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RPIA MEETING

Monday, June



7 PM
St. John's Episcopal
Church — Mitchell Hall
(enter on Page St.)

Meeting agenda at historicryanplace.org Discussion Forum

Fort Worth Neighborhood of the Year - 2008

RYAN PLACE

IMPROVEMENT ASSOCIATION

NEWSLETTER

June/July, 2012

HistoricRyanPlace.org

Mother/Daughter Team Defeat Father/Son Team

Susan Drake and her daughter Megan won a string of three matches to win their first attempt at the Ryan Place Croquet Tournament. Megan Drake, a junior field hockey player at University of North Carolina-Chapel Hill and her mom fought off serious challenges from Mark Debenport and son, Christopher, aged 5, to capture the coveted "Waterson" Traveling Trophy.



Another set of newcomers, both to the game and to Ryan Place, lost to the Debenport Duo in the quarter finals of the 27th annual Ryan Place Croquet Tournament. Mark and Diana Koch moved from Fairmount to Ryan Place in 2011. Their first exposure to our tournament was only three weeks ago at the pre-tournament Croquet Clinic. They quickly took to the game that some have called "the most misunderstood sport in America."

This year's tournament was five hours in length and once again proves the observation by the late Archie Peck, a six-time national croquet champion: Croquet is "about the world's worst spectator sport, unless you're a croquet player." Though others have said croquet was "a sport that is somewhat less geriatric than shuffleboard," the average age of this year's players was 25 years old, nowhere near eligible for Social Security or Medicare.

The 27th Ryan Place Croquet Tournament was held at Tommy and Susan Drake's home on Ryan Place Drive -- a historically significant former site of the tournament.

Thanks to Tommy and Susan for your hospitality and careful maintenance of this important Ryan Place Landmark.

Christopher Ebert, Croquet Czar.



First Annual TASTE OF RYAN PLACE

For the first time, the People (at the Memorial Day Street Dance) Chose their favorite entries in three catego-

ries: entrée, appetizer, and dessert.

Shown are Jasmine Luna Gdovin, winner in both the appetizer and dessert categories; Tim Keith, winner with his pulled pork barb-que entrée; and Mariann Taccia, organizer of the event.



	Phase of project	Projected com- pletion date
5th Avenue	Paving and curing Driveways, sidewalks, ADA ramps Backfill clean-up	June 25 August 9 August 10
Willing Avenue	Paving and curing Driveways, sidewalks, ADA ramps Backfill clean-up	June 27 August 10 August 10
West Cantey	Paving and curing Driveways, sidewalks, ADA ramps Backfill clean-up	September 14 October 31 October 31

There's an end in sight!

According to data released by Conaster Construction on May 16, these are the projected completion dates for the street construction projects.

2012 RPI	A Board of Directors	
<u>Officers</u>		
President	John Kline john.kline90@charter.net	817-922-0732
1 st Vice President	Mariann Taccia mariannmt@sbcglobal.net	817-921-9976
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Street Directors		
5 th Avenue	Katie Shumate katie@shumate.com	682-365-3631
5 th Avenue (Alternate)	Sharyn Peterson shewho824@yahoo.com	817-726-0531
6th Avenue	Suze Diesel suzedeez@att.net	817-781-1929
6th Avenue (Alternate)	Gary Guess gary@theblindsolution.cor	972-757-9639 n
8 th /James/Stanley	John Belknap johnbelknap@swbell.net	817-927-0355
8th/James/Stanley (Alternate)	(VACANT)	
Alston/Lipscomb/Page Streets	Derek Arneson derekarneson@hotmail.co	817-938-5007 m
Alston/Lipscomb/Page Streets (Alte	ernate) Rita Ramirez ritaramirez54@yahoo.com	817-726-2299 I
College Avenue and Cantey St.	Laura Crews lauracrews@rocketmail.co	817-715-2399
College Avenue/Cantey (Alternate)	Bill Vaughan	817-923-5019
Elizabeth Boulevard	Raul Pena rpena@transystems.com	817-926-9743
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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

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

Marina Castillo

Mike Lindner

Kris Savage

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kris2@krissavage.com

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South Adams Street (Alternate)

Willing Avenue (Alternate)

Newsletter Distributor

Willing Avenue

RPIA NEWSLETTER Advertising Rates

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

Full Page: \$100 (7.25 x 9.75 inches)

Half Page: \$65 (7.25 x 4.75 inches)

1/4 Page: \$45 (3.75 x 4.75 inches)

Business card: \$25 (3.75 x 2.25 inches)

Ads must be paid for in advance of printing.

