSA TACCIA, TRAINER

Presented by: *The Star-Telegram*

Preservation is the Art of the City®

Preservation is the Art of the City® functions as a non-profit art gallery to promote and support local studio artists and historic preservation in Fort Worth. The 49 jury-selected artists paint in a broad range of styles and subject matters. (Note: photography and sculpture are not exhibited at this time.) Many enter paintings in a special preservation themed category called "Stories of the City" which often depict iconic and vernacular Fort Worth buildings.

"The Reception with the Artists" is the premier opportunity to purchase art before the art show opens to the public. This year's featured artist is **Ann Ekstrom**, a former Ryan Place resident.

When: Thursday, Sept. 10: Reception with the Artists, 6:30 pm-9:30 pm — Artist Awards & Advance Buying (\$75 for HFW members, \$100 for non-members) (For reservations or to join HFW: (817) 336-2344 or www.historicfortworth.org)

Sept. 11 - Sept. 26: FREE Public Art Show & Ongoing Sale Monday through Friday (9 to 5); Saturday (10 to 5)

Fall Gallery Night, Sept. 12 until 9 pm
Closed on Sunday

Where: Fort Worth Community Arts Center
1300 Gendy, Fort Worth, Texas 76107

Please visit www.historicfortworth.org for additional events during the Art Show and Sale!

Contact: Corry_Smith@historicfortworth.org or call (817) 336-2344 x 100; 1110 Penn Street, Fort Worth, Texas 76102 or at www.historicfortworth.org

MOST CELL PHONE USE BANNED IN SCHOOL ZONES



Effective Sept. 1, drivers will no longer be able to use cell phones in school zones except in specific circumstances. Under a bill passed this year by the Texas Legislature, using wireless devices in school zones is allowed only if the vehicle is stopped, the phone is used with a hands-free device or is being used to make a call to emergency authorities.

The offense is a misdemeanor punishable by a fine of up to \$200. Fort Worth's Transportation and Public Works Department is installing about 600 new signs to warn drivers when they've entered a no-chat school zone.

Funding for NPO's on the ballot November 3rd



Voters will have an opportunity to renew funding for Fort Worth's Crime Control and Prevention District (CCPD) on Nov. 3. If voters approve the renewal, the CCPD would continue for another five years. The election is open to registered Fort Worth voters living in Tarrant and Denton counties. The CCPD was created in 1995 and renewed in 2000 and 2005.

A nine-member Board of Directors oversees the expenditure of CCPD funds that are derived from a half-cent of the city sales tax. The Board is required to create an annual budget, which is subject to approval by the City Council, and to develop a plan to help control and prevent crime. The Board also evaluates programs funded by the district. The CCPD's proposed budget for the 2010 fiscal year is \$ 50,625,926.

Some of the programs that receive funding from the CCPD include:

• **Neighborhood crime.** Neighborhood Patrol Officers, neighborhood policing districts, police storefronts, CODE BLUE program, parks community policing.

• **Violent crimes and gangs.** Zero Tolerance teams, Police Department gang unit, gang graffiti abatement, Comin' Up program.

• **School safety and youth.** After-school programs, Safe Haven program, school security initiative.

Police Department enhancements. Recruit training, high-mileage vehicle replacements, Special Operations Division vehicles, overtime pay for special events, technology infrastructure, mobile data computers, helicopter lease and equipment, video cameras in marked police vehicles, Taser program, Stockyards detail.

To learn more, visit the [Fort Worth Police Department Web site](http://FortWorthPoliceDepartmentWebSite)



1628 5th Avenue
Fort Worth, Tx 76104
817-923-9500



Sept. 8-9 Auditions (FW Theatre's Production of Shakespeare) 8-10 pm

Sept. 11 AFA's ARTISTS IN RESIDENCE SHOWCASE—Celebrating our 8th anniversary—showcase of all visual and performing artists who teach at Arts Fifth Avenue Free – donations appreciated

Sept. 12 FALL REGISTRATION 10 am - 2 pm

Sept. 9 FALL CLASSES BEGIN

Oct. 3/ ARTS GOGGLE

Oct. 16, 17, 23, 24 FW Theatre presents SHAKESPEARE IN THE PARKING LOT (8 pm – FREE)

