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**NEW  
LOCATION**

## RPIA Meeting

**Monday, October 17**

**7 PM**

**St. John's Episcopal  
Church**

**2401 College Avenue**

*Enter through the gate on Page,  
behind main building  
Meeting agenda at  
[historicryanplace.org](http://historicryanplace.org)*

*Fort Worth Neighborhood of the Year — 2008*

# RYAN PLACE IMPROVEMENT ASSOCIATION

## NEWSLETTER

October, 2011

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



**10th Annual**

**Ryan Place Chili Appreciation Society Chili Cook-Off  
and Vin Fiz Landing Centennial Commemoration**



**Saturday, October 15**

**4 — 8pm**

**Ryan Place Park  
(3001 5th Avenue)**

**Contestants: Arrive at 3 pm for set-up.  
Registration by 3:30. Judging begins at 5 pm.**

Due to time schedules please arrive with your  
chili cooked and  
only needs heating.  
(Details on page 10)

[ryanplacecommunication@sbcglobal.net](mailto:ryanplacecommunication@sbcglobal.net)



**City of Fort Worth Aviation,  
Fort Worth Air & Space Museum, and  
North Texas Aviation Centennial  
are participating.**

**Presentations by the City of  
Fort Worth, the Texas State  
Senate, and House of Repre-  
sentatives**



***The Big D Licious returns to  
the Ryan Place Stage!***

***Bring your lawn chairs, a picnic, blankets,  
and coolers for a FREE fun-filled evening!***

**R.A.P.I.D. Registration  
4 - 6 pm**

Bring your driver's license and register to  
receive property identification labels which  
aid police in recovering stolen property.



Donations of canned goods  
and/or adult or children's  
socks will benefit Tarrant  
Area Food Bank and Pres-  
byterian Night Shelter.



*This will be the final RPIA event for 2011 — and it will be BIG!  
We really NEED help with the set-up and clean up after the occasion. Set-up  
begins at 10 am. If you have an hour or so to pitch-in to help, please let me  
know. Thanks! [marianmnt@sbcglobal.net](mailto:marianmnt@sbcglobal.net) or call 817-921-9976.*

***The more people who help,  
the less work there will be for everyone!***

## 2011 RPIA Board of Directors

### Officers

President	John Kline john.kline90@charter.net	817-922-0732
1 <sup>st</sup> Vice President	Mariann Taccia mariannmt@sbcglobal.net	817-921-9976
2 <sup>nd</sup> Vice President	Kurt Nielsen kurtryannielsen@aol.com	817-308-6126
Treasurer	Ross Vitek ross.vitek@gmail.com	817-924-5444
Parliamentarian	(VACANT)	
Secretary	Rachel Manning rachelzertuche@earthlink.net	281-799-9049
Asst. Secretary	Lauren Hable lauren.hable@yahoo.com	817-922-8019

### Street Directors

5 <sup>th</sup> Avenue	Katie Shumate katie@shumate.com	682-365-3631
5 <sup>th</sup> Avenue (Alternate)	Sharyn Peterson shewho824@yahoo.com	817-726-0531
6 <sup>th</sup> Avenue	Gary Guess gary@theblindsolution.com	972-757-9639
6 <sup>th</sup> Avenue (Alternate)	(VACANT)	
8 <sup>th</sup> /James/Stanley	John Belknap johnbelknap@swbell.net	817-927-0355
8 <sup>th</sup> /James/Stanley (Alternate)	(VACANT)	
Alston/Lipscomb/Page Streets	Derek Arneson derekarneson@hotmail.com	817-938-5007
Alston/Lipscomb/Page Streets (Alternate)	(VACANT)	
College Avenue and Cantey St.	John Filarowicz floorwax12@sbcglobal.net	817-233-5411
College Avenue/Cantey (Alternate)	(VACANT)	
Elizabeth Boulevard	Raul Pena rpena@transystems.com	817-926-9743
Elizabeth Boulevard (Alternate)	Joan Kline joankline@swbell.net	817-923-5287
Ryan Avenue	Rick Tucker Tucker.rick@sbcglobal.net	817-927-0197
Ryan Avenue (Alternate)	Levi Howard LWH0030@unt.edu	817-992-5461
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)	Kris Savage kris2@krissavage.com	817-507-6742

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)

Ads must be paid for in advance of printing.

