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**RPIA
Monthly
Meeting**

RPIA Meeting

**Monday, September 20
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

September, 2010

www.HistoricRyanPlace.org

Ryan Place Chili Cook-off



October 2nd, 4 to 10 p.m. in the Daggett Elementary School parking lot
Donation: canned food and/or new socks



R.A.P.I.D.S. Register your personal property with the FWPD to aid in quick recovery if stolen

Chili Cook-Off Contestants arrive by 4 p.m. to set-up; registration: 4:30; Judging at 6 (Tables and electrical supply provided. Bring your own extension cords, bowls, spoons, and table decorations.)

National Night Out Representative from the Police Department on crime prevention.

For more information contact **Chris Handy** at 817-601-5253, chris@thehandystop.com
Visit our website: <http://bit.ly/ryanplacechili>



We're Number 1!! (again)

Once again Ryan Place was voted Best Neighborhood as reported in the Fort Worth, Texas magazine! The following appeared in the June, 2010 issue:

"Rows of stylish historic homes along broad tree-lined streets are small factors in what makes Ryan Place the best neighborhood. Great schools and yearly activities such as the July 4th parade, Christmas Candlelight Tour and croquet tournament let residents create a true community within these few blocks."

WE'RE GETTIN' THE BAND TOGETHER!!!!

The community band will begin weekly rehearsals after Labor Day through the holiday season. It's hard to believe we put this crazy idea into motion one year ago!

Have you been procrastinating about joining us? Now is the time – as we start to learn some new holiday pieces, as well as some jazz arrangements.

We are looking for a drummer to play drum kit, an electric bass player, and all wind instruments such as trombone, baritone, clarinet, flute, trumpet, saxophone, etc. Call or e-mail **David Tuttle** for more information at 817-917-0436 or david@tuttlecommercial.com



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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 issue free when you prepay for a year / ten issues. Prices (per issue) are:

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
brooke.downing1@gmail.com — 817-734-5312

General Manager: Olivia Flynn
rpianewsletter@yahoo.com — 817-927-0075

NEWSLETTER submission deadline:

OCTOBER NEWSLETTER
Friday, September 17

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

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

For the Ryan Place Discussion Forum, go to **facebook.com**

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.



*We are now on
FACEBOOK!*

*Go to facebook.com,
complete the
registration information,
and then search for
Ryan Place Neighborhood.
(See story on page 13.)*

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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The Ryan Place Centennial Celebration



Ryan Place Residents

by Mariann Taccia

John Ryan's dream of having a "model addition" was becoming a reality as one prominent Fort Worth resident after another started building their homes in Ryan Place. This is the first in a series of articles highlighting some of the original Ryan Place residents.

2424 College Avenue

Charles Keith Bell was born on April 19, 1854, in Chattanooga, Tennessee. His parents were L.G. and Elizabeth Bell and he was the youngest of five children. After graduating from Sewanee University, he moved to Fort Worth in 1872; he returned to Tennessee to study law and began his career as a lawyer in Hamilton, Texas. After living in Hamilton for a number of years, he became the County Attorney of Hamilton County and later the District Judge. He left his judgeship to represent Fort Worth in Congress. By 1893, Judge Bell had moved to Fort Worth and resumed the practice of law. In March, 1901, the Governor appointed Bell Attorney General of Texas to finish the term of Thomas S. Smith who had died in office. At the expiration of Smith's term, Bell was elected Attorney General.



Bell was considered for Governor in 1901 by the Democratic party, but he declined because he did not want to use the influence of his Attorney General's position. Bell was unsuccessful for his bid for Governor in 1906 and retired from politics to form a partnership with Robert F. Milam, Mayor of Fort Worth, in a law practice. That same year Bell's beloved mother died, and he married **Florence Smith**, John Peter Smith's daughter. Their son, John Peter Smith Bell, was born in 1907. In 1913, the Bells moved into their home at 2424 College Avenue and on April 23 of that year Charles Bell died after a long illness.

Florence Bell, her son, and her mother, **Mary**, remained living in the home on College Ave. until the house was sold to **A. A. Post** and his wife on September 22, 1914.