General Manager: Olivia Flynn

rpianewsletter@yahoo.com — 817-927-0075

NEWSLETTER submission deadline:

August, 2012 Newsletter

Friday, July 20

Be informed every day; register with

Ryan Place Communications

To receive Ryan Place e-mails, go to HistoricRyanPlace.org



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Use the Facebook page for:
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RYAN PLACE, A GIVING COMMUNITY

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



Streetlight Outages

817-926-2243

817-271-2878

817-507-6742



817-392-7595

Important Numbers

Fort Worth Police Dept. 817-335-4222 (non-emergency) NPO 8 on Magnolia 817-871-8885 Officer Stary 817-392-3610 (office) 817-944-1316 (cell) **Code Compliance** 817-269-6225 Code Officer Oscar Reyes 817-879-4230 oscar.reyes@fortworthgov.org **Animal Control** 817-994-4208 **Graffiti Abatement** 817-212-2700

Ryan Place Streetlight Project

The streetlight installation project has been divided into three phases.

Phase I:		2600-2700 blocks of 6 th , Willing, and Ryan Avenues	18 streetlights
Phase II:		2700-2800 blocks S. Adams St.; 2700 block College Ave.; 2400-2600 blocks of Lipscomb St.; 2300 block Alston St.; Capps St. mid-block (alley entrances); and 1000 block of Cantey St. mid-block (alley entrance)	27 streetlights
	Phase III:	2800-2900 blocks of Ryan Place Dr.; 2900 block Willing Ave.; 2800 blocks of Ryan and 8 th Avenues; 3000 block of Stanley Ave.; and Lowden and Bowie Streets mid-blocks (alley entrances).	28 streetlights
		Total:	73 streetlights

Installation will begin in August and installation of 20 lights takes approximately three to four weeks. When one phase is completed the next phase will begin.

Mariann Taccia, CCRP President

Take a minute NOW and write your check to sustain our neighborhood events, programs, and improvements. Do your part to keep Ryan Place ahead of the rest! Mail your contribution to RPIA at P.O. Box 11122, Fort Worth, TX 76110.







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CRIME PREVENTION & SECURITY

The Power of Information or Powerless Information:

Over the past couple of months the matter of hiring contractors has been a big issue for

some. Unfortunately, many scams are associated with contractors and as with anything else, it seems that our area has experienced its fair share of these scams. Though we have shared several discussions about this topic, unfortunately the word did not get around enough before several residents in our area had been victimized by a notorious couple who are now behind bars. One of my missions is to keep residents informed of anything that would cause anyone to be victimized. Although we live in an age of information, we have to realize that not everyone spends time in front of the television, or on e-mail or Facebook, and some don't read the newspaper or neighborhood newsletter. The information that we get bombarded with daily from all angles does have power if we choose to use it, but information that we receive and do nothing with has no power. We all have an obligation to share information, especially when that information could help someone else. Please remember, the next time you hear something that could help another person and you think that the word might not have gotten to them - go and share it with them. That simple act could make the difference between them being able to protect themselves and not being able to.

Joel Stary, Neighborhood Patrol Officer Central Division C31, c: 817.944.1316, o: 817.392.3610

An Honor and A Pleasure



Good Evening All,

An opportunity has arisen for me to serve the citizens of Fort Worth in a new area, and I expect to be transferred around the first of June. It has been an honor and my pleasure to serve the Fairmount, Ryan Place, and South Hemphill Heights neighborhoods for the past three years and I will miss you all. The good news is that I will not be far away as I will be one of the NPO's for the downtown area. The great news is that you all will be well taken care of when I leave, due to the fact that NPO Mark Russell with be taking over my position. Officer Russell knows this area well and taught me everything that I know when I came onto the Fort Worth Police Department as a rookie. I appreciate all of the support you have shown me during my stay with you and I know you will do the same for Mark as he works with you to improve the neighborhoods. Thank you again and continue to take care of one another.