**General Manager: Olivia Flynn**

rpianewsletter@yahoo.com — 817-927-0075

#### NEWSLETTER submission deadline:

**NOVEMBER NEWSLETTER**  
**Friday, October 21**

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

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



<http://www.facebook.com/group.php?gid=128874162910>

*Use the Facebook page for:*  
**Lost and Found / Lost Pets**  
**Buy / Sell / Business Services**  
**Event Notices / Crime Watch**

### RYAN PLACE, A GIVING COMMUNITY

Donations collected at neighborhood events  
benefit Presbyterian Night Shelter and Tarrant  
Area Food Bank



**PRESBYTERIAN NIGHT SHELTER**  
of Tarrant County  
Providing safety and hope since 1954

### 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>	817-392-3610 (office) 817-944-1316 (cell)
<b>Code Compliance</b>	817-269-6225
<b>Code Officer Oscar Reyes</b>	817-879-4230 oscar.reyes@fortworthgov.org
<b>Animal Control</b>	817-994-4208
<b>Graffiti Abatement</b>	817-212-2700
<b>Streetlight Outages</b>	817-392-7595



## Work began on the traffic circles

on Elizabeth Boulevard at Willing Avenue, 5th Avenue, and College Avenue on Monday, September 19 — as scheduled. If all goes as planned, the construction phase of the circles will be completed by the middle of October. Construction has also begun at the intersection of 5th Avenue and Ryan Place Drive to the south. Ryan Place (Triangle) Park will remain unchanged, while 5th Avenue will be slightly re-routed from its present merge with Ryan Place Drive into a more distinct corner with a turn onto Ryan Place Drive. Increased safety is the goal.

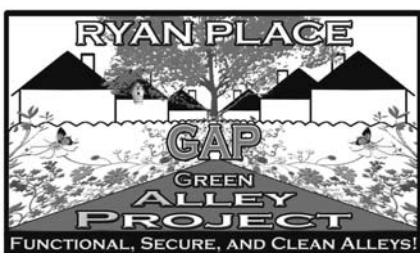


## Block Captains Meet for Alley Rally

On Sunday afternoon, September 25<sup>th</sup>, the Ryan Place Block Captains got together for an Alley Rally to launch the Green Alley Project (GAP). Chairman of the GAP, Rick Tucker, welcomed the group of more than 40 block representatives and gave a brief overview of the project. Committee member Bill Vaughan offered a bit of general alley history as well as personal experiences as a long-time alley keeper.

The Block Captains will begin by getting to know their neighbors, after which they will collect data relating to the alleys attached to their block's properties. The Alley Committee will study the information about the individual alleys to identify specific problem areas such as trash, drainage issues, etc. in order to resolve and prevent the problems. The Block Captains will coordinate work in their alleys with neighbors on their blocks.

In addition to resolving problems in the alleys, the GAP will address creative uses for the alley spaces as well as additional security measures to offer blocks for their consideration. Residents of the individual blocks will determine the character, uses, and security measures that they prefer.



## New Block Captains recruited during September:

2400-2500 blocks	So. Adams St.	Javier and Patricia Rodriguez
1300 block	Elizabeth Blvd.	Kurt Nielsen
2300 block	Lipscomb St.	Patricia Ford
3000 block	Ryan Ave.	Levi Howard
2800 block	6th Ave.	Susan Ayres and David Orr



**DO IT NOW!!**

*Send in your check to the  
RPIA  
Sustaining Membership  
Fund!*



## RPIA President's Letter

Dear Ryan Place Residents,

The construction phase of the Neighborhood Traffic Management Plan (NTMP) began on September 19<sup>th</sup> and is scheduled to be completed by mid-November if there are no weather delays. The City indicated it will take approximately twenty days to complete the construction process associated with the three traffic circles. Construction crews began their work and initially will focus on the traffic circles along Elizabeth Blvd. at the intersections of South Adams Street, 5<sup>th</sup> Avenue, and Willing Avenue. There will be some disruption in your usual routes in, out, and through the neighborhood and I want to thank you in advance for your patience and support. The construction of the chicanes on Cantey is scheduled to begin in mid-November and there will be signs indicating which streets will be temporarily closed. The construction process of the chicanes will take longer to complete since street construction is involved. As mentioned in prior newsletters, the City will try to make this process as painless as possible, but there will be changes in your daily commutes in and out of Ryan Place.

Thank you for all your help and support and have a Happy Halloween.

John A. Kline, President

Ryan Place Improvement Association

## CCRP Streetlight Update



Thank you, Richard Deniker, for surveying the neighborhood for street lights in need of replacement bulbs! Our beautiful lights are meant to shine!

And to those of you who do not have streetlights yet, please be patient; you have not been forgotten. Thanks to CCRP's representative, Brenda White, for keeping our streetlight project on the City's list of things to be done, but the wheels of City government are slow, however, and are given to fits-and-starts. We will keep you posted as the Streetlight Saga continues . . . .



