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**RPIA  
Monthly  
Meeting**

## RPIA Meeting

**Monday, November 16  
7 PM**

**(NO POTLUCK DINNER!)**

**Westside Unitarian  
Universalist Church  
901 Page Avenue**

*Meeting agenda at  
historicryanplace.org,  
Discussion Forum*

*Fort Worth Neighborhood of the Year – 2008*

# RYAN PLACE IMPROVEMENT ASSOCIATION

## NEWSLETTER

November, 2009

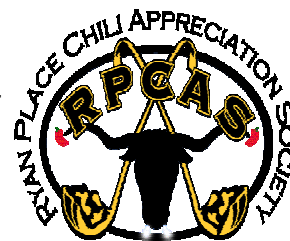
[www.HistoricRyanPlace.org](http://www.HistoricRyanPlace.org)

## Ryan Place Chili Cook-off

November 7th, 2009 1000 block of Elizabeth Blvd. 8 pm

**DONATION:** canned food and/or new socks

**BRING:** chairs, picnic, blankets, dollars,  
coolers (BYOB / soft drinks)



## LIVE MUSIC

Marty Christian

(from Lafayette, LA, Blues)

Darrin Kobetich

(from Fort Worth, Bluegrass)

Dirty Pool

(from Fort Worth, Blues)



## KID'S I.D. KITS

Have a current identification picture and information made.

## R.A.P.I.D.S.

Register your personal property to aid in quick recovery if stolen.

## CHILI

Categories: Best in Show ♦ Hottest ♦ Most Creative ♦ Veggie **PLUS MORE!!!**

We provide: Tables and electrical source

Contestants provide: Crock pot, bowls, spoons, extension cord. (Table decorations optional.)

For information or to enter your chili, contact Chris Handy at 817-601-5253, [chris@thehandystop.com](mailto:chris@thehandystop.com),

or Jasmine Gdovin at [jasmine.luna@gmail.com](mailto:jasmine.luna@gmail.com), or visit our website: <http://bit.ly/ryanplacechili>

In the event of inclement weather, the Cook-off will be moved to St. John's Episcopal Church, 2401 College Avenue

## EVENT SPONSORS:





2720 Willing Avenue  
Home of Lanez and Stacy Buky



2845 6th Avenue  
Home of Wendy Ragle

*Candlelight Christmas in Ryan Place*  
**Tour Homes**  
**2009**



2321 Ryan Avenue  
Home of Philip and Alyssa Newburn



1001 Elizabeth Boulevard  
Home of Frank and Tracy Papa



2901 5th Avenue  
Home of James and Dyan Moorz

1221 Elizabeth Boulevard  
Home of John Block





*Candlelight Christmas in Ryan Place*

**.....is right around the corner!**



Haul Out the Holly!! It's beginning to look a lot like Christmas!! It's almost time to open the gates of Ryan Place to more than 3500 guests – we're having an Open House! Let's get ready to welcome them with open arms and genuine Southern hospitality. What a gracious way to usher in the holiday season.

We are lucky to have six amazing and diverse homes on the tour this year and we could use your help keeping them staffed so our guests are properly herded through. If you can give four hours for a docent shift, our homeowners will really appreciate it. We want to make sure no one falls or is left behind by having docents in visible spots throughout the tour homes. Please contact **Mike Lindner** to volunteer to docent.

The Soiree can always use chefs to prepare the dishes for our swanky party. If you'd like to offer a wonderful recipe or just offer to fund the production of this amazing meal, contact **Deborah Hughes**.

The horse-drawn carriages are back!! We're so excited to bring back this lovely tradition and to take a step back in time to enjoy the beauty of our neighborhood at a leisurely pace. The carriages will be parked by the side of **Keith and Connie Head's** house at 1316 Elizabeth Blvd. A few strong young men would be appreciated to help our guests in and out of the carriages and wagon. Please contact **Brenda White** to volunteer for this job.

As always, the soiree invitations will be dropped off at the

street directors homes the week of Nov. 9th. We appreciate their help distributing them to everyone in Ryan Place. The soiree will be a great party on December 3<sup>rd</sup> in the lovely home of **Lin and Randy Parham**.

In preparation for all this activity, please take a moment to think about where you'll park your vehicles during tour week-end – it's hard for carriages and cars and buses to get through some of our streets if our cars are in the way.

Also, go ahead and plan where to hide that bulky trash – we don't want that to block the views of our lovely homes.

Ryan Place has a tradition of lighting our windows and yards with clear white lights – I bet if you ask around someone will have a few extra – or you can get them at Walgreen's, Joann's, or almost anyplace you shop. CCRP also has wrought iron lanterns available for sale to light our walkways – contact **Rita Thomas**.

Whew! I'm already tired, but still excited to show off our spectacular neighborhood. Won't you call now and get involved? Four hours of your time is a small price to pay for the pleasure of our gorgeous gates, our streetlights, our improved sidewalks, and street toppers, just to name a few of the projects that CCRP has funded. Remember, every docent gets a ticket to the Winedown for a great meal Sunday evening after the Tour closes – so we'll even wine and dine ya! Come on...it'll be fun!

