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**RPIA
Monthly
Meeting**

RPIA Meeting

**Monday, March 15
7 PM**

**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

March, 2010

www.HistoricRyanPlace.org

HISTORIC OVERLAY PROJECT NEARS COMPLETION

Over the past two years, a group of residents have worked diligently soliciting input from the neighborhood, consulting with the City of Fort Worth, and holding neighborhood hearings as they developed a proposed Historic Overlay for Ryan Place.

At this point, the project is moving into the home stretch. It is time now to incorporate feedback from the three neighborhood hearings conducted last summer into the document. The document will also be revised so that the neighborhood may take advantage of new zoning codes which will result in a variety of overlays throughout Ryan Place.

The Overlay Committee will also develop a plan to present the proposed overlay to the neighborhood for a vote. If approved by residents, the document will then go through City approval processes, culminating in final approval by City Council.

The Committee's goal is to complete these final steps in the Overlay process by the end of 2010. This completion date is important because, if approved, one of the most historic neighborhoods in Fort Worth will be assured that future development and housing in Ryan Place will be appropriate to the character and best use of each particular section of the neighborhood. Implementation of the overlay by the end of this year will enable us to celebrate this milestone in Ryan Place history during 2011, at which time we will be celebrating the 100th anniversary of John Ryan's beginning of Ryan Place.

(Continued on page 7)



Ryan Place Easter Egg Hunt at Daggett Park **Saturday, March 27th 11 o'clock in the morning**

Age Groups:

- * 3 and under
- * 4-5 years
- * 6-9 years



Games

**Petting Zoo
Photo Opportunities
Prizes**

To join the hunt, please deliver one dozen plastic eggs to 1111 Elizabeth Blvd. for each child who will be hunting. The eggs should be delivered by Friday, March 26th and should be filled with wrapped candy. Attach the information below for each child who will attend. In the event of rain, the hunt will be cancelled by 10a.m. and eggs may be picked up on Saturday, March 27th. (Please call 817-921-9976 for cancellation information/updates.)

*** * * DON'T FORGET YOUR EASTER BASKET!!! * * ***

Child's Age: _____

Phone number: _____

Name: _____



2010 RPIA Board of Directors

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Elizabeth Boulevard (Alternate)	Joan Kline joankline@swbell.net	817-923-5287
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Ryan Place Drive	Lin Parham rap32dds@aol.com	817-921-4027
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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 issue free when you prepay for a year / ten issues.

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)

Advertising Manager: Brooke Downing
thedownings@yahoo.com — 817-734-5312

General Manager: Olivia Flynn

rpianewsletter@yahoo.com — 817-927-0075

NEWSLETTER submission deadline:

APRIL NEWSLETTER
Friday, March 19

*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.

Welcome, New Advertisers!

Last month we welcomed **Metroplex Flooring, Hale's Plumbing, the New Christian Arts Museum, Historic Renovation, LLC, and MHB Construction.**

We have a whole new bunch of advertisers scattered through the NEWSLETTER this month. **Associates of Internal Medicine** (page 5) have just added their third associate. Jonathan Scott (page 6) of **Classic Landscaping** offers us another option for landscape work. **Paula Sampson** offers her services as a massage therapist on page 7. **5 Star Landscaping, Simplify, Ruth Story, and Magnolia Avenue Salon** have all renewed their ads. Let's support these businesses that are supporting your neighborhood NEWSLETTER!