A. A. Post achieved notoriety through his family, which moved to Fort Worth in the early 1900's. His father, Charles Rollin (C. R.), was married to Caroline Lathrop and was a developer who built homes in the Riverside area. His brother, Charles William (C.W.) Post was the creator of the Postums and Grape-Nuts cereal companies that were manufactured in Battle Creek, Michigan. In 1906, C.W. purchased 100,000 acres in west Texas and declared that he was going to build a model town which was named Post, Texas. C.W. moved to California for his health and committed suicide in 1914, leaving his vast fortune to family members.

Newspapers reported that A. A. Post inherited "2 per cent of all money in bank bonds, mortgages and bills receivable." Within months after his brother's death, A.A. purchased the Bell home on College Avenue. A. A. and his wife, **Mary Lee**, had one son, Charles Lathrop; and two daughters, Nellie Caroline and Mary Ella. Four years after moving to College Avenue, A. A. and his wife divorced and Mrs. Post was awarded the home and furnishings. Records indicate that after the divorce A.A. lived on a ranch in Tolar that was included in his inheritance from his brother, but at the time of his death in December of 1921, he was living on West Leuda Street in Fort Worth. In 1918, Mrs. Post sold to **Dr. George Wade**. Information on the Wade family could not be located, but they sold to **Marvin and Olivia Rall** in 1928.

Miss Olivia Ruth Boaz married Marvin Rall at her parent's home on June 12, 1915. After their honeymoon in California they returned to their home on Pennsylvania Avenue before moving to College Avenue. Marvin was a prominent merchant and they resided in their Ryan Place home until 1946.

Olivia Boaz Rall's family was one of the first families to settle in Fort Worth and Marvin's father, E. G. Rall, was a leading grain merchant. E.G. Rall purchased the Chase property (Chase Court) on Hemphill in 1907 after the original landmark Chase home burned; the family also owned a ranch in what is now Benbrook.

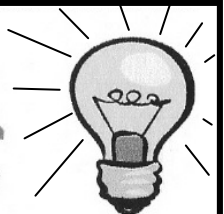
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Special Event Ordinance Update

Thanks to tremendous input from Fort Worth residents, the new ordinance regulating neighborhood events was drastically changed and the final document that was approved by the City Council in July is a far cry from the original draft. The ordinance will become effective on October 1st and will impact Ryan Place events as follows:

Events that have been held in the street where there are structures would require a \$1 million commercial general liability insurance policy naming the City as additionally insured. Because of this change, Ryan Place events that have been held in the street will now take place in the Daggett Elementary School parking lot.

Parades will require a \$1 million commercial general liability insurance policy naming the City as additionally insured and off-duty police officers will have to be hired.

If residents on your street, or block, are planning an event in the street please review the ordinance so that the event will comply with the new requirements. The policies and applications are located on the City's Permit Center page, <http://www.fortworthgov.org/tpw/permits/>, and the ordinance is located on http://www.fortworthgov.org/uploadedFiles/Public_Events/outdoor_ordinance_100803.pdf



Have you recently remodeled your home, or just purchased your house and would like to participate in the **Candlelight Christmas in Ryan Place Holiday Home Tour**? This year is the 27th anniversary and we need homeowners to participate in the tour and volunteers to docent during the tour. We are less than three months from tour weekend! Please contact **Mariann Taccia**, 817-921-9976, mariannmt@sbcglobal.net with offers of your home or your time.

News from XTO

by Robert Manthai

Royalty Interest is real property that can be bought and sold, just like real estate. Recently some royalty interest owners in the Fort Worth area have received offers from companies wanting to purchase their royalty interest in the wells drilled into the Barnett Shale. This has been a common practice in our industry for many years.

The Royalty Deed is a purchase offer, not a lease. XTO Energy does not purchase royalty interest, and we have no contractors working on our behalf to do so. We would not be notified of a royalty interest purchase until after it had been recorded at the county court house and we were contacted by the new owner. Royalty payments would then be paid to the new owner. Questions about such offers should be directed to an attorney.

Palo Petroleum Incorporated has been in the oil and gas business for over 30 years and they do buy mineral royalty interests. Their web site is located at <http://www.palopetro.com/>. Their royalty deed offers identify the current mineral lease holder, which could be XTO Energy or one of the other operators.