Our beautiful, expensive streetlights have a weakness – any kind of adhesive tape pulls the paint off! PLEASE – don't post any kind of notices – no lost or found pets, no yard sales, no apartments for rent -- nothing! on our streetlights. Thank you ~



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101 S. Jennings Avenue, Suite 214  
Fort Worth, Texas

**You can't control  
the market, but you  
can control your decisions.**

Sometimes the market reacts poorly to changes in the world. But just because the market reacts doesn't mean you should. Still, if current events are making you feel uncertain about your finances, you should schedule a complimentary portfolio review. That way, you can help ensure you're in control of where you want to go and how you can potentially get there.

**Take control. Schedule your free portfolio review today.**



**Bruce C. Border, CFP®**  
Financial Advisor

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

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**Edward Jones**  
Member SIPC





## Christmas Caroling in Ryan Place

Are you and your family interested in caroling this year during the Candlelight Home Tour? We are resurrecting the Ryan Place Carolers this year and would love to have you join us! If this sounds like fun to you, please drop me an e-mail! Rehearsals will be starting soon!!

Debi Carl  
[db50carl@prodigy.net](mailto:db50carl@prodigy.net)  
 817-905-2468 (after 5 PM)

**Want to have a party? We are looking for a fun house to host the thank you party for the wonderful volunteers who make our Christmas Tour successful. Interested? Call Gina Roberts at 817-233-8773**

**Thanks! Gina**



THE 28<sup>TH</sup> ANNIVERSARY OF  
 A Candlelight Christmas in Ryan Place  
 HOLIDAY HOME TOUR

### Save the Dates!

December 2nd, 3rd, or 4th  
 to docent during the Tour.

Shift hours are:

Friday - 6 to 10 pm

Saturday - 2 to 6 pm or 6 to 10 pm

Sunday - 2 to 6 pm

Docents receive a free tour ticket and  
 an invitation to the Wine Down on Sunday evening.  
 Please contact Mary Edwards, [marye519@yahoo.com](mailto:marye519@yahoo.com)

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

A Candlelight Christmas in Ryan Place is a 501c(3) non-profit organization  
 and tour proceeds benefit Ryan Place historic improvement projects.  
 Contributions are tax deductible.

### CCRP Yard Lanterns

Use year around for parties and holidays!

\$25 each

Limited supply, so order early!

[HistoricRyanPlace.org/CCRPTourMerchandise.html](http://HistoricRyanPlace.org/CCRPTourMerchandise.html)

**Shaw's**  
 BURGERS SHAKES

**Sunday  
 Brunch**  
 10:30 AM to 2 PM  
**Free  
 Mimosas!**

**Jack Tanner's**  
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 11 AM to 9 PM  
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 Fort Worth, TX 76107

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 Cell: 817-832-6313



## By-laws Question Clarified

Several comments suggest a misunderstanding of the by-laws that limits neighbor's right to vote. While there is a by-law amendment addressing the freedom of Ryan Place residents to vote for RPIA board members and by-law amendments, its intent and limits are perhaps unclear.

To be eligible to serve in any RPIA Board position, the by-laws were amended in 2009 to state that "Any person who meets the eligibility requirements for Sustaining Membership in the Association shall be eligible to serve as [an Officer or] a Director. . . . A Sustaining Member is a General Member who has contributed an amount greater than or equal to the minimum annual contribution as established by the Board of Directors [\$35]."

Requiring a contribution to the Sustaining Membership Fund from Board members was a hotly debated issue. According to the RPIA by-laws, "General Membership in the Association shall be open to any resident and/or property owner, 18 years of age or older, within the Association Boundaries. . . ." RPIA has never required any payments, dues, or contributions from its residents, all residents of Ryan Place are considered to be members of RPIA, and neighbors have always contributed voluntarily to the organization. There have always been funds to be managed and allocated.

After Ryan Place received a sizable bonus payment from the natural gas companies related to oil leases signed by Ryan Place residents, the Board was forced to consider its financial management and the security of the money in its Treasury. The RPIA Board is ultimately responsible for the annual neighborhood budget, improvements, and disbursement of funds. The question debated when the by-laws were amended was, "Is it pru-

dent for people (board members) who did not contribute financially to RPIA to control and spend the contributions of those who did give?"

A by-law amendment committee was appointed and several months later, they presented their proposed changes. After their publication to all residents in the RPIA Newsletter, the RPIA By-laws were amended at the Annual Meeting in November, 2009, by a vote of 37 in favor and 16 opposed.