Joel Stary, Neighborhood Patrol Officer



For more information or to apply, contact Laura Crews at 817-715-2399 or lauracrews@ rocketmail.com



Security Alert - Home Burglaries May 23, 2012

We have had two home burglaries in the past couple of days, one in the 1100 block of W. Arlington and one in the 1600 block of Elizabeth Blvd. In both cases a window of the residence rear door was broken with a rock/brick. Also, jewelry boxes were stolen from each of the homes. Witnesses from both burglaries have described younger Hispanic males 14-18 years old, wearing what appeared to be school uniforms to include khaki shorts. Both of these offenses occurred between the hours of 7:30am and 1pm during school hours. We believe this group of three or four kids may be being dropped off at school by parents and then skipping out at some point. We are following up with the School Initiative Officer at Daggett Middle school. Please keep an eye out for school age children roaming the neighborhood during school hours and call 911 immediately, so we can get them identified. Thank you for your help with this

Joel Stary, Neighborhood Patrol Officer

US Mail Theft — May 19, 2012

From: Resident 2500 Block College Ave. Submitted on neighborhood Facebook page

A resident in the 2500 block of College Ave. has reported that mail was taken from their mailbox and the mailboxes of several other neighbors.

Another resident, an assistant district attorney, has reported, "an increase in cases where people are stealing mail and looking for [credit card] info and checks...they buy materials to make their own checks and put the bank routing number etc. on the fake check, then proceed to go on a shopping spree...never put outgoing mail in your box."

If you have been a victim of US mail theft please go the the 8th Avenue Post Office and file a report **and** file a police report. School is out and there are a lot of construction workers in the neighborhood - expect an increase in crime! **Report all crimes** - it doesn't matter if it is a minor crime - report it! Call 911 if you see anything/anyone suspicious!

If you have been a victim of a crime please **call 911** and send an e-mail with information about the crime so that Ryan Place residents can be alerted.

Protect your home and property reminders:

Lock doors, windows, garage, and sheds;

Remove valuables from vehicles, lock doors, and closewindows;

Leave lights on all night;

Advise neighbors if you will be out of town;

Place a hold on mail and the newspaper before you go on vacation:

Have packages from UPS and FedEx delivered to your place of employment, a neighbor, or relative if you can not be there to receive the package.

Do not post on Facebook, blogs, or other unsecured internet pages that you are not home.

You are the first person to prevent your home and family from being a victim of crime.

News on the 6th Avenue Entrance Column



During the May RPIA meeting Councilman Joel Burns announced that funding to rebuild the column at 6th Avenue and Jessamine St. has been allocated by the City. CM Burns has requested the project to be completed by this year's CCRP Home Tour, the first weekend of December.

Councilman Burns, we thank you for ensuring that the City will maintain its property and for discovering the funding for our landmark column to be rebuilt.

Mariann Taccia

Ryan Place beautification, events, and Newsletters depend on YOU!

Patron (\$150 +) Friend (\$75 - \$149) Neighbor (\$35 - \$74)



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WELCONE

THE WELCOME LADY

I am Ruth Karbach, your new Welcome Lady in our neighborhood and I can help new neighbors get connected to their neighbors and our neighborhood association. The story of my own years in the neighborhood is one of neighborliness and a sense of community.

Thirty-five years ago my husband Armin and I moved into our first home after a lengthy search for the right house in an old fashioned neighborhood. Right away our Ryan Place neighbors loaned us tools and exchanged work on home projects. With our busy schedules, it was reassuring to know a retired neighbor watched over our .property.