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

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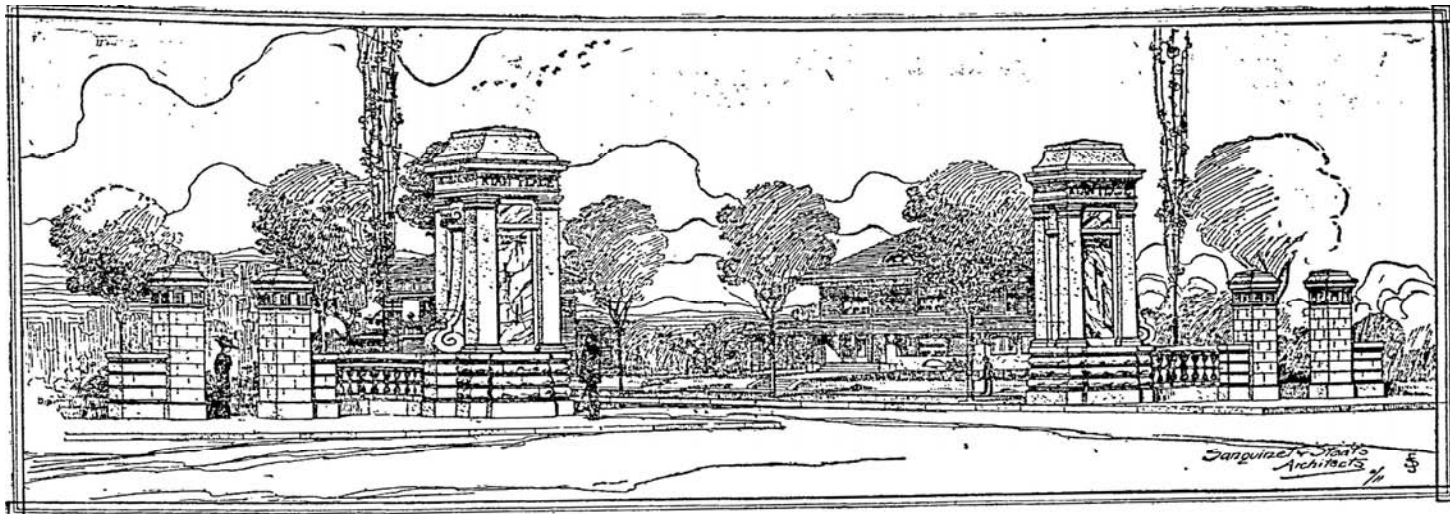
**HUGE SHIPMENT ARRIVING AT BOTH LOCATIONS
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The Ryan Place Centennial Celebration

Ryan Place Begins Development

On March 12, 1911, the Fort Worth Star-Telegram ran an article titled "FT. WORTH TO HAVE MODEL ADDITION." The article proclaimed, "Fort Worth is to have a model addition. It will comprise the best features gathered from eighteen large cities visited by the owner, John C. Ryan, in having plans prepared for the Fort Worth tract which he plans to make the finest residence district to be found anywhere in the South."



ENTRANCE TO RYAN PLACE
AT ELIZABETH BOULEVARD
FORT WORTH TEXAS

"The entrances shown in illustration above are built of Carthage, Mo., marble, all with finely rubbed finish excepting the base under large piers flanking driveway, which are heavy rock face. The panels in these large piers are of Pentellic marble, highly polished, of rich cream color. The entire entrance is constructed of such material and workmanship that it will stand as a monument for centuries.

The upper frieze of the large piers will bear the inscription "RYAN PLACE," and appropriate inscriptions will be carved in the marble tablets, the lettering being illuminated with gold leaf. This entrance is of majestic proportions, totaling 90 feet in width. The piers flanking the sidewalk entrance being 21 1/2 feet square by 11 feet high, while the large piers are 5 feet and over 20 feet high. The driveway piers and the sidewalk entrance piers are connected by a circular balustrade of heavy proportions, with carved balusters. It might be well to add that no private residence district in the Southwest has ever been graced with a more artistic and permanent feature of this character." The neighborhood that we live in is a testament to the beauty and standards that Mr. Ryan created 99 years ago.

From: NewsBank/Readex, Database: Selected America's Historical Newspapers, SQN: 116A54CD29B6D158; 1911/03/12; Fort Worth Star-Telegram.

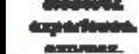


Centennial Logo and Poster Art contest deadline for entries is April 30, 2010.

Further information is located online at <http://www.historicryanplace.org/RPC/RyanPlaceBook.html>

Deadline for submission of photos/documents for our book, *Ryan Place: An Historic Fort Worth Neighborhood* is Wednesday, May 31, 2010.

Further information is located online at <http://www.historicryanplace.org/RPC/RyanPlaceArtContest.html>



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



March 6 music by THE JITTERBUG VIPERS and campy classic film *REEFER MADNESS*. (7 pm) \$15 per person

March 27 Live Jazz Music benefitting Project MICAH and Arts 5th Avenue. (8 pm) \$15 per person

April 2 *MONK...a Tribute to Thelonius* played by Sam Walker & Friends. (8 pm) \$15 per person

April 3 CHOCOLATES WORKSHOP with chocolatier Stephen Smith. Cost includes all materials. (1–3 pm) \$30 per person



RPIA

President's Letter

After what has been an unusually wet and cold winter, we are all looking forward to spring. The season will bring out neighbors planting new flower beds, painting their houses, and all the other forms of home improvement we see around here.