Residential • Commercial • Industrial



Brian Ford
Owner

- Telephone Systems
- Satellite Dish/Cable TV Wiring
- Computer Networks

Metro
817-784-8779

Fax
817-472-6017

www.dbf-systems.com

Free

Market Analysis

What is your home worth? Do you want to know how much are homes in your neighborhood selling for? Sign up on my website for a free, no obligation market analysis

www.sellmyhistorichome.com

Lori Gallagher

The Helen Painter Group, Realtors

817.475.5117 Cell

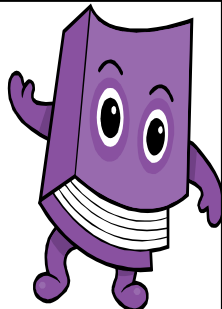
E. M. Daggett Elementary

Centennial Celebration Events

- Nov. 10 (Tuesday) A Celebration of the Arts. Program includes dance demonstrations, art exhibits, and games of the last 100 years.
- Nov. 11 (Wednesday) Veterans Day celebration
Presentation of American flag (flown over Capitol)
Presentation of Texas flag (flown over Capitol)
Presentation of New Daggett Centennial flag created by 5th grader Nicholas Munoz.
Veterans Day patriotic program (music department)
- Nov. 12 (Thursday) 4:00 - 7:00 pm Early evening reunion of Alumni, visitors, and dignitaries
Project Memorabilia and art work on display
Student ambassadors will guide tours.
- Nov. 13 (Friday) Visitors from the Fort Worth Regional Day School for the Deaf will be coming to the school, presenting a short program to the Daggett student body, after which they will eat lunch and tour the school. The students from Waverly Park School, Leonard 6th Grade School, Leonard Middle School, and Western Hills High School will also go to classrooms to talk to students about their experiences. We will have presentations around the school for our guests and visitors to see. It is believed that the FWRDSFD was begun at Daggett Elementary in the 1940's. Also, Alumni from the Deaf school will be touring the school and attending their own reunion in the evening.
- Nov. 14 (Saturday) In cooperation with the Ryan Place and Fairmount neighborhoods, there will be a small parade and celebration on the school grounds. The Alumni from the school for the Deaf will be touring the building and concluding their reunion.

Contact Cathryn Record-Horn at Cathryn.recordhorn@fwisd.org with any questions that you may have.

The Ryan Place Directories have been delivered – at last! There were some unforeseen and unforeseeable delays, but the end product looks great! If you would like to purchase an extra copy of the Directory (at \$10. each) for your car or office, please e-mail rpianewsletter@yahoo.com or call Olivia Flynn at 817-927-0075. Extras will also be available at monthly RPIA meetings.



WELCOME

to the
Neighborhood!

School days, school days . . . even though it's been a LONG time since I attended school, September always seems to bring a new sense of purpose and a desire to finish all the projects that the summer heat postponed. It's time to get busy in the garden, planting all the shrubs I purchased last spring (those that survived the hot, dry summer). I also eagerly anticipate hearing the Paschal marching band practice in the mornings.

Ryan Place garnered quite a few new neighbors this summer. New to 5th Avenue are **Michael and Courtney Gilson** (2700 block). **Frank and Tracy Papa** are recent arrivals to Elizabeth Boulevard and **Denise Nusser** will soon be making her home on Ryan Avenue. **Jerry and Rebecca Moody** are new residents on 6th Avenue and **Renee Harding** is hard at work on her residence on Elizabeth Boulevard. **Jon and Sunny Wells** are the latest additions to College Avenue.

Take a few minutes to say hello and welcome these folks to the 'hood. The warmth and hospitality of Ryan Place are two of the reasons it is Fort Worth's Neighborhood of the Year.

Thanks to **Margie Blake, Brooke Downing, Olivia Flynn, Norma Kleiber, Joan Kline, Murphy Parks** and **Paula Slease** for letting me know about their new neighbors. I appreciate everyone's efforts to keep me informed of Ryan Place newcomers.

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 email me at junelake.rpia@sbcglobal.net or call me at **817.921.3463** and let me know you're here.

**Charming 900 sq ft apartment
located in Ryan Place 4-plex.
Hardwood floors, W/D connection, Central H/A
2427 College Avenue
817-923-5050**

Our Lady of Victory Catholic School

Founded by the Sisters of Saint Mary of Namur in 1910
100 Hundred Years of **Excellence** in Roman Catholic Education

Enrolling PK-3!

Exemplary Accreditation from the TCCED
Pre-K 3 to 8th Grades



Offering your child
Weekly Prayer Service • High Academic Standards
Community Service Opportunities
Spanish, Computer, Music & Art for all Grades
Extracurricular Activities • Full Cafeteria Service
Onsite Before & After School Care
Federal Lunch Program Available

Convenient access to TCU, Downtown & the Hospital District
3320 Hemphill Ave. Fort Worth, TX 76110 • 817.924.5123
www.olvfw.com

YOUR NEIGHBORHOOD LAWN CARE COMPANY

YARD smart

LAWN MAINTENANCE

MOWING • TRIMMING (BUSHES/TREES)

PLANTING • FERTILIZING • BEDWORK

817 294-LAWN (5296)