Thank you, Gina

★  
PURCHASE  
TICKETS BEFORE  
THE TOUR AT:

Old Neighborhood Grill  
1635 Park Place, Fort Worth

The Old Home Supply Store  
1801 College Avenue, Fort Worth

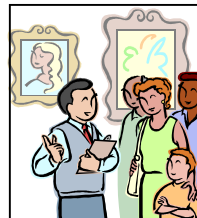
The Butler's Antiques and Uniques  
2221 8th Avenue, Fort Worth

Selget Albertson's Stores in Fort Worth

Advance Ticket Prices: \$15. per person  
\$12. per person group rate (20 or more people)

TICKETS MAY BE PURCHASED DURING  
THE TOUR AT:

The Ticket & Information Booth  
1316 Elizabeth Boulevard  
\$20.



A **CCRP DOCENT** is a person who volunteers for a four-hour shift in one of the Tour Homes. The docent is assigned to a room in one of the Homes. Small groups of people/tourists follow a prescribed tour route through the house and the docent in each room tells the visitors a few interesting facts about that particular room. The facts are supplied to the docent on an index card and it only takes a few minutes to "host" a small group in a room. It's an easy job; our guests are friendly and everyone is in a festive mood.

CCRP treats its docents well: during a four-hour shift, the docent gets a "break" with refreshments provided – but wait! There's more! Docents receive not only a FREE ticket to the Tour, but also an invitation to the Winedown – a fun party for the "insiders" on Sunday evening after the Tour with dinner and drinks – ONLY for those who served as docents.

So, want to be a docent? Contact **Mike Lindner** at 817-924-2485 or e-mail him at [george.lindner@dfps.state.tx.us](mailto:george.lindner@dfps.state.tx.us). Docent shifts are 2-6 pm on Friday, 2-6 and 6-10 pm on Saturday, and 2-6 pm on Sunday. Arrangements can be made to "share" a shift with a friend, but the four-hour commitment is required. **See you at the Winedown!**

**D  
O  
C  
E  
N  
T**



*Black wrought iron with hurricane globes*

*Candlelight Christmas in  
Ryan Place*

**YARD LANTERNS**

*Still only \$25 each*

*Traditional and Official*

**Rita Thomas at 817-923-3625**



## **Focus: Get Involved!**

First, thanks to all of you for the proactive response to crime in the neighborhood. Although we have had to deal with some issues, particularly burglaries, in the past few months, you are doing a wonderful job of being aware of your surroundings and contacting the Police when you need to. I know you care about the goings on in the neighborhood as much as I do; there will be bumps in the road, we will deal with them together.

My topic this month is about the prevention of crime through involvement. The easiest way to send criminals the message to "STAY OUT OF OUR NEIGHBORHOOD!" is to be united and for everyone to be involved.

Involved in what, you ask? Let's start with RPIA, which, from what I have seen, cares dearly for our neighborhood and its future. Go to the meetings, meet your neighbors, and have your voice heard. It is easy to become isolated, especially in the city, but you are never alone. Don't believe me? Come to an RPIA meeting and I'll prove it to you. Within the neighborhood association, you have the opportunity to be involved in many different activities that help make your neighborhood a better place to live.

Next, there's the Code Blue Program run through the Fort Worth Police Department. It does require a sacrifice of some time, but it is effective. Then, too, we have crime watch groups for individual blocks or smaller areas in the neighborhood. Crime Watch is about knowing you neighbor and watching out for each other. (Do we always get along with our neighbor? No, we don't. But, I promise that if your neighbor becomes a victim of crime, you and your family are affected. So, argue nicely about things, but refuse to let your neighbor be victimized by criminals.)

I could go on and on, but you're getting the point that there are many ways to be involved through RPIA or the City of Fort Worth. Remember, apathy is the enemy and it erodes everything. I know, I know there are not enough hours in the day – I have kids, I have a job, too – all very valid for everyone, but if you have even one hour a week you can make a difference in your neighborhood. And, always remember the message we send to criminals by being involved: "STAY OUT OF OUR NEIGHBORHOOD!" Keep up the good work and remember: be safe today and safer tomorrow.

Joel Stary  
Neighborhood Patrol Officer NPD2  
c: 817.944.1316



## **FIVE STAR LANDSCAPE CO.**

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LANDSCAPE COMPANY OF THE RYAN PLACE GATES



## **Band Notes!**

The all-new, still somewhat anonymous, Ryan Place musical band had their third rehearsal on October 31. The big news is that the Westside Unitarian Universalist Church has offered their facility for our band practices and rehearsals! Rehearsals are scheduled for November 7, 14, and 21st at 2 pm.

Positions are still available for anyone with interest / experience / talent AND/OR enthusiasm. Get in touch with Bandmaster **David Tuttle** at 817-917-0436) or [david@tuttlecommercial.com](mailto:david@tuttlecommercial.com).