On a larger improvement scale, spring will bring additional ongoing improvement projects to Ryan Place. The streetlight project, which has been paid for from proceeds from Candlelight Christmas in Ryan Place, should be underway again soon with a goal of having lights installed throughout the neighborhood by June.

The RPIA Board would also like to continue our aggressive improvement program which began in 2009. This will include additional park improvements, public art, traffic calming devices and other projects that will improve the quality of life in Ryan Place. More important, these projects will reflect the vibrancy of the neighborhood, an attribute important to residents looking for a home in Fort Worth. Ryan Place's Centennial Celebration is scheduled for March of 2011, and we would like to have completed several major projects by that time.

Some of the planned improvements will be done through oil

lease bonus money and grants from the City of Fort Worth. Others will be funded by contributions to the RPIA Sustaining Membership Program. The RPIA operating budget and landscape maintenance will also be funded through contributions to the Program.

As you all know, Ryan Place doesn't have a mandatory homeowner's association fee to fund neighborhood improvements and maintenance. All contributions to RPIA from residents are voluntary, and we are grateful for our generous Sustaining Members who are funding improvements that are planned throughout the neighborhood. We are gathering momentum as each year the number of Sustaining Members has grown, as has our available improvement fund. I encourage you to help us break last year's membership and contribution records of almost 150 Sustaining Members who contributed in excess of \$13,000. Use the envelope enclosed with the newsletter and send your contribution in today. Encourage your neighbors to do the same!

Have a great March!!

Keith



Volunteers needed for Joe's Run! We need about four more folks to show up at 7:45 a.m. until about 8:30 Saturday morning, March 27. The job will include helping to monitor traffic and helping runners navigate the neighborhood. More information on page 11; contact **Gina Roberts** with your offer to help.



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Become a 2010 Sustaining Member of RPIA

Your neighborhood needs YOU! Your contribution of \$35 or more will help fund improvements in Ryan Place in 2010. We also need your participation — pitching in to help with our events and projects as well as attending and having a good time. In 2009, almost 150 of the (approximately) 850 residences in Ryan Place were Sustaining Members. Start 2010 off with a check to RPIA and let's see what we can do together.

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 <http://www.historicryanplace.org/RPIASustaining.html>

Name _____

Address _____

Phone _____ E-Mail _____

Amount _____

Please contact me to help with (circle any / all):

Parties Outdoor projects Events Other _____

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

Ryan Place

beautification, events, and monthly NEWSLETTERS are only possible through contributions. You are invited to become a Sustaining Member of RPIA. We offer three levels of

Neighbor

\$35—\$74 annual contribution

Friend

\$75—\$150 annual contribution

Patron

\$151 + annual contribution



2010 Sustaining Members



(Names in bold print have contributed since the last NEWSLETTER.)

PATRON

Keith and Connie Head
Joan Kline
John and Leanne Kline
Benjamin and Lori Loughry
Jim and Kitty Loveless
Cindy and Javier Lucio
Lin and Randy Parham
Patricia and Glenn Polenz
Kevin and Allisen Prigel
Chris Rogers
Mariann and Robert Taccia

FRIEND

David and Sandra Barton
Bart and Nancy Bradford

Linda Clark
Anita Daniel
Rainey and Randy Dukes
Chris and Mary Beth Ebert
Bob and Diane Grissom
Mike and Nancy Hollier
Ross and Carol King
Jasmine Luna
Epiphany Media
Kim McLaughlin
Lou and Barbara Lucignani
D. Michael Lynn
Jason and Rachel Manning
Kim McLaughlin
Mary Orzel
Kurt Nielsen
Peter and Mary Schroder
Charles and Pamela Tynan
Ross and Julie Vitek
Ellen Warthoe and Blake Hardy

Evelyn and Elzie Wilson
NEIGHBOR
J. Becker
Mr. and Mrs. Robert Cox
Taylor and Marilyn Crouch
Lisa Erickson and Kevin Smant
John and Sara Filarowicz
Steve and Melissa Fruscella
Michael and Courtney Gilson
Paul and Lauren Hable
Christopher Handy
Kathryn and Erik Hansen
Linda and Roland Hill
Ron and Debra Hughes
John and Kay Ivey
Norma Kleiber and Paula Slease
David and Diane Klein
Megan Koval
Harva Kuykendall