September 2009

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2 TRASH	3	4 1st Friday (p. 9)	5
6	7	8	9 TRASH	10	11	12
13	14 BIG TRASH	15 BIG TRASH	16 BIG TRASH	17 BIGTRASH	18 BIG TRASH Newsletter deadline	19
20	21 RPIA meet- ing (p.1)	22	23 TRASH	24 Flynn on TV (p.8)	25	26 Band Prac- tice (p.1)
27	28	29	30 TRASH			

**Image isn't everything...
Quality and Service are!**

**Now more than ever, in an age of image with-
out substance, quality work and superior ser-
vice will make a world of difference for you.**

**Lori Gallagher provides for sellers and pur-
chasers the quality representation they ex-
pect and the service they desire in a real es-
tate agent.**

**No gimmicks, no false promises, no hidden
agendas, simply hard work and excellent re-
sults.**

**Call Lori Gallagher today and find out how a
real estate agent should be.**

Lori Gallagher
The Helen Painter Group, Realtors
817-475-5117 Cell
Lori@ftworthhomes.net



**YOU'RE NOT JUST
ANOTHER ACCOUNT NUMBER.
AND WE'RE NOT JUST ANOTHER INVESTMENT FIRM.**

We've always believed our personalized approach made sense for our clients. And they agreed. Edward Jones ranked "Highest in Investor Satisfaction with Full Service Brokerage Firms," according to the J.D. Power and Associates 2009 U.S. Full Service Investor Satisfaction Study™. But investing is about more than numbers and rankings — it's about you.



Edward Jones received the highest numerical score among full service brokerage firms in the proprietary J.D. Power and Associates 2009 Full Service Investor Satisfaction Study™. Study based on responses from 4,438 investors measuring 21 investment firms and measures opinions of investors who used full-service investment institutions. Proprietary study results are based on experiences and perceptions of consumers surveyed in March – April 2009. Your experiences may vary. Visit jdpower.com.

**To learn how we can help make sense of investing for you,
contact one of our financial advisors today.**



Bruce C Border, CFP®
Financial Advisor
2453 Forest Park Boulevard
Ft Worth, TX 76110
817-926-8056

www.edwardjones.com Member SIPC

Edward Jones
SMALLER COMPANIES OF INVESTMENT

Joel Burns gets RESULTS in Ryan Place

Available soon!



2501 Willing Ave

Located less than a block off of prestigious Elizabeth Blvd, this 1929 Tudor home is a jewel. Beautifully restored, this home features old world charm with the benefits of modern living. A fantastic opportunity (which won't last long) to own a home in Historic Ryan

1001 Elizabeth Blvd	6,582'
1216 Elizabeth Blvd	5,694'
1411 Elizabeth Blvd	3,214'
2307 5th Ave	2,816'
2310 6th Ave	2,499'
2725 5th Ave	2,060'
2924 6th Ave	1,818'
2724 Ryan Place Dr	1,691'
2909 Ryan Place Dr	1,550'
2620 Ryan Place Dr	2,236'
2845 Willing Ave	1,390'
2825 Ryan Place Dr	1,295'
3028 6th Ave	1,222'
2705 Willing Ave	1,315'
2507 Lipscomb St	1,661'
2500 Ryan Ave	1,410'
1009 W Cantey St	784'

**Sold Price
Available to**

Active Ryan Place Listings (8/20)

1111 Elizabeth Blvd	4,100'	4 / 3 ½	\$649,900
2900 5th Ave	2,297'	3 / 2	\$320,000
2530 Lipscomb St	3,344'	4 / 3	\$299,900
2817 Willing Ave	2,235'	3 / 2	\$269,000
2512 6th Ave	2,219'	3 / 3	\$264,900
2936 Willing Ave	1,500'	3 / 1 ½	\$189,900
2939 6th Ave	1,605'	2 / 2	\$189,500
3035 Ryan Place Dr	1,956'	3 / 2	\$179,500
2922 Willing Ave	1,164'	3 / 1	\$120,000
2844 Ryan Ave	1,247'	3 / 1	\$99,900
2300 Lipscomb St	2,542'	5 / 2	\$75,000
2513 Ryan Ave	887'	2 / 1	\$73,500

First-time homebuyers need to act soon

The federal tax credit for first-time homebuyers expires December 1st. The program allows for a tax credit up to \$8,000 when purchasing a home. If you or someone you know have any questions, please call me. I'd love

Mortgage rates continue to hold

30 yr fixed rates (up to \$417,000):

5.00-5.25%

15 yr fixed rates (up to \$417,000):

4.50-5.00%

FHA/VA 30 yr fixed rates (up to \$417,000):

5.00-5.50%

**If you are considering listing your home, please
give me a call at 817-RESULTS
(817-737-8587) to talk about the current mar-**



**Get Uncommon Results
in Ryan Place**

Call Joel Burns

Virginia Cook, Realtors