We just received news from the Forestry Department regarding the status of our application for trees to plant in the adopted section of Daggett Park. We were pleased to hear that our request is ranked near the top of all the applications that they received! We are still in desperate need of volunteers to help plant the trees; the more people we have to work, the easier the job will be for everyone! The tree-planting event is tentatively scheduled to be on a weekend sometime in January or February, 2010. Please let me know if you think you can make it! **Kurt Nielsen** at [kurtryannielsen@aol.com](mailto:kurtryannielsen@aol.com) or by phone at 817-308-6126.

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



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

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

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

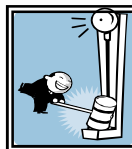
**Office Hours: 9 am to 5:30 pm M - F**

**LIKE A GOOD NEIGHBOR**



**STATE FARM IS THERE.**

*Providing Insurance and Financial Services*



# RPIA President's Letter

## Reflecting on 2009. . .



Here we are, winding down another year in Ryan Place with all the traditional holiday festivities. As we start planning for 2010, it seems a good time to reflect on RPIA's phenomenal year in 2009. Just think, Ryan Place was --

- named City of Fort Worth/League of Neighborhoods "Neighborhood of the Year."
- for the second year in a row, named **Fort Worth Weekly's** People's Choice for "Best Neighborhood Group."
- received national recognition and a national award from Neighborhoods USA.
- received over \$10,000 in Sustaining Memberships and increased our Sustaining Membership household count to almost 150. Our contributions increased 42% over those in 2008.
- broke all participation records for the 4<sup>th</sup> of July Ryan Run.
- expanded our neighborhood social event schedule with the addition of the Summer Festival and enhancement of the Chili Cook-off.
- became the first neighborhood in the City to obtain final approval for a traffic management program valued at over \$600,000.
- completed significant neighborhood improvements including:
  - lighting of two pair of Ryan Place gates.
  - landscaping of one pair of historic gates.
  - the installation of Ryan Place street sign toppers at every neighborhood intersection.
  - adoption of neighborhood parks and aggressive parks improvements program; phase one completion of new fence at Daggett Park.

No one can argue that this list of awards and accomplishments surpasses that of any neighborhood in the City of Fort Worth. Although I'm biased, I would guess that we would also rival many neighborhoods in the nation that don't have a required annual assessment for homeowner association dues and

neighborhood maintenance. We've accomplished a lot with voluntary contributions and volunteer help!

On behalf of the RPIA Board of Directors, I would personally like to thank all 141 Ryan Place households who contributed money through the RPIA Sustaining Membership Program — some contributed twice! I would also like to thank the many volunteers, most of whom are also Sustaining Members, who helped with our many events and projects this year. We also owe the local businesses who have graciously sponsored Ryan Place events and advertised in the NEWSLETTER a debt of gratitude.

As we think ahead to 2010, imagine what kinds of improvements we can make in Ryan Place if more residents pitched in and helped with our projects and activities — Ryan Place would benefit, but no more than those working together for all of our good. Believe it or not, Ryan Place will be an increasingly safe place as more of us get involved and get to know each other. And, of course, the more people who contribute financially through the Sustaining Membership Program, the more we can invest into improving our neighborhood.

During 2010, RPIA plans to continue with the momentum we've built over the last two years. We need your help. All of us benefit from what RPIA does and all of us should participate with the Association as we make Ryan Place the standard, the leader (the envy!) of other Fort Worth neighborhoods. Please add RPIA to your list of budgeted household expense items. For \$35 a year — less than \$3 a month — you can help make a difference. Also, as you consider what to do with the precious bits of spare time all of us have, consider helping out with a Ryan Place project or event!

Finally, it has been a pleasure leading RPIA over the last two years! Thank you to all who made this experience a fulfilling one.

Have a great Thanksgiving!

**Keith**

## RPIA Board Slate for 2010

### Licensed Therapists

**Beth Clardy Lewis, M.A., LPC-intern**  
teens and young adults  
**Dawn L. Stilwell, M.A., LPC-intern**  
children, play therapy, parenting

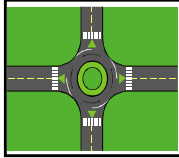
1208 W. Magnolia Avenue, Suite 200  
Proud members of Fort Worth South, Inc.  
817.870.1087      wefixbrains.com

**John Kline**, Chairman of the Nominating Committee for RPIA officers and Street Directors for 2010, presented the following slate as proposed by the committee:

President	Keith Head
1 <sup>st</sup> Vice President	John Kline
2 <sup>nd</sup> Vice President	Mariann Taccia
Treasurer	Kevin Prigel
Secretary	Rachel Manning
Assistant Secretary	Lauren Hable

### Street Directors:

Elizabeth Boulevard	Anita Daniel
Ryan Avenue	Murphy Parks
Willing Avenue	Mike Lindner
6 <sup>th</sup> Avenue	Cindy Baldrige
5 <sup>th</sup> Avenue	Mary Schroder
Ryan Place Drive	Lin Parham
South Adams	Christopher Ebert
College Avenue	John Filarowicz
Lipscomb, Alston, Page	Derek Arneson
8th, James, Livingston	John Belknap



## Traffic Calming

# Project Status

Due to concerns regarding delays on the Ryan Place traffic calming projects, RPIA President Keith Head contacted City Councilmember Joel Burns for official word on the issue. Bill Verkest, City Director of Transportation and Public Works (TPW) Dept., sent the following information:

"We are currently negotiating a consultant agreement to design the traffic calming devices and plan on a notice to proceed to the consultant by the end of November. Design will take about six months. Following public input and the letting process will put us at about October, 2010 for construction start with a completion date of March, 2011. This is truly the worst case scenario. Thanks!"