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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. Send in your check to RPIA today 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 contribu-
tions. You are invited to be-
come a Sustaining Member of
RPIA at any level::

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

Chris and Shannon Canard
David deVlaming
Tommy and Susan Drake
John and Jennifer Grimes
Keith and Connie Head
Kathy and Francisco Hernandez
Ross and Carol King
Joan Kline
John and Leanne Kline
Benjamin and Lori Loughry
Jim and Kitty Loveless
Cindy and Javier Lucio
Frank and a Tracy Papa
Lin and Randy Parham
Zoe and Glen Pierce
Patricia and Glenn Polenz
Kevin and Allisen Prigel
Chris and Cathy Rogers
Ted and Dana Settle
Mariann and Robert Taccia
Sheila and Bill Uhr

FRIEND

Ken and Deb Armstrong
David and Sandra Barton
Sian and Larry Borne
Bart and Nancy Bradford
Leighton Clark and Teresa Godbey
Linda Clark
Bill and Lucy Conley
Mr. and Mrs. Robert Cox

Alberta and Joe Cox
Anita Daniel
Wayne and Donna Darner
Rainey and Randy Dukes
Chris and Mary Beth Ebert
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Alexis Gazak
Joe and Anne Gilbert
Bob and Diane Grissom
Blake Hardy and Ellen Warthoe
A.J. and J.R. Hart
Mike and Nancy Hollier
Alan and Kendal Lake
Debra Lochtrog and Bill Carrell
Jeff and Janelle Lowrance
Jasmine Luna
Lou and Barbara Lucignani
D. Michael Lynn
Jason and Rachel Manning
Kim McLaughlin
Kurt Nielsen
Mary Orzel
Raul and Lisa Pena
Jim and Janell Redding
Peter and Mary Schroder
Bob and Leslie Schultz
Charles and Pamela Tynan
Ross and Julie Vitek
Ellen Warthoe and Blake Hardy
Evelyn and Elzie Wilson

NEIGHBOR

Derek Arneson
Susan Ayres and John David Orr
Mack and Cindy Baldrige
J. Becker

Stephanie Books and Bart Miller
Merle and Sandra Boren
Yates and Jane't Brown
Allan and Sue Butcher
Chadra Mezza and Grill
Taylor and Marilyn Crouch
Deborah Crow
Eddie Dunn, Jr.
Christine and Nehme Elbitar
Lisa Erickson and Kevin Smant
Luis and Angela Estrada
John and Sara Filarowicz
Paul and Sherry Frantz
Steve and Melissa Fruscella
Paul and Holly Garrett
John-David and Naomi Gelineau
Michael and Courtney Gilson
Ann Grove
Gary and Stasia Guess
Paul and Lauren Hable
Christopher Handy
Kathryn and Erik Hansen
Paul and Minnie Harding
Victoria Harville
Jeff and Pam Hayes
Lorraine Higgins
Catherine Hill
Linda and Roland Hill
Pam and Garry Hill
Michael and Nancy Hollier
Theodore and Paloma Homan
Michelle Howard
Allan Ray Huffaker
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Mike Lindner
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Kendra McCown
Diane McCusker
Ben and Abbi Miller
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Jim and Diane Newsom
Mary Orzel
Murphy and Amanda Parks
Wendy Ragle
Francois and Robin Richard
Cheryl and Dave Richardson
Mary Richardson
Brian and Katherine Ridenour
Patricia and Javier Rodriguez
Tony and Betty Ruiz
Amy and Steve Sheppard
Babara Sims
Kurt and Jill Sprenger
Julia Stephan
Howard and Karen Stone
Rita Thomas
J Carter Matheney Tiernan
Steve and Renee Tornga
Bob and Laurie Trimble
David and Angela Tuttle
James and Margie Upshaw
Bill and Rosanne Vaughan
Miguel and Marilyn Vivar
Beverly Watkins
Stan and Nina Watson
John and Amber Wyatt
Susan and Leo Zappa



RPIA President's Letter

The wheels of City government turn slowly, but we are seeing some movement in the right direction for Ryan Place. The hard work and persistence of the Streets and Traffic Committee is starting to show results. A special thanks to **Bart Bradford** for leading City officials on a neighborhood tour in 2006 to demonstrate the need for street reconstruction and insisting that they research the past 20 years of street repair records in Ryan Place. In a 2006 letter from the Water Department to Mr. Bradford, the City's plans were outlined:

"Based on water maintenance history over the past 20 years and recent history over the past 5 years, field analysis, and after review of IPW's street maintenance program in October, the Water Department has identified the following streets for replacement:

1. **5th Ave from Robert to Lowden (2600-2899 blk.)**
2. **6th Ave. from Robert to Bowie (2600-2999 blk.)**
3. **Ryan Ave. from Robert to Berry (2600-3099 blk.)**
4. **Ryan Place Dr. from Robert to Cantey (2600-2799 blk.)**
5. **Willing Ave. from Robert to Cantey (2600-2799 blk.)**

We plan to start . . . construction beginning FY '08-'09."

College Avenue residents have been informed that construction crews will begin work by September 1, 2010 to finish the east side of their street. Keep in mind that the College Avenue project was part of the 2004 bond election. The City has adopted new procedures to help ensure that the screening process relating to selecting construction companies has improved to help prevent the problems associated with the College Avenue reconstruction initiative.

There may be times that we find it inconvenient to deal with the mess that comes with these types of projects and I want to thank you in advance for your cooperation and support of these projects within our neighborhood.

If you have any questions please call your Street Director and plan to attend the City sponsored meetings that take place prior to the street reconstruction.

Next month: **John Filarowicz** (College Ave.) and **Mike Lindner** (Willing) have breaking news about reconstruction on their respective streets.

John Kline
RPIA President

According to XTO representative **Robert Manthei**, "XTO Energy has been issued two city drilling permits for our drill site located at 400 Page Street. The site has been cleared and we will begin ground preparations for the drill site in the next couple of weeks. We hope to start drilling in October. The date of first gas sales will depend on the completion of the pipeline, which may carry into next year."

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Focus:

Gang Recognition

Well, by the time you get this NEWSLETTER, summer will almost be over. I will not miss the heat or the kids being out of school . . . the kids that are up to no good, that is. The Fort Worth Police Department has implemented the new alignment for its divisions and many other changes. We are all getting used to the changes and new faces. I'm very excited to have another great group of Patrol Officers in our area and they are committed to serving this community each and every day.

We have been working hard to keep the number of burglaries down in the area and have been very successful in tracking down and apprehending several offenders. Having said that, home burglaries and garage burglaries are down this summer and vehicle burglaries are up.

I have preached about vehicle burglaries in the past and the information will always be the same with regard to preventing vehicle burglaries. Remember, *burglaries are crimes of opportunity* and if we don't protect ourselves we are creating opportunity for those that would prey on us. We can't afford to leave property in our vehicles! We can't afford to leave our vehicles

unlocked! We can't afford to leave windows rolled down! We can't afford to leave keys in the vehicle! We can't afford to not report suspicious activity!

Please do your part to help prevent all burglaries and remember that I am available to help you with security inspections if needed. I would like to say a big "THANK YOU" to all of our Citizens On Patrol members for the volunteer work they do in this community to help keep us all safer! Please get involved in our Citizens On Patrol group or in any group that strengthens our community. Until next month, be safe today and safer tomorrow.

Joel Stary
Neighborhood Patrol Officer
B14 NPD2
c: 817.944.1316
o: 817.392.3610



Streetlight Installation

Although City budget cuts have slowed completion, the City has hired a contractor to install our streetlights and progress is being made. Please be patient just a little longer, and all of the remaining streetlights will be installed throughout the neighborhood.



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TIPS FROM COP's

What a great report that Officer Stary gave at the RPIA meeting on Monday, August 16th. Crime rates are down this summer! We appreciate his work and the excellent support of FWPD.

Officer Stary invited Police Sergeant Kathy Jones to our meeting. She is the new supervisor of Neighborhood Police Officers (NPO) including the police zones around Ryan Place. She was kind enough to reveal that our own modest Officer Stary was the arresting officer for one of the suspects in a local burglary. Bravo!

As I mentioned at the meeting, quite a few residents of Ryan Place have gone to training for Citizens on Patrol (COP's), the Code Blue program that prepares citizens to be better at identifying and notifying the police of suspicious activity. COP's are the "eyes and ears" of the FWPD and it has been very successful. I believe that just by attending the 8-hour training class, a resident becomes even better at watching out for the neighborhood.

The next training for COP's will be on a Saturday in October – more details to come.