According to another amendment which was passed at that same meeting, "To be eligible to vote, an individual must be a Sustaining Member of the Association." The RPIA by-laws only govern the association, itself, and there are only two specified times that the general membership votes on an RPIA issue: the election of Board members (officers and Street Directors) and amendment of the By-laws. To vote in the RPIA Board election in November, you must have made a contribution to the Sustaining Membership fund. THE GOOD NEWS IS: 121 RESIDENTS ALREADY HAVE — and there's still time for everyone else to contribute!!!

All issues related to residents, their property, the City of Fort Worth, etc. are a matter of City vote, and are determined within the City's approved voting requirements.

Nominations for the RPIA Board will be presented to the Board at the October meeting on the 17<sup>th</sup> of this month. Positions to be filled are 1<sup>st</sup> Vice President, Secretary, and Street Directors for Alston Avenue, Lipscomb, Page, and South Adams Streets, Ryan Place Drive, and College, 8<sup>th</sup>, James, and Stanley Avenues.

Olivia Flynn, Chairman  
Nominating Committee



Associates  
of Internal  
Medicine  
AIM for your health



Pavani Bellary, DO



Niraj Mehta, DO



Morvarid Rezaie, DO

Our Board certified physicians are home grown right here in Fort Worth. They graduated from University of North Texas Health Science Center-TCOM and trained at Plaza Medical Center of Fort Worth. Now, our physicians want to take care of you - right here in your own neighborhood.

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[www.associatesofinternalmedicine.com](http://www.associatesofinternalmedicine.com)

*Your envelope is here and it's all addressed! Take a minute NOW and write your check to sustain our neighborhood events, activities, and improvements. Do your part to keep Ryan Place ahead of the rest!*

**WILL WE MAKE IT?**

Our goal is to raise  
**\$15,000** through  
neighborhood  
contributions for annual  
budgeted expenses.

\$15,000 —

\$14,500 —

\$14,000 —

\$13,000 —

\$12,500 —

\$12,000 —

\$11,500 —

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\$ 1,000 —

\$ 500 —

-0-

**\$9,265**

## 2011 Sustaining Members

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

**PATRON**

Fred and Petra Anderberg  
Goah and Marjorie Barnes  
Joel Burns and J.D. Angle  
Chris and Shannon Canard  
Linda Clark  
David deVlaming  
Susan and Tommy Drake  
Rick and Rene Harding  
K.T. and Francisco Hernandez  
Joan Kline  
Leanne and John Kline  
**Doug and JoDee Krotz**  
Ron and Margaret Livesay  
Lisa and Shannon Logan  
Jim and Kitty Loveless  
Gary and Shirley Nichols  
Lin and Randy Parham  
David and Susan Parrish  
Glenn and Patricia Polenz  
Kevin and Allisen Prigel  
Ted and Dana Settle  
Dr. and Mrs. Turner Slichio

**FRIEND**

Ken and Deb Armstrong  
Kipp and Bonnie Baker  
Sandra Boren  
Bart and Nancy Bradford  
**Brack and Pamm Cox**  
Joe and Alberta Cox  
Wayne and Donna Darner  
Michael and Olivia Flynn  
Alexis Gazak  
Michael and Courtney Gilson  
Janie and Rush Hart  
Carol and Robert King  
Kendal and Alan Lake  
Lou and Barbara Lucignani  
D. Michael Lynn  
Jason and Rachel Manning

Kurt Nielsen  
Brandy O'Quinn  
Raul and Lisa Pena  
**Gwen and David Perez**  
Peter and Mary Schroder  
Hayne and Katie Shumate  
Charles and Pam Tynan  
Ross and Julie Vitek  
Ellen Warthoe and Blake Hardy  
Evelyn and Elzie Wilson

**NEIGHBOR**

**Brandon and Anissa Allen**  
Cortney Asberry  
**J. Becker**  
John and Cindy Belknap  
Mark and Ricki Brannon  
Yates and Jane't Brown  
Amy and Don Burch  
Allan and Sue Butcher  
Rita Cody  
James and Laura Crews  
Marilyn and Taylor Crouch  
**Joyce Davidson**  
Todd Davis  
Mary Jane and Mark Debenport  
Ignacio Del Toro  
Steve and Suze Diesel  
Margaret and Duran Doak  
Randy and Rainey Dukes  
Eddie Dunn  
Chris and Mary Beth Ebert  
Mary Edwards  
John and Sara Filarowicz  
Steve and Debra Flanagan  
**Sherry and Paul Frantz**  
Paul and Holly Garrett  
**Naomi and John-David Ge-  
lineau**  
**Nic and Jennifer Gotcher**  
Paul and Lauren Hable  
Chris and Bethany Handy  
Sally Harger  
**Victoria Harville**  
Jeffrey and Pam Hayes