# WELCOME

to the  
**Neighborhood!**

Have you started building your ark yet? I am grateful for the abundant rain we've received of late. It makes the limited amount of sunny days seem extra special, indeed. The many inches of rain did produce a bounteous bunch of 4" blossoms on my previously minimally productive rose bushes. Memo to self: water those roses!

Heard the pitter patter of little feet on 5th Avenue? **Ross and Julie Vitek's** babies arrived safe and sound on July 1, 2009. **Henry Charles** (older by one minute) and **Sylvie Neil** weighed in at 6 lbs 3 oz and 5 lbs 10 oz, respectively. I had the good fortune to meet these two cuties a couple of weeks ago and they are precious! Take a minute to introduce yourself to the Vitek family when they're out strolling with the babies.

New to the neighborhood, but long aware of the charms of Ryan Place, are **Mary Kline** and **Roger Sarsgard**. Mary is one of the Kline clan and we are glad they have decided to make their home on the south end of 5th Avenue.

**Jeff and Jan Lawrence**, along with their adorable baby boy, **Dylan**, are getting settled into their newly renovated home in the 3000 block of 6th Avenue. Ryan Place is a wonderful place to raise children. . .and we've got plenty of young'uns to prove it!

**Eduardo and Yolanda Rios** (Ryan Place Drive residents since Christmas, 1998) report that their son, **Al Rios** and wife, **Lacey Espree** (along with their two dogs) moved to the 2900 block of Willing Avenue in August of this year. Al is a teacher at McLean Middle School and Lacey is a teacher at Stripling Middle School. The Rios families are continuing the multi-generational trend of Ryan Place, a testament to the remarkable qualities of our fine neighborhood.

Ryan Place extends a warm welcome to all our new neighbors. Please make time to get to know your neighbors at the big upcoming events: the Chili Cook-off on the 7th, the CCRP Soiree on December 3rd, and Candlelight Christmas home tour December 4-6.

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@gmail.com](mailto:junelake.rpia@gmail.com) or call me at 817.921.3463 and let me know you're here.



## Real Estate Corner

by Judy Holland

Imagine this: 102 people in a ship 113' long, at sea for 66 days, on a 2750 mile voyage. No plumbing, two dogs, maybe pigs, goats, and chickens, no cows, one person dies, one is born, very limited space, no privacy. No supplies when you land. All you have is what you bring with you. What would you bring? Of course they needed seeds and farming equipment and the dogs were to help with hunting, but they landed in the winter instead of the spring and had to live on the ship even after arrival in the New World. But they made it! No wonder we are thankful.

2513 Ryan Ave	2/1	\$ 73,500	8/447-3777	Cozy cottage
2937 Ryan Pl Dr	3/1	\$ 99,800	8/665-1222	Bay windows
2922 Willing Ave	3/1	\$115,000	8/731-8466	Starter home
3035 Ryan Pl Dr	3/2	\$174,900	8/731-8466	Tudor style
2501 Willing Ave	3/2	\$188,800	8/665-1222	Orig. features
2617 Willing Ave	2/1	\$199,900	8/338-9000	Updated!
2817 Willing Ave	3/2	\$255,000	8/732-8400	Colonial style
2512 6th Ave	3/3	\$264,000	8/737-3629	Charming 30's
1418 Elizabeth	4/2	\$549,900	8/732-8400	2-story
1111 Elizabeth	4/3+	\$649,900	8/732-8400	On two lots

## Early Reminder!!!

The Mardi Gras Parade will return on the afternoon of February 13, 2010. Think *Floats* and "Throw me something, Mister!"



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

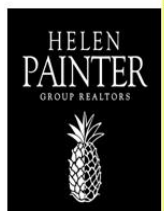
Now more than ever, in an age of image without substance, quality work and superior service will make a world of difference for you.

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# 2009 Sustaining Members

*Names in bold print are contributors since the last NEWSLETTER.*

## **Patron**

### **Mike and Karin Cagle**

Linda Clark  
Bill and Lucy Conley  
Tommy and Susan Drake  
Michael and Jennifer Grimes  
Keith and Connie Head  
Francisco and KT Hernandez

### **Liane Janovsky**

Molly Jones and Jerry Wood

### **Ross and Carol King**

Joan Kline  
John and Leanne Kline  
Jerrell and Donna Lemunyon  
Lisa and Shannon Logan  
Benjamin and Lori Loughry  
Jim and Kitty Loveless

### **Cindy and Javier Lucio**

### **Frank and Tracy Papa**

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

### **Joe and Alberta Cox**

David deVlaming  
Jill and Joe Driggers  
Randy and Rainey Dukes  
Christopher and Mary Beth Ebert

Michael and Olivia Flynn

Ed and Genie Furber

Alexis Gazak

Joe and Anne Gilbert

Rick and Renee Harding

Rush and Janie Hart

Mike and Nancy Hollier

Alan and Kendal Lake

Debra Locktrog and Bill Carrell

Lou and Barbara Lucignani

D. Michael Lynn

Jason and Rachel Manning

Ninfa 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

### **Hayne and Katie Shumate**

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

Susan Ayres and David Orr

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

Mr. and Mrs. Robert Cox

Anita Daniel

Jane Dickerson

Mr. and Mrs. A.D. Doak

Eddie Dunn, Jr.