After I left my demanding career as a social worker with children, we met folks all over Ryan Place through volunteering in the Crime Watch program and Candlelight Christmas Tour. Lasting friendships developed and survived moves out of the area. Recently I visited with a couple who had a starter home in Ryan Place and now live in New Jersey. We laughed as we remembered how I stood in for the husband during the birth of their first child.

In our second decade in the neighborhood, my parents moved to Ryan Place. I will never forget the neighbors who delivered meals during my mother's terminal cancer. My father had a domino-playing, pecan pie-cooking buddy Mr. Pipkin whose daughter now lives in his home across from mine. When I went on to a career in the history museum field and my husband was promoted to curator at the zoo, there was less time for neighborhood activities, but we stayed connected through communal, often impromptu, meals with neighbors.

In my third career as a researcher, writer, and speaker about Texas women's history and Fort Worth history, I work from a home office. Out my window I see the homes of recent arrivals in the south end of Ryan Place. Together we are becoming great neighbors.

For a delivery of the neighborhood directory and welcome packet for you or a new neighbor, please call me at 817-924-9653 or e-mail at arkarbach@sbcglobal.net or message me on Facebook at Ruth Hosey Karbach. Your suggestions for the welcome packet would be appreciated. Several homes have sold in recent months, and in the next newsletter you will be reading about your new neighbors.

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2012 Sustaining Members

Names in bold print have contributed since the last NEWSLETTER.

Fred Anderberg and Petra Rios Ron and Maureen Brown Linda Clark Bernadette Davila Tommy and Susan Drake John and Sara Filarowicz

Francisco and KT Hernandez

loan Kline John and Leanne Kline

Harva Kuvkendall Jerrell and Donna Lemunyon

Ron and Nancy Livesay

Jim and Kitty Loveless

Lisa Mosier

Frank and Tracy Papa Lin and Randy Parham Glenn and Patricia Polenz Kevin and Allisen Prigel Chris and Cathy Rogers Ted and Dana Settle Spencer Tanke and Jill Matson Kenneth Vicentini Kelly and Quinn Vidrine

Friend

Mark and Nina Burrows **Pamm and Brack Cox**

Linda and Randy Downey Floriane and Ronald Fernandes Edward and Eugenia Furber Michael Keith Gilson Rick and Renee Harding Rush and Janie Hart Marilee and Bill Haughey Ross and Carol King Mark and Diana Koch Tony L. Kroll Alan and Kendal Lake Lou and Barbara Lucignani Jason and Rachel Manning Kurt Nielsen Mary C. Orzel Murphy and Amanda Parks Dawn and Andy Taft Charles and Pamella Tynan Ross and Julie Vitek Ellen Warthoe and Blake Hardy Elzie and Evelyn Wilson

<u>Neighbor</u>

Kipp and Bonnie Baker Carolyn and David Barros John and Cindy Belknap Sandra Boren

Bart and Nancy Bradford Yates and J'net Brown

Amy and Don Burch

Drake and Mary Bush Gary and Deborah Carl Courtney Chatfield Derrick and Christine Chisolm John and Kerry Coy Marilyn and Taylor Crouch Ignacio Del Toro Steve and Suze Diesel Alexander and Lois Doak Eddie Dunn Chris and Mary Beth Ebert Steve and Debra Flanagan Michael and Olivia Flynn Steve and Melissa Fruscella Michael Gonzales Paul and Lauren Hable Kathryn and Erik Hansen Connie Head

Garry and Pam Hill Theodore and Paloma Homan Michelle Howard

Ron and Debra Hughes James and Anita Hunt John and Kay Ivey Al and Mary Nell Johnson Mary Kline and Roger Sarsgard Lisa Lankes

Tom and Peggy Laskoski Joan Loicano

William and Susan Longsworth Diane McCusker

Stephen and Nancy Mosher

Jim and Diane Newsom Kim Perrone Sharyn Peterson

Mary Richardson

Javier and Patricia Rodriguez

Kurt and Jill Sprenger Julia Stephan Sharon Stephan Dale and Diana Story Mariann and Robert Taccia J. Carter Matheney Tiernan Bob and Laurie Trimble