Thanks,

Steve Fruscella

214-708-1386 (daytime)

817-732-7033 (evenings)



Lin Parham was appointed chairman of the nominating committee for the RPIA Board of Directors. If you are interested in serving on the Board, please contact Lin at 817-9921-4027."



WELCOME to the Neighborhood!

September always seems to bring a new sense of purpose and a strong desire to wear a crisp white blouse, a plaid skirt, and knee-socks (hmmm . . . maybe that's just me).

Hopefully, the hottest weather of summer is over and we can all enjoy September's more moderate temperatures. The Labor Day garage sale is a wonderful opportunity to share your unused "treasures" with your neighbors and clear some space in your home or garage as well.

The summer heat and humidity did not discourage new neighbors from finding their homes in Ryan Place. The 2700 block of Willing Avenue gained two new homeowners this summer — the **Wyatts (Amber and John)** and the **Missildines (Stephen and Macy)**. Also new to Willing Avenue is **Keith Wawrzoniak**.

Paul and Lauren Hable are getting settled in their home on 5th Avenue — glad you two stayed in the neighborhood!

Debra Lochtrog (College Avenue) tells me **Laura (Rollins) Crews** has returned to Ryan Place after a fourteen year absence. Please welcome Laura and her husband, **James** and their family to College Avenue. They have moved into the old family home where Laura was raised.

Take a few minutes to introduce yourself to these newcomers. The friendliness of Ryan Place is one reason it was chosen as Fort Worth magazine's 2010 Best Neighborhood.

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@gmail.com and let me know you're here.



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Yard-of-the-Month: 2800 block of 5th Avenue

by Sharyn Peterson

Owners: **Charles and Enid Havis**

A Shady Glade - in the hottest time of the year! Trees surround this property and provide the allure of a cool shaded glen for respite. The gray brick house with Tudor architecture nestles in this setting with dark colored inset dormered door and white trim on the rest of the woodwork. Rose bushes and shade-loving plants sweep up the front walkway and beckon you inside. Always neatly manicured with sparkling windows, this is an ideal place to "chill out" during the "dog days" of summer. It wouldn't take much to imagine coming upon this residence in a woodsy area in Great Britain.



From Calloway's Nursery

Timely Tips for September Gardeners



A Texas Summer can really take a toll on our lawns! Areas that are thinning from lack of water or too much foot traffic will often sprout up cover, often in the form of weeds. Our cool season weeds will start emerging in September once they receive a little moisture. So, now is the time to prevent weed seeds and to apply our Fall fertilizers.

Fall fertilization is the key to prolonging Fall color and promoting early Spring recovery of lawns. It will also help to promote a thick turf which resists those Winter weeds. **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 the first of October. For those who are organic gardeners, **Calloway's Organic Fertilizer** contains seven food grade meals and can also be applied now.

Because many weeds grow and strengthen while grass is dormant, pre-emergent weed control is important for Texas lawns. A pre-emergent weed control must be done **before** the weeds are growing. So, the best times to treat lawn weeds with a pre-emergent herbicide are September and mid-March.

We will be hosting a free clinic in every store on **Fall Lawn Care** on **Saturday, September 18th at 10:15 am**. Find out the secrets of a green, healthy lawn and be the envy of your neighborhood!

Visit www.mytexasgarden.com for more gardening tips, information and to become a member of our Garden Club! Success in the garden is made fun and easy at Calloway's Nursery!

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Real Estate Corner

by Judy Holland

Like It or Not...

Just read some good advice about hiring someone which said not to hire anyone you don't like. We have been doing some renovation on our home on Ryan Place Drive and this has helped in selecting plumbers, roofers, carpenters, etc. It reminds me of the basic premise of an on-line coach I admire who goes by the name of FLYLADY. She is supposedly an agent of change where house clutter is concerned, but she goes beyond this and gets into life style as well. FLYLADY says not to have anything in your home that doesn't make you smile and she is opposed to storage bins. Her research has shown many people are paying more for the storage than the stuff is even worth. In real estate any Realtor will tell you that clutter is a killer in home presentation. People are saving things for other people who don't want those things. FLYLADY also confronts body and attitude clutter and invites her readers to clean out old opinions that are no longer relevant like not liking something, but not remembering why. Thank goodness for our Ryan Place annual garage sale! We can clear out our clutter and go down the street and pick up some really valuable stuff from someone else. . . stuff that makes us smile.