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

Jim and Diane Newsom

Kurt Nielsen

Mary Orzel

David and Gwen Perez

Jennifer and Mike Popovec

Cynthia Pustejovsky

### **Cheryl and Dave Richardson**

Mary Richardson

Gina Roberts

Bryant and Emily Robinson

Javier and Patricia Rodriguez

Tony and Betty Ruiz

Dazzle Shrestha and Manju Rajbanshi

Becky and Rene' Saldivar

Gary and Kim Satz

Riley Shaw

Peter and Mary Shroeder

Kurt and Jill Sprenger

Julia Stephan

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

## Become a 2010 Sustaining Member of RPIA

Contributions received after November 1st will be credited to the 2010 Sustaining Membership Fund.

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 mail your form and contribution in TODAY! If the Internet is more convenient, use PayPal at [www.historicryanplace.org](http://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 offer 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

## Yet another look at the by-laws . . .

by Kurt Nielsen

Since its inception in 1979, RPIA has revised its governing by-laws on numerous occasions. Over the years these numerous patchwork revisions resulted in a document that was difficult to understand and full of ambiguity. Recognizing this, a committee was chartered to draft a set of by-laws that were concise, legally sound, and supported the goals of RPIA.

To accomplish their goals, the committee researched by-laws of many successful neighborhood associations in Fort Worth and across the nation to formulate a document that would best serve RPIA. The draft includes three proposed changes:

**Voting Eligibility** - Under the current by-laws, all Ryan Place residents and residential property owners over 18 years of age are considered part of the general membership of RPIA. The general membership votes on any proposed by-law change as well as in the election of the board members (officers and street directors). The elected board members serve as representatives and are responsible for making all the "day-to-day" decisions pertinent to RPIA. The proposed by-laws are similar in that all Ryan Place residents are considered RPIA members, but add the requirement that one must be a "Sustaining Member" to elect board members or vote on proposed by-law changes. A "Sustaining Member" is defined as a general member who has contributed an amount greater than or equal to the minimum annual contribution as established by the Board of Directors (currently a \$35/year contribution) for that year. This change is being recommended to protect RPIA's primary source of reve-

nue—donations received from the Sustaining Membership program. It is worth noting that any and all other issues that would go before residents for a vote would be sanctioned by the City – examples would be the approval of the traffic management proposals or the proposed historic overlay. A City sanctioned vote is not governed by RPIA By-laws; RPIA would only serve as a facilitator to conduct the vote for the City under the rules/guidelines of the City.

**Requirements for Board Members** - A proposed change to the by-laws also prescribes that all elected board members must meet the "sustaining membership" requirement in order to serve.

**Board Member Terms** - The current by-laws call for board member elections to occur at the November general meeting, with all elected board members serving one-year terms. Members of the executive board are limited to serving no more than two years in the same position. The proposed change extends terms to two years in length. Elections still occur every year at the November meeting with different positions elected in staggered years. The proposed change also eliminates the restriction on the number of terms that can be served by a board member.

The adoption of these by-laws will be brought to vote at the November RPIA meeting on Monday, November 16<sup>th</sup>. Both the existing and proposed by-laws are posted on the RPIA website, [HistoricRyanPlace.org](http://HistoricRyanPlace.org), under "Current Issues," or you may re-

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Fort Worth, Tx 76109  
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With fall in the air, our choice for November is the **Prigel** household on College Avenue. Although there is no frost on the pumpkin, the autumnal message is clear at this address. Be sure to walk or drive by to enjoy the scenery!

**Yard-of-the-Month**  
Chairman:  
**Sharyn Peterson**



Anyone who lives in Ryan Place is aware of the pride most homeowners take in the upkeep of their homesteads. Curb appeal and the entrance to our homes say a lot about us, plus, it gives Ryan Place the charm and welcoming atmosphere that is inherent in our historical community. Your **Yard of the Month** Committee is challenged each month to find the yard that speaks to all of these categories.

To volunteer for this committee, contact **Sharyn** at 817-922-8799 or shewho824@yahoo.com.