Lorraine Higgins  
Garry and Pam Hill  
Theodore and Paloma Homan  
Ron and Debra Hughes  
**James and Anita Hunt**  
John and Kay Ivey  
**Albert and Mary Nell Johnson**  
**Carolyn Johnson**  
Anthony and Allison Kirchner  
Jason and Ann Klas  
Bill and Susan Longworth  
Mike Lindner  
Diane McCusker  
Melanie and John MacFarlane  
Anne and Jay Menninger  
Ben and Abbi Miller  
Jerry and Becky Moody  
Conrad and Ashley Netting  
**Jim and Diane Newsom**  
Mary Orzel  
**Kerry and Beth Pipes**  
Mary Richardson  
Dale Riddle  
**Patricia and Javier Rodriguez**  
Gary and Kimberley Satz  
Dazzle Shrestha and Manju  
Rajbanshi  
Barbara Sims  
Brian and Lydia Smith  
**Julia Stephan**  
**Sharon Stephan**  
Dale and Diana Story  
Mariann and Robert Taccia  
Bob and Laurie Trimble  
Rick Tucker  
James and Margie Upshaw  
Michael and Rita Utt  
**James and Nicole Vallee**  
Miguel and Marilyn Vivar  
**Carson and Beverly Watkins**  
Lisa Wilson  
John and Amber Wyatt

*Leave outside lights on all night! Criminals don't like light. The cost of running a few light bulbs is not as expensive as replacing stolen property.*





## **RPIA LONG RANGE IMPROVEMENT PLAN**

# *Background and Surroundings (Part I)*

*This is the third of a series of articles dealing with the preparation of a Long Range Improvement plan for the Ryan Place Improvement Association.*

The statistical data contained herein was extracted from the 2008 Tarrant County Appraisal District's on-line property data system. It does not include the property along Elizabeth Blvd. nor that between Elizabeth Blvd. and Jessamine Street.

The purpose of this study is to document the physical nature and character of the RPIA area as basic data on which a Long Range Improvement Plan can be created.

**I. LONG DEVELOPMENT TIME** – Most of us refer to our neighborhood as Ryan Place. However, from a legal platting standpoint our neighborhood is made-up of six different subdivisions, platted and developed over a long span of time. The architectural character and style of housing within the RPIA area varies a great deal simply because the homes were constructed over a 100 year period. The following information covers 729 properties built in the RPIA area. The data was abstracted from 2008 tax records:

- 1900-1914 – the beginning of the Ryan Place area's development – 13 (1.7%) residences constructed.
- 1915-1919 – World War I era – 36 (4.9%) residences constructed.
- 1920-1929 – boom era prior to the Great Depression – 270 (37%) residences constructed.
- 1930-1941 – pre-World War II including the Great Depression – 151 (20%) residences constructed.
- 1942-1945 – World War II – 76 (10%) residences constructed.
- 1946-2003 – post war and modern era – 183 (25%) residences constructed.

**II. HOUSING MATERIAL** – An analysis of 37 blocks within the RPIA area shows only 18 blocks or 48% to be totally masonry. An additional 4 blocks have half of their homes with masonry construction. In contrast, 15 blocks or 40% have more than half of the homes in frame construction. Note that almost all of the housing situated on the perimeter of the 37 block study area is frame construction.

**III. OCCUPANCY** -- Much to the average Ryan Place property owner's surprise, approximately 20% of the housing within the area is rented to its occupants; this figure does not include garage apartments and rooms.

An analysis of 37 blocks reveals that the areas with the greatest concentration of renter occupied properties lie on the perimeters of the Ryan Place area.

Renter occupied property is a prevalent factor within the neighborhood; of the 37 block analysis area only 3 were totally occupied by property owners. The remaining 34 blocks had various amounts of renter occupied properties ranging from 60% to 3.3%. The table below shows those blocks with more than 25% RENTER OCCUPANCY:

% RENTAL OCCUPANCY	BLOCK	STREET	MEDIAN YR. BUILT
60%	3000	8 <sup>th</sup> Ave.	1938
50%	2900	James Ave.	1929
46%	2600	Adams St.	1928
43.7%	24/2600	Lipscomb St.	1925
40%	2900	8 <sup>th</sup> Ave.	1937
37.5%	2900	Willing Ave.	1943
31.5%	2600	College Ave.	1926
30.7%	24/2500	College Ave.	1926
30%	2700	Adams St.	1924
30%	3000	Ryan Ave.	1939
29.1%	24/2500	Ryan Ave.	1944
27.7%	3000	Willing Ave.	1937
26.3%	3000	James Ave.	1938
25.6%	26/2700	Ryan Ave.	1943

**IV. MARKET VALUE** – An analysis of the (residential land and improvements) 2008 market value of 37 blocks in the RPIA area clearly illustrates the wide range of values. The block having the highest median value has a value of \$279,300 and the block with the lowest has a value of \$45,900. This means that the block with the highest median value is six (6) times that of the block with the lowest, a wide variance.