2737 RPD	\$ 99,500	2/1	817-732-1394	Cozy with hardwood floors.
2929 Ryan	\$114,900	2/1	817-665-1222	Adorable in & out, quaint kitchen
2821 Willing	\$129,900	2/1	817-924-4144	Cream puff in great location
2937 RPD	\$139,900	3/1	214-696-4663	Beautifully updated
2908 RPD	\$175,000	3/2	214-696-4663	Stone fireplace & picture window
2817 Willing	\$237,500	3/2	817-354-7653	Updated ktchn, lrg gameroom
2620 S. Adams	\$259,000	3/2	817-731-8830	Vintage Tudor, crown molding
2932 6 th	\$269,900	2/2	817-923-7321	Large closets, great deck!
2844 6 th	\$399,900	4/3	972-724-9010	Corner w/circular drive & apt
2412 5 th	\$424,500	3/2+	817-632-9500	Pool w/2 hot tubs, guest house
1111 E B	\$599,000	4/3+	817-732-8400	4 bdrms & 3 baths upstairs
2900 6 th	\$599,500	4/2+	817-795-2500	Elevator, pool, apt, garden rm

CHISHOLM TRAIL ★

In last month's NEWSLETTER there was an article about the history of the McCoy and Chisholm Trails. During the August CCRP and RPIA meetings, both Boards of Directors approved a donation of \$175 each for the marker to be installed at Daggett Park along side the McCoy Trail historical marker. Additionally, CCRP agreed to purchase and install a plaque stating the history of the Chisholm Trail.

The marker and plaque will be installed during our Centennial year and an event will be scheduled for the dedication.

Official Texas Chisholm Trail Marker

RPIA Board Appointment

The RPIA Board of Directors has appointed **Kurt Nielsen** to be First Vice President to serve the remainder of John Kline's term, since John moved to fill the Presidency, vacated when Keith Head resigned.

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Christopher Ebert

All That Jazz

New York, Aug 22, 2010. Last night I found myself sitting in the Village Vanguard, a famous jazz club in Greenwich Village, wondering how I had gotten there — ? Oh, we had taken a taxi from midtown to an Indian Restaurant, then walked over to 7th Avenue. No, not that "how!"

To explain it to you I have to tell you a little personal history. My father grew up in New York City, and when I was young we would drive up from Fort Worth to visit by grandmother and Yankee cousins. WWII had brought my father to Fort Worth where he met a Texan at the USO who became my mother. He loved the music of New York in the 1930-40's, but mostly jazz. We watched the TV show Peter Gunn just to listen to Henry Mancini's music in the background. When I was senior in high school, a series of jazz performers came to town to play concerts at the Hotel Texas Ballroom. Student tickets were cheap so several of my friends and I bought tickets for the whole series: George Shearing, Stan Kenton, Dave Brubeck, and others.

After graduation I went to North Texas State University. Some say that even after two degrees and five-and-a-half years, I never took a Thursday afternoon class so I could listen to the NTSU Lab Band performances at the Student Union building. Along with the rock and roll of the day, I bought Brubeck, Shearing, Ahmad Jamal, and Stan Kenton discs (the big 12" ones). When I was lucky enough to visit New York City we would always visit the Vanguard. Our trips are never planned around the Village Vanguard's schedule so it was always luck when we have seen Jacky Terrerson, Jason Moran, or the (then) 75 year old Dave Brubeck. Last night our luck was different, but you have to hear new performers, and you never know.

Ross King was in NYC last week. While I was thinking about an evening at BB King's with some guy on the Hammond B3, Ross checked out the best church pipe organs in the city.

According to the Broadway musical, Rock of Ages, "we (also) built this city on rock 'n' roll!"

And All That Jazz.

(Oh, by the way. I haven't found a single match book cover on our visit to New York City.)



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See you on Facebook!

The HistoricRyanPlace.org website moved to a new server on June 30th. Since the new server does not accept the discussion forum format that we used, the forum is no longer available.