Mike Lindner
Kendra McCown
Diane McCusker
Jerry and Becky Moody
Kendra McCown
Jerry and Becky Moody
Cheryl and Dave Richardson
Mary Richardson
Brian and Katherine Ridenour
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David and Angela Tuttle
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Landscaping

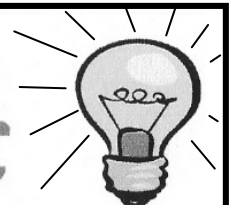
Irrigation

Jonathan Scott

classiclandscapingtexas@yahoo.com

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Let's start a Ryan
Place playgroup!

Calling all stay-at-home and work-at-home moms! Let's get to know each other and give our kiddos a chance to run around together. A mom new to the neighborhood, Janelle, would love get a group off the ground. She has a one-year old son & is hoping to connect with other moms of newborns & toddlers. If you're interested, please email her at lowrance@engagedstudio.com with your contact information and a few times during the week that would work best for you. She will compare schedules and let everyone know when the first get together will be.

Ryan Place Band Tuning Up, Again



The Ryan Place Band has no rehearsals scheduled currently, but are about to resume their music-making. If you've been thinking about joining this fun group, now is the time to get on the band's e-mail list so that you will be notified directly of rehearsals. Get in touch with band **Director David Tuttle** at david@tuttlecommercial.com or call him at 817-927-9910.

**Want to get involved in the neighborhood?
Get to know people? Get something done?
Read your NEWSLETTER to see what's going on.
Use your directory to call or e-mail the people
who are getting things done — they all need
help! Have an idea of your own? Call or e-
mail anyone on the Board (page 2) to start
making it happen!**

 or  = RPIA Annual Contribution = Neighborhood Improvements

Do you want neighborhood improvements?

If every Ryan Place resident contributed \$35 annually the annual RPIA budget would be over \$29,000 that would go towards improving your neighborhood. Have YOU made your RPIA annual contribution?



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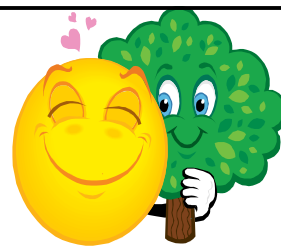
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PRIORITY: PARK IMPROVEMENT



A major initiative by RPIA for 2009-2010 has been and will continue to be park improvements. In addition to City grants and funds from the Sustaining Membership program for these improvements, the Parks Improvement Committee would like to allow residents to make specific \$\$ contributions toward items needed for Daggett and Ryan Place (Triangle) parks.

Through the Ryan Place Parks Memorial / Honorarium Program, individuals are able to pay for a needed item (park bench, light, pocket park, etc) in honor or memory of an individual or group of individuals. The contribution will not only pay for the item, but also for a plaque designating for whom the item was donated.

For more information on this unique and exciting program, please contact RPIA Parks Improvement Chairman Kurt Nielsen at kurtyrannielsen@aol.com.

(Continued from page 1)

Overlay update

A co-chairman who is committed to the completion of the final stages of this project and to work with Chairman Kevin Prigel and the committee would be of great value. If you are interested in serving as co-chairman, please contact the RPIA President at keith.head@sbcglobal.net. If you would be interested in assisting with the final stages of the process as a committee member, please contact Kevin Prigel at kpriegel@aol.com

FOR SALE

2007 BMW 328i, silver/gray leather interior.
Only 8K miles, one owner, non-smoker, garaged.
50K Warranty, free maintenance and safety assist plan until 3/26/2011.
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Focus:

More on "Target hardening"

As our discussion on "target hardening" continues, I want to start by addressing security and protecting your home. You may want to take a look at (do a security survey) your home both during the day and also at night. Your home looks very different to you – and to criminals – during the daytime and at night, and you will find different security weaknesses during both times. Look at your home from all sides and make notes about what you see. For instance, can you see in through the windows and what do you see inside? Are there obvious potential hiding spots for criminals around your home? What can you see from the street or alley way? During a night time security survey you will also want to pay attention to lighting around the house and what areas street lights may or may not be illuminating on your property. Following is a list of things that you can do to "harden" your home "target:"

1. Install/maintain adequate lighting around your home and on your property.
2. Keep all shrubs trimmed low (don't allow them to cover windows).
3. Keep trees trimmed high.
4. Secure all exterior doors with deadbolts and other security devices (secure windows as well).
5. Keep property well lit at night.