### **2008 MARKET VALUE BY STREET (lowest to highest)**

Street	# of blks	# of hsg. units	% of units	2008 Market Value	% of Total Value
James Av.	2	27	4.31	\$ 1,616,800	1.66%
Lipscomb	1	10	1.60	\$ 2,262,201	2.33%
8 <sup>th</sup> Av.	2	39	6.23	\$ 2,420,880	2.49%
College Av	3	43	6.87	\$ 6,207,843	6.38%
Adams St.	4	56	8.95	\$ 7,565,578	7.78%
Ryan Av.	5	126	20.13	\$10,902,633	11.21%
Ryan Pl.Dr.	5	32	5.11	\$15,247,330	15.68%
Willing Av	5	113	18.05	\$15,408,400	15.85%
6 <sup>th</sup>	5	94	15.02	\$17,611,373	18.11%
5 <sup>th</sup>	5	86	13.74	\$17,987,150	18.50%
<b>TOTAL</b>	<b>37</b>	<b>626</b>	<b>100%</b>	<b>\$97,230,193</b>	<b>100%</b>

If you are interested in the above information and would like to volunteer to assist in the preparation of the Improvement Plan please contact:

BART BRADFORD 817/926-6777

[bartbradford33@yahoo.com](mailto:bartbradford33@yahoo.com)

OR

JOHN KLINE, RPIA President 817/991-6803

[john.kline90@charter.net](mailto:john.kline90@charter.net)





## Yard of the Month: 1400 block of Elizabeth Boulevard

by Sharyn Peterson

Owners: The Campos family

Beware the Graveyard! We've all been watching the restoration of this manse over the last few years and now look forward to seeing it on the Home Tour this year.

The front yard has been transformed into a ghoulish place for RIP to call his own. Ghosts are flying amongst live oak, chestnut, and a glorious persimmon tree. Roses and juniper topiaries frame the front, but it's the whimsical serpent (or Loch Ness monster!) who demands center stage. Comical pumpkin lamps adorn the front steps and wrought iron fences while a lighted teddy bear topiary welcomes smaller children to this "haunted house!" A skeleton's face and oddly-shaped jack-o-lantern peer out from the front windows.



*From Calloway's Nursery*

## Timely Tips for October Gardeners



Usher in the autumn season with creative displays for indoors or out! Pumpkins, gourds, and bales of hay all started arriving in our stores in late September. Combine them with pots of mums and other blooming color and a transformation quickly occurs!

Create an eye-catching vignette in your landscape with bales of hay, a scarecrow or two, multiple sizes of pumpkins, and pots of garden mums or other seasonal color. Create a pyramid of pumpkins and squash by selecting different colors and stacking them one on top of the other. Simply displaying a "pile" of pumpkins in the same color palette and different sizes will draw one's eye and interest to an area of your landscape.

Color Creations filled with blooming or colorful foliage plants can be used on patios and porches. Freshen up existing containers and nestle an interesting pumpkin or gourd in amongst the plants. You can also fill a favorite container or pot with a mixture of produce for a simple, impressive look!

A pumpkin or squash can easily become a festive flowerpot for fall. Select a perfect "container," one without any scratches or nicks and one that will sit flat and not roll around. Cut an opening and remove the loose pulp inside. Add potting soil and plant

directly into the "container" or leave the plants in their own pots and place them in the "container." Remember that this is only a temporary, but unique flowerpot!

Achieving a colorful transformation that will carry your home and landscape through Thanksgiving is just a clinic away! Calloway's will be hosting the following informative clinics during the month of October. Please join us as we celebrate the arrival of autumn!

**Saturday, Oct. 1st at 10:15 am**-Fall Displays in the Landscape — *Create charming vignettes in your Fall landscape. Easy and fun!*

**Saturday, Oct. 8th at 10:15 am**-Autumn Colors in Containers — *Bring smiles to the faces of Autumn guests by the clever use of flowers and pumpkins.*

**Saturday, Oct. 29th at 10:15 am**-Spring Bulbs – Fall Planting? *Start planning now for those cheerful drifts of early spring color!*

Visit [www.calloways.com](http://www.calloways.com) for more gardening tips, information and to become a member of our Garden Club!