Sharyn Peterson, Chair  
June Lake  
Raul and Lisa Pena

## Calloway's Nursery Timely Tip for November

### **Planting Spring Flowering Bulbs in Fall**

Spring flowering bulbs are such a welcoming sight after those long winter months. Many of the spring flowering bulbs require an artificial "chilling" process before they can be planted. This is generally accomplished by placing the bulbs in a paper bag in the vegetable crisper of your refrigerator for six to eight weeks prior to planting. However, Calloway's Nursery is offering to do that for you. We have many varieties of Tulips, Hyacinths, and Narcissus, which you can purchase from our stores now and pick-up in December, ready to plant. Let us simplify those "chilling" requirements for you!

We also will be offering pre-chilled Tulips and Narcissus bulbs online at <http://mytexasgarden.com/index.php/estore/>.

When planting bulbs, the general rule is to plant them at a depth three times the diameter of the bulb. Use Calloway's Blood & Bone Meal at planting for added nutrients. Plant the bulbs pointed end up, cover with soil, and water thoroughly. For the best display, plant bulbs in clusters or uneven numbers. Apply two to three inches of mulch on top of the bed.

For more information on bulbs, visit any of our Calloway's stores and talk with one of our Texas Certified Nursery Professionals.



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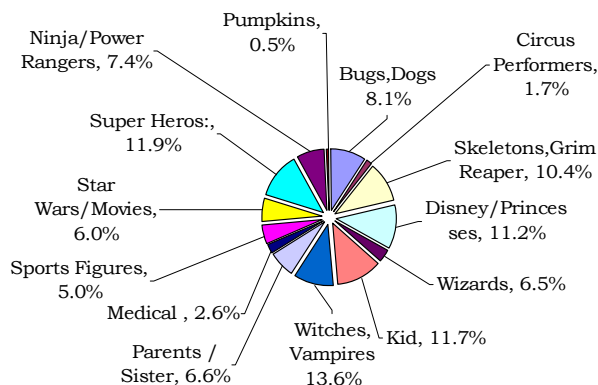
# Halloween 2009 For All of Us

by Christopher Ebert



Our household has been collecting data on our trick or treat activity here on S. Adams for at least two decades. We have counted the number of people who came up to our porch to receive a small amount of candy — some in costumes, some not, some are carried or pushed, some are running from house to house, some of the appropriate age for such activity, others wishing they were. Being a block south of the epicenter of the activity, we get a small fraction of those on Elizabeth, but, last night we set a twenty-first century high record of 656 "guests."

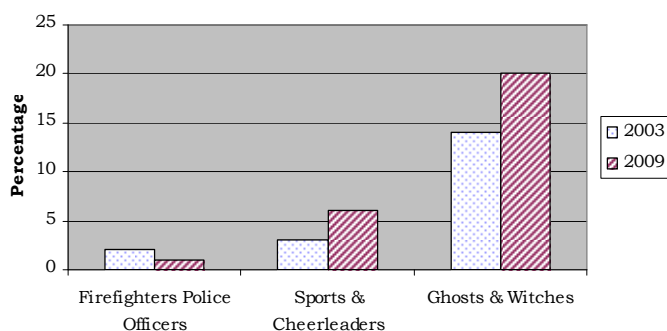
## Costumes 2009



With all that data to absorb and try to understand, we look for meanings hidden in the changes in costume types. In 2001,

after 9-11, there was a surge of fire fighters, police officers, and medical personnel. This year saw many more pirates than in years past and fewer military costumes. Sports related costumes doubled from 2003 to 2009. Ghosts and witches jumped from 14% to 20% during those six years. What might be significant is that the Super Hero category saw the biggest change — from 7% to 19%.

## Changes in Costumes



Maybe we all hope for some Super Hero to come out of nowhere to rescue us from our current problems and take us straight to Cowboy Stadium where we might be safe from all those witches. Or maybe not. What I do know is that all those 656 souls recognized Ryan Place as a safe, secure, welcoming neighborhood that continues to be more inclusive and less exclusive than other neighborhoods in the City.

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## Something to think about. . .

The Ryan Place Improvement Association NEWSLETTER is delivered to every primary residence in Ryan Place ten times each year courtesy of the Ryan Place Improvement Association and advertisers in the NEWSLETTER. The RPIA NEWSLETTER is for every resident of Ryan Place and contains news about our residents, projects, programs, events, opportunities to get connected and involved, as well as business conducted by the Ryan Place Improvement Association. Each issue of the RPIA NEWSLETTER that is hung on or around your front door costs about 75¢ to print and deliver.

Of course, there are many people who get the NEWSLETTER and toss it out, plastic bag and all. The "free" RPIA NEWSLETTER is one of the many benefits that the Ryan Place Improvement Association offers to residents of Ryan Place. If you read and enjoy the RPIA NEWSLETTER, but choose not to contribute to sustain the Ryan Place Improvement Association projects and benefits, read the list on page 7 of those who do contribute. Next time you see one of them, tell them thanks for keeping us going.