6. Have an active alarm system and use it.
 7. Don't leave garage doors open or unsecured (including detached buildings).
 8. Don't leave curtains/blinds open when you are not able to monitor a particular side of your home.
 9. Place expensive items (TV, laptop, etc...) in areas that are difficult to see from windows or doors.
 10. If you have a dog and it is barking, PAY ATTENTION.
 11. Use only trusted contractors or lawn care specialists.
- Limit access to the interior of your home to trusted persons. There are probably a million more things that we could add to this list, but I think you get the idea. If you are unsure where to start with the security survey, please contact me and I would be happy to complete a survey with you. Next month we will discuss what you can do to "harden" the vehicle "target". Until next time, please remember to be safe today and safer tomorrow.

Joel Stary
Neighborhood Patrol Officer
B14 NPD2
c: 817.944.1316
o: 817.871.8885





HISTORIC RENOVATION L.L.C.


Window refinishing Electrical Plumbing Carpentry Sheetrock Interior/Exterior Painting Complete Renovations/Additions "The Window Lady"	Floor installation/ refinishing Ceramic tile Custom Cabinets Countertops Pergolas/Gazebos Decks
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**Christopher Ebert**

The Water Pressure is Better Over Here

Our daughter Elizabeth, her husband Alastair, and their family are visiting this week from London for her best friend's wedding. Elizabeth and her friend Carrie met on the first day of Daggett kindergarten in 1978. Our son-in-law's English accent always gets the attention of folks asking the usual questions about how long he has been in the States, where in London they live, and what are the differences between the United States and England.

Often Alastair's responses surprise me. During our short visit to London this summer we concluded that the differences between London and a large American city like New York weren't that great. Oh yeah, you do have to look first to the right and then the left when crossing a busy street, the phones have that double ring (like in the PBS programs produced in the UK), the taxis are a calm black, and people speak in what appears to be a very formal way. But it is still like many large metropolitan cities.

Alastair boils it down to the fact that the water pressure is better in the States than it is in England. How often is it that the smallest details sometimes seem to have the most impact on our

lives?

This fall we finalized a process that had began almost two years ago when we suggested that our eldest daughter's family take over the Thomas House and Mary Beth and I would move to our guest house. We needed fewer square feet and much less stuff. Mary Jane and her family could live and grow up in the house where Knox and Evelyn Thomas began that tradition more than 80 years ago. Details, large and small, were confronted, discussed, and overcome.

Now the grandchildren pop into our home with little requests or just for a place to be that is not home, but at the same time is home. Breakfasts prior to school, summaries of the day's activities, or large requests (Would you be in the Cowtown Marathon with us?) have become part of our daily lives.

Our "water pressure" detail? We live only 75 feet from where we started in Ryan Place 34 years ago, but our lives have been enriched one drip at a time. The water pressure IS better over here!



RPIA is seeking someone to take on the next phase of improvement projects, which includes improvement of the Jessamine / 6th Avenue gates and additional entry markers. The project would require:

- Developing a proposal for costs to improve the 6th/Jessamine gates, including costs for irrigation, lighting, and landscaping.
 - Developing a proposal to provide Ryan Place entry markers/monuments for currently unmarked entrances to Ryan Place on the west and south sides (e.g. Cantey & 8th Avenue, Berry and 6th Avenue).
- When someone volunteers, we can get these projects started.

A MESS NO MORE!

HOUSE CLEANING

Hello, my name is Lisa and I live in Fairmount.

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Lisa (817) 343-2622



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Lori Gallagher

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WELCOME

to the
Neighborhood!

Wasn't that snowstorm something?? So many beautiful trees were damaged. Happily, I saw a few jonquils peeking through the soil – a sure sign that spring is almost here!

Ryan Place welcomes new neighbors **Nehme and Christine Elbitor** to 6th Avenue. Nehme and Christine are the owner/operators of Chadra Mezza on Park Place Avenue. We are so pleased to have them in the neighborhood at last!