**Forestry  
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Help**

The parkway — that area between the curb in front of your house and the sidewalk — is a City easement. If you have a tree in the parkway that needs trimming or is dead, the City's Forestry Department will take care of it for you, at no charge. Call them at 817-392-5738.



## Good Neighbor Coupon



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One coupon per customer. Coupon cannot be duplicated. Redeem for merchandise only. No cash value. Must be presented at time of purchase. Not good with other offers, or toward previous purchases.

Details from page 1

## Chili Cook-off and Vin Fiz Commemoration

### For the Chili Cook-off

- Due to time schedules please bring your chili cooked and ready to be re-heated.
- Chili Cook-Off entries are limited to Ryan Place residents.

For additional information please e-mail [ryanplacecommunication@sbcglobal.net](mailto:ryanplacecommunication@sbcglobal.net)

### The Vin Fiz landing

Calbraith P. Rodgers, pilot of the first transcontinental flight, landed the "Vin Fiz" Wright Biplane in Ryan's pasture on Tuesday, October 17, 1911 at 4:45 pm.

A proclamation from the City of Fort Worth and resolutions from the State Senate and House of Representatives will be presented in honor of this occasion on Saturday, October 15.



## general dentistry

RANDY A. PARHAM D.D.S.

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## Real Estate Corner

by Judy Holland

Last month I wrote about the telephone system in the old days. It dug up a memory of being in second grade and my teacher calling in her grocery list to the local Piggly Wiggly. Sometimes she would give me the list and I had the very important job of going to the Principal's office and calling the Piggly. I'd read them her list and they would gather up what she wanted and take it to her house, go in the backdoor, put cold things in her fridge and leave her the bill on her kitchen table. Sounds pretty good, doesn't it!

2717 Ryan	\$108,500	2/2	817-731-4421	2-full baths, new paint
2713 Ryan	\$114,900	2/1	214-772-6854	Remodeled, new drvwy
2813 RPD	\$119,900	2/2	817-924-4144	Potential! needs TLC
2608 Ryan	\$120,000	2/1	972-849-9889	Original doorknobs
3017 Willing	\$169,000	2/2	817-924-4144	Hrdwds, 2 lvng areas
2739 6 <sup>th</sup>	\$219,000	2/2	817-924-4144	Picture frame molding
3025 RPD	\$225,000	3/1+	817-795-2500	Chrmng 1920's updated
2619 6 <sup>th</sup>	\$259,900	3/2	817-731-4421	1.5 lots, brk bungalow
2508 5 <sup>th</sup>	\$275,000	4/3	817-632-9500	2 bdrms down, 2 up
2932 6 <sup>th</sup>	\$279,000	2/2	817-923-7321	Updated cottage
2717 Willing	\$282,000	4/3	817-795-2500	Remodeled Tudor
2421 6 <sup>th</sup>	\$450,000	4/3+	817-380-5610	Bakyrd paradise, blcnry
2316 5 <sup>th</sup>	\$249,000	4/3	817-923-7321	Beautiful formal areas
2417 5 <sup>th</sup>	\$429,500	3/2+	817-675-1623	Sprklng pool, guest qtrs

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## Snow Cones — the Final Report



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## RPIA MEETING NOTES

On Monday evening, September 19, RPIA held its monthly meeting at St. John's Episcopal Church. It was decided that in the future, Board-approved minutes of each meeting would be published in the NEWSLETTER.

Due to resident's continued interest in establishing a Ryan Place PID, Mariann Taccia, PID committee chair, agreed to contact the City to see if there are any additional options on PID assessments.

President John Kline stated his intention to appoint someone to research public funds and grants which might be available for neighborhood improvements.

Establishing RPIA as a 501c(3) non-profit organization was again recognized as a project than needs to be addressed.

A neighbor has offered to provide irrigation for the landscaping at the south corner of College Ave. and Elizabeth Blvd. (Thank you, Neighbor!)

Results of the Historic Overlay survey, to date, are being considered.

The Berry Street Initiative (BSI) and the Transit Oriented District (TOD) will significantly impact Ryan Place and the neighborhood needs to be proactive in addressing these issues. The BSI and TOD will be invited to give a presentation at the RPIA General meeting on Monday, November 21<sup>st</sup>.

NPO Eric Vance reported in Joel Stary's absence that crime was generally low in the neighborhood in August.



Being out with this shoulder injury has afforded me the opportunity to catch up on what is happening in the world, Texas, and the community that my family and I live in. I, like so many others, get so busy sometimes that I forget to stop and ask others if there is something that I can do for them. If you think about it, the drought that we are struggling through right now affects all of us. Whether you have family that makes their living off the land or you have noticed that prices are increasing at the grocery store, you know that it has touched everyone! The reason I bring up the drought is because during the past several months I have heard the phrase "Be a Good Neighbor" many times in regard to water usage. I grew up in a part of the country where if you abuse your ground water supply for long enough, then your children's children will be left to deal with the shortage.