Now, to get to the discussion forum, log onto the Ryan Place Neighborhood Facebook page. All of the same discussion topics are listed under the "Discussions" tab. If you have found or lost a pet you will be able to post pictures — which was not an option with the previous site. If you are not already registered with Facebook, it is very simple, and you do not have to participate with any of the other Facebook functions. Please go to facebook.com, complete the registration information, and then search for Ryan Place Neighborhood.

Thank you, **Cameron Crum**, Dot 11 Networks, for hosting the Ryan Place website for so many years.



Courtesy Requested:

Do you leave Ryan Place at the intersection of Elizabeth Blvd. and 8th Avenue? When the traffic light is red do you stop behind the white line? It is illegal to turn right on red at this intersection, therefore there is no need to pull up past the white line. It is, as a matter of fact, also illegal to pull up past the white line, but tickets are rarely issued. As a courtesy, however, would you please stop behind the white line as it makes entrance into the neighborhood from 8th Avenue much easier.

Thanks!



Animal Outreach

Anyone who would like to donate items to the North Texas Humane Society may bring them to 2927 5th Avenue in Ryan Place. Leave your gift on the front porch.

The Humane Society is always in need of:

- ♦ dry dog/cat food
- ♦ towels & blankets
- ♦ stainless steel bowls
- ♦ Clorox or other bleach
- ♦ paper towels
- ♦ used toilet lid soft covers



Election Workers Needed

The Tarrant County Elections Center needs workers for general elections. They are looking for people who are registered voters and who enjoy interaction with the public — especially people who are bilingual. Election officials are paid for the days they work during the election process. Hours of elections are 7:00 a.m. to 7:00 p.m. The next general election will be November 2, 2010. To apply, go online to www.tarrantcounty.com/egov or call 817/831-8683.



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MAKING PEACE WITH THE 'POSSUM

PART II



by Linda Hill

The opossum's short life span is offset by its prolific breeding. A female may give birth to 22 babies, but only six to eight will survive as part of her litter. New born babies are as small as honeybees and are called "pups" or "joeys." After about 2 ½ months, the young will crawl onto their mother's back, clutching fur tightly with all four feet and tail, as she forages for food nightly. After 4-5 months, when they are approximately 7-9 inches from nose to rump, the babies will leave for good.

Opossums are not dangerous and will run rather than try to defend themselves. They do not chew electric wires, dig up flower bulbs, or attack cats and dogs. They are great sanitary engineers, eating snakes, rats, mice, insects, fruit, eggs, and carrion. They may have fleas, but almost never carry disease and very rarely carry rabies. They live to wander and forage large territories to hunt their food, often traveling over a mile in one night.

If you do not want opossums around, do not leave pet food out



at night. Secure under decks, house eaves, and chimney access points and trim tree limbs to prevent roof access. Generally, they will quickly move on. Please don't trap and relocate as they may not be able to survive in an unfamiliar environment.

Three- to four-month-old babies are usually the ones found alone in your backyard. These opossums are too young to be left on their own. If you find one alone and under seven inches, his mom will not come back to get him. He is an orphan and needs a rehabilitator. Don't feed the baby as it has very specific nutritional needs. Put it in a box and keep it in a quiet place.

Call the Wildlife Hotline: 972/234-WILD (9453) from 7 a.m. to 10 p.m. daily or call **Linda Hill** at 817/926-3877. For more information on the opossum or other mammals go to www.DFWwildlife.org.a

YOU CAN PREVENT THE MAJORITY OF CRIMES BY BEING PREVENTATIVE!

- ♦ Do not leave anything in your cars - put things in the trunk or in the house.
- ♦ Lock car doors - the majority of crimes to cars happens to cars that are not locked.
- ♦ Do not leave anything in the front yard or on your porch. If you have outdoor furniture, consider securing it.
- ♦ Make sure that all exterior home doors and windows are locked.
- ♦ **Leave exterior lights on all night.** This not only deters criminals, but also, police are able to see criminals. The cost of running a few light bulbs is not as expensive as replacing stolen property.

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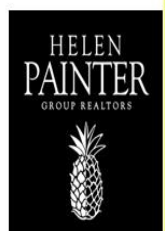
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COMPLY WITH THE CODES, Y'ALL

Please remember the following code compliance regulations.