**Better yet, be a contributor, yourself – so we can maintain what we've got as well as keep on improving and benefitting all of Ryan Place!**



## "What's going on about . . ."

Keith Head spoke with Russ Wiles from the City and has provided the following information to residents who expressed their concern on several issues at the October RPIA meeting:

1. **Hemphill Quiet Zone** – project on schedule for target date April, 2011. Roadway plans over 90% complete. City will send plans to TxDOT soon for their review and approval. Roadway construction should start sometime in 2010; RR crossing construction, early in 2011.
2. **Visual pollution on 8<sup>th</sup> Avenue** – Russ Wiles is preparing a map of the strip of land beside the 8<sup>th</sup> Ave rail yard between Jessamine and Braum's. Mr. Wiles will talk to the Forestry Division of Parks and Community Development about the possibility of planting additional shrubs and trees between those that are already there. If we were to proceed with this project, it would be at the expense of RPIA.
3. **Lipscomb Vegetation Issue** – Russ Wiles expressed concern that if he called the Forestry Department, they would take out all the vegetation; such clearing would completely expose the tracks to view. Instead, he suggested that RPIA contact the Forestry Department and specifically tell them what we would like in terms of vegetation clean up. He also suggested that someone from RPIA who is familiar with what we would like to have done be there when the crew comes out. Derek Arneson, Street Director for Lipscomb and Alston, has been asked to serve in this capacity.



# Thanksgiving



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**Nov. 13** The Ooops Band and Special Guests – A Vaudeville show for the whole family (8 pm) \$10; 12 & under free

**Nov. 14** Michael Price & The Self Righteous Brothers (8 pm) \$15

**Nov. 15** Fund raiser: Alhambra International Guitar Competition \$25

**Nov. 27** Art Exhibit — 40 Paintings in 40 Days; Selections from the 2009 Burpee Seed Catalog by John Carlisle

## 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

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## **RPIA Meeting Notes**

President **Keith Head** called the RPIA October general meeting to order at 7: 10 pm.

Our NPO **Joel Stary** reported that burglars are being arrested, but burglaries continue to be a problem. Again, he encouraged residents to call 911 on suspicious people and activities

Councilmember **Joel Burns** was present and offered information of local interest. He also mentioned that the circles on Elizabeth Boulevard will be the first of the traffic calming devices constructed.

**Cynthia Garcia**, from the City Housing and Development Dept., gave a brief presentation on the Magnolia Village Neighborhood Empowerment Zone

**Eartha Pitre** from the FWPD reported on the RAPIDS property registration program which is being tested in Fort Worth. She also created RAPIDS labels for those at the meeting who wanted them.

**(Other RPIA business conducted at the meeting is reported throughout the NEWSLETTER.)**



**There will be no Potluck dinner before the November RPIA meeting. The meeting will begin at 7 PM at the Westside Unitarian Universalist Church.**

### E. M. Daggett Elementary

## Centennial Celebration Events



Daggett had a huge Happy Birthday party on September 29th with a giant cake, and the students spelled out the number 100 on the playground. Ryan Place residents are invited to the following events:

Nov. 10 (Tuesday) A Celebration of the Arts

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

Nov. 13 (Friday) Students who attend the Fort Worth Regional Day School for the Deaf, which originated at Daggett, will be visiting.

Nov. 14 (Saturday) 10 am Parade — Looking for Girl Scouts, Boy Scouts, Cowboys & Alumni. Contact Terri West at [hatwest@gmail.com](mailto:hatwest@gmail.com) or 817-927-0727



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Join us for a celebration of the winter holidays in Fort Worth's Quality Hill neighborhood. Visit *A Cattle Baron's Christmas* at historic Thistle Hill (1509 Pennsylvanis Avenue) and *Hanukkah: Yesterday and Today* at the Mitchell-Schoonover House (600 8<sup>th</sup> Avenue).

Both historic mansions are elegantly decorated for the holidays, offering more than a dozen beautiful photo backdrops including historic fireplaces and staircases, Christmas trees, horse-drawn carriages, and—of course—jolly ole Saint Nick. Also enjoy dreidel games, music, crafts, traditional refreshments and more.

Sunday, December 6, from 2:00 until 6:00 p.m.

Adults: \$15, Children 4-12: \$7, Cherubs 3 & under: FREE

Tickets available at either location the day of the event.

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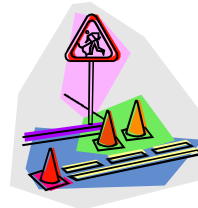


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## College Avenue Reconstruction Information



RPIA President Keith Head has investigated the delay of the College Avenue reconstruction project. According to City officials, it appears that the reason was a combination of a request by "residents on College or in the area" and also a church on Lipscomb. At the time that the Ryan Place residents made the request to delay the project on College, there was to have been a College Avenue house on the CCRP tour. That house, however, was replaced on the tour this year.

At the same time, a church on Lipscomb didn't want the street in front of their building to be torn up during the Christmas season. They requested that Lipscomb be moved up in the schedule.

According to Mr. Anderson from the City, "To accommodate those concerns, we altered the order in which the streets were to be re-done. These were good faith actions to accommodate what we believed to be relevant to the whole neighborhood, but obviously that is not the case."

Keith Head's comment was: "I've expressed my concern to [Councilmember] Joel Burns and City staff that RPIA, and particularly the RPIA Streets and Traffic Committee, weren't consulted prior to this decision being made. As I've stated before, any resident has the right to express their concerns and opinions to City Hall, but, like it or not, for over 30 years, RPIA has been the "official" voice of Ryan Place to City Hall."