It is a little upsetting to me that we don't hear the phrase "Be a Good Neighbor" in relation to others things more often and not just when something bad has already happened or is happening currently. I challenge everyone to "Be a Good Neighbor" all the time starting now! We are all very different and have different priorities, but being civil to one another and finding ways to help each other should always be one of our first priorities. I know you're busy, but please take a few minutes to ask yourself how you can "Be a Good Neighbor!" I bet you will come up with several things you can do right now to brighten someone's day or help better the community you live in!

Until next time, be safe today and safer tomorrow.

**Joel Stary, Neighborhood Patrol Officer**

**Central Division C31**

**c: 817.944.1316**

**o: 817.392.3610**

**Note from Officer Joel:** "I hope to be back in the office on light-duty around the first week of October. I'm still doing rehab three times a week and it is frustrating and painful. I have good shoulder days and bad shoulder days and just really want to get back to normal already!"

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**Worth's** inaugural afternoon of FREE & FANTASTIC classes from a variety of guest instructors hosted by Val & Glenda Marchesoni. Concessions available by donation. (We hope to make this a semi-annual event.)

**TANGO on the Avenue**

Saturday, October 22...\$10 per person

8:15 to 8:45 - FREE Basic Argentine

Tango lesson with Val & Glenda Marchesoni

9 pm to Midnight - Milonga (Tango social dancing)



## COMMUNITY BAND WILL PLAY YOUR HOLIDAY PARTY

, but you better book us now!! You may have heard and

seen the Community Band play inside the Tour Homes for the past two years during Candlelight Christmas in Ryan Place. We are a concert band consisting of musicians playing flute, trumpet, trombone, tuba, saxophone, and percussion. This year, we are available during the months of November and December to come to your private party at your home and play for you and your guests. In exchange we ask that you make a donation to the RPIA. Contact David Tuttle at 817-917-0436 for more information or to book the Band!

Also, if you are a musician, either adult or student, please consider joining the Community Band – we are always looking for fun musicians who want to dust off their horns to play for fun and for our neighborhoods!

Jennifer Glass Renta

### Participate

Do more than care.

Help.

Do more than believe.

Practice.

Do more than be fair.

Be kind.

Do more than forgive.

Forget.

Do more than dream.

Work.



*Ryan Place* beautification, events, and monthly NEWSLETTERS are only possible through contributions. You're invited to become a Sustaining Member at any level:

Patron (\$151 +)



Friend (\$75-150)



Neighbor (\$35-74)

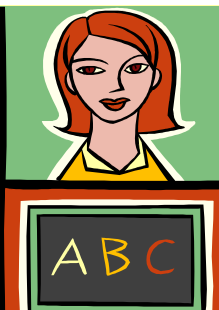
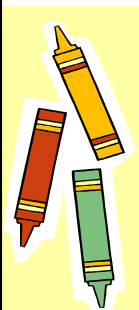
## Become a 2011 Sustaining Member of RPIA

Your neighborhood needs YOU! Your contribution of \$35 or more will help fund improvements in Ryan Place in 2011. We also need your participation — pitching in to help with our events and projects as well as attending and having a good time. In 2010, 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!

*Retired Ryan Place teacher available to help elementary students with homework after school.*

Call **Cynthia** at  
817-924-4459  
for information.



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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

## Sustaining Membership Contributions

Give your street a boost — send in your contribution today!

Street	# of Houses	# of Contributions	Participation Rate
College Ave.	43	5	12%
8th Ave.	47	1	2%
Elizabeth Blvd.	44	12	27%
5th Ave.	96	26	27%
James Ave.	28	1	4%
6th Ave.	106	18	17%
Ryan Ave.	138	3	2%
Ryan Place Drive	101	16	16%
So. Adams	75	15	20%
Willing Ave.	121	24	20%
<b>TOTALS</b>	<b>799</b>	<b>121</b>	<b>15%</b>

# October 2011

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5 <sup>Trash</sup>	6	7	8
9	10	11	12 <sup>Trash</sup>	13	14	15 <sup>Chili Cook-off &amp; Vin Fiz</sup>
16	17 <sup>BIG TRASH RPIA Meeting</sup>	18 <sup>BIG TRASH</sup>	19 <sup>BIG TRASH</sup>	20 <sup>BIG TRASH</sup>	21 <sup>BIG TRASH</sup>	22
23	24	25	26 <sup>Trash</sup>	27	28	29
30	31 <sup>Halloween</sup> 					



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