High Grass and Weeds

City code requires property owners to keep grass and weeds in their yards and vacant lots less than 12" high. Violators will receive a certified notice (once per year) and will have 10 days to mow it. If you don't, a City contractor will do the job for you and it won't be cheap. The average bill for a residential lot is \$250, payable within 30 days. Failure to pay for mowing may result in a lien being placed against the property.

Trash and Debris

When trash and debris accumulate, the result is both unsightly and unhealthy. Old junk, garbage, tires, rubbish, furniture, appliances, car parts, or anything else stored outside can be dangerous and is prohibited. Violators are issued a warning notice to perform specific action within an allotted time. If the warning notice goes unheeded, violators face a \$2,000 fine. If the violation is chronically uncorrected, the case may go to the Building Standards Commission, City Council, or District Court for action. Costs for "forced clean-up" result in liens against the property in violation.

Front and Side Yard Parking

A City ordinance prohibits parking motor vehicles, trailers, boats, and other vehicles in the front or side yard. To avoid a \$50 per day fine, move it around back, or park it on a hard surface.

Even if the driveway is full, it is not lawful to park or perform mechanical repairs on a vehicle on a lawn or unimproved surface. The ordinance extends to RV's, boats, and trailers as well.

Too Many Animals

For health reasons, each property in Fort Worth is limited to three cats and three dogs over the age of eight weeks. All pets must also be registered with the City and have current vaccinations. Pet owners with too many animals can be fined up to \$2,000 for each offense. Report violations

to <http://www.fortworthgov.org/forms/default.aspx?ekfrm=21020>. For other animal issues, contact the Animal Care and Control Division at 817-392-3737.

Oversized Commercial Vehicles

It is unlawful to park any oversized commercial vehicle, with a gross weight of at least 15,000 pounds (or any vehicle designed to carry more than 15 passengers) on any residential zoned property. Included are: dump trucks, semi-truck-tractors, concrete mixing trucks, stake-bed trucks, buses, or trailers that are more than 20 feet end to end and more than seven feet at their widest point, or more than seven feet in height. Violation fines can be as high as \$200 per day.

Substandard Structures

A substandard structure is any building that does not meet the standards or specifications established in the building, plumbing, electrical, and mechanical codes and endangers the life, health, and safety of the public. When a property is not maintained, an officer investigates and a list of violations will be sent to the property owner. If not corrected in a specified amount of time, the Building Standards Commission may decide whether demolition of the structure is necessary.

Open and Vacant Structures

According to City Code, a vacant structure that is not secured against entry is considered unsafe and provides opportunities for illegal activities such as prostitution and drug sales. Sometimes vagrants gain access and burn down properties while trying to stay warm in winter months. Abandoned business also can deteriorate, becoming eyesores and promoting urban blight. Code officers and staff work every day to board up and secure such facilities. Those who violate the code are subject to fines up to \$2,000.

Signage

Two wrongs don't make it right. The city removes more than 30,000 illegal signs from public streets every year. As part of the removal process, the City issues criminal

citations and can pursue civil penalties of up to \$500 per sign.

What are my options?

- You can put a limited number of signs on private property in residential districts as long as they do not advertise products or services. They cannot exceed 8 square feet, or you can have a maximum of four signs that are less than 16 square feet total. If the content is political, you can have as many signs as you want, but each sign must be less than 8 square feet and must be removed 30 days after the election or run-off.

- During a garage sale, you can have one sign on your property.

- Realtor, "For Sale," and other similar signs can be placed at the edge of the private property, but not in a parking or landscaping strip adjacent to the right of way.

- You can advertise on the Internet, use mass media/print, newspaper, newsletters and other traditional means.

Can I attach a sign or handbill to a signpost or utility pole?

Signs and handbills should NEVER be attached to sign posts or utility poles. This includes affixing them with tape, glue, staples, nails, ties, or other fastening devices.

Can I place a sign or post a handbill in a median, at an intersection or alongside a road or highway?

The City of Fort Worth **only** allows official traffic control devices in the right of way.

What about Builder, New Home, For Rent, For Sale, Garage Sale, Home Business and other similar signs. Is there an exception for these?

There is not a single circumstance where it is permissible to place a sign or handbill in a street or on a pole. *Where can I go for more information?*

- Call the city's sign inspector at 817-392-7848

- Call Code Compliance at 817-392-1234

Be a good neighbor and keep Ryan Place beautiful by complying with the above code regulations.

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