## HAPPY THANKSGIVING



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

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2 <sup>nd</sup> Vice President	Mariann Taccia mariannmt@sbcglobal.net	817-921-9976
Treasurer	Kevin Prigel kprigel@aol.com	817-924-9924
Parliamentarian	Lana Campbell	

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

5 <sup>th</sup> Avenue	Mary Schroder mps2745@att.net	817-921-5346
5 <sup>th</sup> Avenue (Alternate)	Sharyn Peterson shewho824@yahoo.com	817-922-8799
6th Avenue	Cindy Baldridge cbaldridge_1@charter.net	817-239-8969
6th Avenue (Alternate)	Gary Guess gguess@e3team.com	972-757-9639
8 <sup>th</sup> /James/Livingston/Stanley	John Belknap johnbelknap@swbell.net	817-927-0355
8th/James/Livingston/Stanley (Alternate) (OPEN)		
Alston/Lipscomb/Page Streets	Derek Arneson derekarneson@hotmail.com	817-938-5007
Alston/Lipscomb/Page Streets (Alternate) (OPEN)		
College Avenue and Cantey St.	John Filarowicz floorwax12@sbcglobal.net	817-233-5411
College Avenue/Cantey (Alternate)	Brooke Downing thedownings@yahoo.com	817-734-5312
Elizabeth Boulevard	Anita Daniel ad1508@aol.com	817-924-3404
Elizabeth Boulevard (Alternate)	Joan Kline joankline@swbell.net	817-923-5287
Ryan Avenue	Murphy Parks mhp@freese.com	817-927-4682
Ryan Avenue (Alternate)	Rick Tucker tucker.rick@sbcglobal.net	817-927-0197
Ryan Place Drive	Lin Parham rap32dds@aol.com	817-921-4027
Ryan Place Drive (Alternate)	Josh Lambert Josh@BuyFWTX.com	817-456-9613
South Adams Street	Chris Ebert cwebert@hotmail.com	817-926-2366 817-319-2363
South Adams Street (Alternate)	Marina Castillo followdamoney@hotmail.com	817-926-2243
Willing Avenue	Mike Lindner george.lindner@dfps.state.tx.us	817-924-2485
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:

DECEMBER/JANUARY NEWSLETTER

**Friday, November 20**

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

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#### *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**

In case you were wondering, a Ryan Place **Facebook** page has been created! Go to <http://www.facebook.com/group.php?gid=128874162910> to join.



### Important Numbers

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



# November 2009

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4 Trash	5	6	7  Chili Cook-off
8	9	10	11 Trash	12	13	14
15	16 RPIA Meeting BIG TRASH	17 BIG TRASH	18 BIG TRASH	19 BIG TRASH	20 BIG TRASH	21
22	23	24	25 Trash	26 <b>Thanksgiving</b>	27	28
29	30					

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# Joel Burns' Ryan Place Real Estate Report



## New Listing in Ryan Place

This 3 bedroom, 1 full bath home is ideal for investors or home-buyers. Some updating is needed, but the home has great bones, open floor plan, and original hardwoods. The detached garage



**\$99,800**

is fully functional and large backyard has mature shade trees. Call 817-737-8587 to schedule a private showing.

## \$8,000 Tax Credit Expires Soon

The \$8,000 government tax credit expires at the end of November. To qualify, the sale of a home must be closed and funded by November 30th. If you or someone you know would like more information, please contact me at 817-737-8587.

## 2501 Willing Ave.



Price reduced to \$188,800

## Active Ryan Place Listings (10/23)

Call to schedule a showing of any of these homes

1111 Elizabeth Blvd	4100'	4 / 3 ½	\$649,900
1418 Elizabeth Blvd	3384'	4 / 3 ½	\$549,900
2512 6th Ave	2219'	4 / 3 ½	\$264,900
2817 Willing Ave	2235'	4 / 3 ½	\$255,000
2617 Willing Ave	1397'	2 / 1	\$199,900
2700 6th Ave*	1692'	3 / 2	\$198,500
2501 Willing Ave	1628'	4 / 3 ½	\$196,500
2939 6th Ave*	1605'	2 / 2	\$185,000
3035 Ryan Place Dr	1956'	4 / 3 ½	\$179,500
2922 Willing Ave	1164'	4 / 3 ½	\$120,000
2937 Ryan Place Dr	1170'	3 / 1	\$99,800
2513 Ryan Ave	887'	4 / 3 ½	\$73,500
1004 W Cantey St	1218'	3 / 1	\$55,000

\*Currently under contract

## Recent Ryan Place Sales (10/23)

Call for sales information and comparables.

2844 Ryan Ave	1247'	3 / 1	126 days to contract
2511 Lipscomb St	2047'	4 / 2	248 days to contract

Congratulations to Ryan Place for receiving FW Weekly's Reader's Choice Award for Best Neighborhood.



  
Virginia Cook, Realtors

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