I encourage all of you to attend the monthly neighborhood meetings. It is a wonderful opportunity to meet your neighbors and make new friends.

If you are a new resident, or if you are a street director and notice new neighbors moving in, or if you know someone who is new to Ryan Place and would like to be "officially" welcomed to the neighborhood in this column, please e-mail me at june-lake.rpia@gmail.com and let me know you're here.

Looking for a job??

The Census Bureau is still looking to hire hundreds of workers from Fort Worth for the 2010 Census. The work is temporary; most of the schedules are flexible, and the pay starts at \$11.50 per hour. Call 1-866-861-2010 to schedule a time to fill out an application; more details can be found on page 14 and at www.2010censusjobs.gov

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Real Estate Corner

by Judy Holland

Last year we set up a nice warm bed in the garage for our old cat, complete with a lamp to keep him warm. He had a pet door so he could come and go. One morning we found a family of raccoons enjoying his bed! They were cute, but we had to ask them to leave. We arranged for a "live trap" to be set up to relocate them and found our poor old cat in it instead. After all the fur stopped flying, everyone settled down.

Ryan Place is home to several folks with four-footed friends. We meet some of them on dog walks and are pleased to see most everyone carrying pooper bags with them as they walk. The Dog Whisperer would be proud. FYI — there is a pet adoption center at Petsmart on SWLoop 820.

2937 Ryan Pl Dr	\$ 80,000	3/1	817-665-1222
2922 Willing	\$108,500	3/1	817-731-8466
2712 Ryan Ave	\$115,000	3/2	817-281-8595
1116 Elizabeth	\$185,000	3/4	817-924-8358
2805 Willing	\$187,900	3/1	817-279-6996
2501 Willing	\$188,800	3/2	817-665-1222
2729 Willing	\$199,900	2/1	817-924-8358
2700 Willing	\$205,000	2/2	817-426-9800
2817 Willing	\$239,900	3/2	817-732-8400
2515 Willing	\$250,000	3/2+	817-923-7321
2512 6th Ave	\$264,900	3/3	817-737-3629
2418 5th Ave	\$425,000	3/2+	817-632-9500
1418 Elizabeth	\$499,900	4/2+	817-732-8400
1111 Elizabeth	\$649,900	4/3+	817-732-8400

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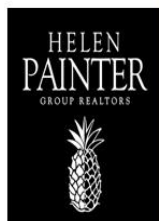
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Yard-of-the-Month: 6th Avenue



by Sharyn Peterson

Owners: **Chris Patton** and **Mark Stallons**

Despite the halving of the crape myrtle from the weight of snow during the most recent snow-storm, the overall continued care expended by these homeowners demands the YOM March kudos. Cornered in the 2600 block of 6th Avenue, this white house is a prime example of the appropriate shrubbery (genus, height, color) needed for the softening of this pristine stunner. Further evidence of what sustained maintenance, care, and time can present in our attractive Ryan Place neighborhood.

Calloway's Nursery

Timely Tips for March



This is the year to grow your own fruits and vegetables! Our most popular clinic in 2009 was our "Spring Vegetables and Herbs" clinic and we will be hosting two clinics on that topic in March.

Many positive things come from growing a garden. Working in a garden can help to relieve stress, and increase your overall activity level. Sunlight can improve sleep, deter depression, and promote a stronger immune system. Growing your own garden allows you to control what fertilizers, pesticides, and fungicides are used during the raising of your crops. But, most importantly, vegetables and fruits grown in a home garden tend to be more flavorful and nutritious!

When selecting a site for your gardens keep these requirements in mind: All vegetables need at least six hours of direct sunlight each day; eight to ten hours each day is ideal. The soil should be fertile and easy to work. Improve the texture by adding organic compost material. Container gardening is perfect if you have space or soil limitations. Gardens will need at least one inch of water per week including rainfall.

For more information about home gardening, please join us on the following dates. Check this website <http://mytexasgarden.com/index.php/free-clinics/> for a complete list of our **FREE** in-store clinics. Clinics are held in every store.

Saturday, March 6th at 10:15 am-The Edible Festival!

Learn how to grow and harvest the best vegetables and herbs for our area! We will have special events on home gardening this day.

Saturday, March 27th at 10:15 am-Spring Vegetables and Herbs

Come see and hear how to start and nurture a home garden.

Success in the garden begins with a good foundation! Become a member of our Garden Club and come grow with us! Visit www.mytexasgarden.com to join today!

Ryan Place Improvement Association

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The Shop Around the Corner

by Rainey Dukes

Please support the shops and businesses in and around our neighborhood. Every dollar that we put back into our community's economy ensures quality of life for Ryan Place and the rest of the near South side. This month's featured business is:

Jenkins Appliances

2259 Hemphill Street

817/923-2222

Contact: Greg Jenkins

This Southside store is open on Hemphill and ready to help Ryan Place! The shop is open for appliance sales and in store service, but the best thing for us is house calls! Jenkins will service all major kitchen appliances, including microwaves. They will fix washers, dryers, and just about anything you need taken care of.

What really sets them apart from the rest, however, is that they are available to consult on and fix those beautiful (but pesky) antique appliances that so many of us have lurking around in our kitchens! Mr. Jenkins has kindly coaxed my circa 1935 stove back from the brink of death on several occasions. If you're having trouble with an older unit, don't hesitate to give them a call.

Jenkins Appliances is open Monday to Friday, 9 a.m. to 6 p.m. and Saturday, 9 a.m. to 5:00 p.m.

Please help us keep the neighborhood informed of available goods and services. If you would like to include a favorite local business, restaurant, or shop, send commentary to Rainey Dukes at raintex@aol.com. Always remember, HELP A NEIGHBOR...SHOP LOCAL!



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Candlelight Christmas in Ryan Place

The Best Time to Commit is . . . NOW!



Well, the lull is upon us! The hustle and bustle of Christmas is over and we're back into the routines again. CCRP works year round to prepare for each Candlelight Tour of Homes. We are now actively looking for new homes to open for our guests at the 2010 Tour. If you have a collection of note, or you're a collector of a particular artist, or you always hear, "What a lovely home you have!" then call me or anyone on the Board and find out what being on Tour is all about. It really is a wonderful experience and such a gracious way to usher in the holidays. We all love Ryan Place – that's why we're here, right? So why not open our lovely homes and showcase the neighborhood?

We are eager for people to offer their services to make the Tour happen. The slate is being prepared and some officer positions are open. We REALLY need someone (or two) with publishing experience to produce the brochure/ticket. If someone has ad sales experience, their help would be invaluable. We also need a few folks willing to schedule and solicit volunteers to help us show all the homes.

There really is a place for everyone – let us know your strengths and we'll find a way to use them!

Thanks,

Gina

ginahroberts@yahoo.com

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Newsletter Delivery Drama



Many folks in the neighborhood noticed that the NEWSLETTER was late last month. Our distributor, **Brian Ford**, was unable to deliver them by the first weekend of the month and planned to deliver on Monday, February 8th. It was a cold, rainy day and just as Brian got started, he slipped on a porch step and wound up in the emergency room. Fortunately, his injuries weren't serious, but they did undo his plans for our NEWSLETTER delivery. The following day, College Avenue neighbor **Richard Deniker** heard about the situation and came to the rescue. Richard remembered that a man on James Avenue used to deliver the newsletter some years ago – Richard thought the man's last name was also "James." A quick check of the trusty white pages revealed that **Terry James** lived on James and a phone call to his wife, **Rose James**, confirmed that he did – and still does – distribution work. Mr. James was in Plano that day with a crew of nine, delivering circulars. By 3 p.m. Terry and Rose James and the crew had the RPIA NEWSLETTERS and by 4:30 they were on your front porch!

And that's the way our neighborhood works!



YOUR RETIREMENT SAVINGS MAY BENEFIT FROM NEW 2010 TAX LAW CHANGES.

If you're looking for tax-free opportunities for retirement, now is a great time to talk because tax law changes have created new reasons to consider converting to a Roth IRA, including:

- No Income limit on conversions
- Ability to split your conversion amount equally and report it as income for tax years 2011 and 2012

Call today to discuss how this opportunity may benefit you.

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RPIA Meeting Notes



RPIA met on Monday night, February 15th, at the Westside Unitarian Universalist Church. There were no new residents in attendance.

NPO Joel Stary reported that in January there were three burglaries of motor vehicles and one auto theft. There has been an increased incidence of graffiti in the neighborhood and Officer Stary directed residents to call the police if you see unidentified groups of teens in the neighborhood. He also clarified that graffiti must be reported to the police before the graffiti abatement of-fice is called. The police need to see and photograph the graffiti for identifying marks and for future reference. Finally, Officer Stary encouraged women to participate in a Personal Safety class offered by the police department; more information is available at www.protectinglives.org.

XTO Energy representative **Bob Manthei** announced that drilling gas is tentatively scheduled to begin at the Page Street site in June or July of this year.

Events Chairman **Mariann Taccia** encouraged residents to enter the Ryan Place Centennial art and logo contest and announced the annual Easter Egg Hunt at 1100 Elizabeth Blvd.

Donna Darnier, Joan Kline, and Catherine Record-Horn have been appointed to select an artist for the public art display on the traffic circle at 5th Avenue and Elizabeth Blvd. The circles and the art will be completed by March of 2011 for the Centennial celebration.

CCRP is looking for tour homes, docents, and volunteers for all aspects of the home tour. The City hopes to have all the street-lights installed sometime this summer.

Nominations for Yard of the Month will be welcomed by Sharyn Peterson at 817-922-8799 or by e-mail at shewho824@yahoo.com

Meeting was adjourned at 8:20 pm.



In 2009, RPIA launched a community giving program to promote Ryan Place resident's giving spirit. **Ryan Place, a giving community** (RPGC) will conduct donation drives to benefit different charities throughout the year. Each RPGC drive will have a goal for specific items needed by the benefiting charities. Donation request will be for tangible items such as food, clothing, toiletries, furniture, or your pledge of volunteer time. This program will not request, or accept, monetary donations. The charities that will receive donations during 2010 are the Tarrant County Food Bank and the Presbyterian Night Shelter. For these two charities we are asking for donations of canned goods and socks (adult and children's sizes).

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COMMUNITY BULLETIN BOARD/TABLE

Sherry Board 2-10-10

March 2010

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15 RPIA Meeting BIG TRASH	16 BIG TRASH	17 BIG TRASH	18 BIG TRASH	19 BIG TRASH	20
21	22	23	24	25	26	27 Easter Egg Hunt (page 1)
28	29	30	31			

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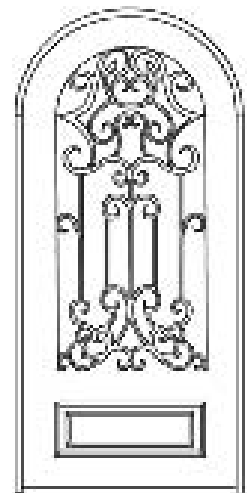
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New Listing in Ryan Place: 2501 Willing Ave



\$188,800

Call me today to visit this charming 1929 Tudor just off of Elizabeth Blvd. With an updated kitchen, tile flooring, restored original hardwoods, and spacious rooms, this home boasts old world charm. Contact the Joel Burns Results Team for more information: 817-737-8587.

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1418 Elizabeth Blvd	3384'	4 / 2 ½	\$499,900
2418 5th Ave	3068'	3 / 2 ½	\$425,000
2512 6th Ave	2219'	3 / 3	\$264,900
2515 Willing Ave	2255'	3 / 2 ½	\$250,000
2817 Willing Ave	2235'	3 / 2	\$239,900
2700 Willing Ave	2053'	2 / 2	\$205,000
2729 Willing Ave	1528'	2 / 1	\$199,900
2501 Willing Ave	1628'	3 / 2	\$188,800
2805 Willing Ave	1812'	3 / 1	\$187,900
1116 Elizabeth Blvd	2795'	3 / 4	\$185,000
2511 Lipscomb St	2072'	5 / 2	\$137,777
2712 Ryan Ave	1326'	3 / 2	\$109,900
2922 Willing Ave	1164'	3 / 1	\$108,500
2937 Ryan Place Dr	1170'	3 / 1	\$80,000
3020 6th Ave***	1270'	2 / 1	\$79,900
1004 W Cantey St	1218'	3 / 1	\$55,000

***Currently under contract

Real Estate Market is Active with Buyers & Sellers

Real Estate activity is up, and it should continue to rise with the peak months of March and April around the corner. Considering listing your home? Now is a good time to get it ready before the spring weather brings out interested buyers. Don't forget the tax credit for first time home buyers and current home owners expires April 30th. Call me at 817-RESULTS (737-8587) to talk about the Fairmount real estate market and what I can do to help you get your home ready.




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