Loy Rooke and Rita Cody

James and Margie Upshaw Michael and Rita Utt

James and Nicole Vallee Miguel and Marilyn Vivar Chris Voigt and Rosemary Galdiano Laura Ware

Stan and Nina Watson Lisa Wilson Leo and Susan Zappa

Sustaining Memberships — A Success Story

Our Sustaining Membership program was initiated in March of 2008 with a goal of collecting \$7,000 in the remainder of that year. That goal was ambitious since contributions for the twelve-month previous year, without any program of organized contributions, was less than \$5,000. Did we meet our goal? YES! - and then some! The June/July, 2008 newsletter reported that we had already surpassed 2007's contributions with \$5,881 in only

three months!

We have 108 contributors so far this year who have given \$7,316; at this same time last year, we had 49 contributions totaling \$4163. Thank you, neighbors, for supporting your neighborhood!

Your neighborhood needs YOU! Your contribution of \$35 or more will fund and maintain improvements in Ryan Place in 2012. Mail your check to RPIA today and let's see what we can make happen in 2012!

Neighbor \$35-\$74 Friend \$75-\$149 Patron \$150 +



Lorraine Higgins

FINANCIAL REPORT

January 1, 2012 — May 14, 2012

7316.00

Total revenue Operating expenses to date

Newsletter printing

Newsletter advertising to date

Total expense

6800.38 2466.50 \$ 9266.88

\$10121.00

2805.00

Become a 2012 Sustaining Member of RPIA

Name		_
Address		_
Phone	E-Mail	_
Amount Please contact me to help we Parties Outdoor projects	with (circle any / all): Events Other	Mail to: RPIA P.O. Box 11122 Fort Worth, TX 76110

RPIA President's Letter



I want to thank you for your patience and understanding while the street reconstruction and water line replacement continues on 5th Ave., Cantey, and Willing Ave. We want to keep you informed about the progress and have obtained and updated time line from the construction company which is on the Ryan Place web site. Raul Pena, who is a Transportation Engineer as well as a member of our Streets and Traffic Committee, will have an article in the next edition of the Newsletter with more details about the construction plans and traffic calming elements included in them. Thanks again for your support.

The Board is continuing to focus on three initiatives: crime prevention, obtaining a 501(c)(3) tax status, and beautification of Triangle Park. A special thanks to Brenda White and Mariann Taccia who have obtained approximately \$100,000 to install more street lights and replace the column at Sixth Ave. and Jessamine. Sustaining memberships also help us achieve these goals and allow us to beautify the parks, gates, and deliver this newsletter to your home.

Recently, the Board has been active in zoning issues involving grocery stores, high rise apartments on Berry Street, and other businesses requesting variances for proposed plans on 8th Ave. We also arranged a special presentation at the April RPIA meeting by Fort Worth South, Inc. which has been instrumental in transforming Magnolia Avenue, initiated the Open Streets event, and facilitated approximately \$2 billion of investments into the near Southside. This type of Board activity is mentioned in the RPIA mission statement.

There is not enough room to thank each of you for your time and Sustaining Membership contributions. You are appreciated and we'll see you at the 4^{th} of July parade. I hope you have a wonderful summer.

Sincerely,

John Kline, President, Ryan Place Improvement Association



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PREREQUISITE FOR LONG RANGE IMPROVEMENT PLAN

(It is vital that the neighborhood develop a long range plan for growth and development. Accomplishing such a plan demands a common understanding of issues, problems, goals, and implementation strategies. To assist in developing this common understanding the following "PREREQUISITES" serve as "food for thought.")

VISION STATEMENT – Any long range plan for any urban area will be much more successful if guided by a "Vision" of the future. A Vision Statement is the stakeholder's description of "what they want their neighborhood to be in the future."

URBAN DESIGN ZONING OVERLAY – The Urban Design District Overlay is a fairly new implementation tool made available by the City. Its big advantage over traditional zoning categories is that it permits the neighborhood to create specific and unique design criteria and set standards for urban development and growth. Using this tool as an "overlay," the neighborhood can control building and site quality as well as land use. As an example, the RPIA could create separate design criteria and standards for the three (3) proposed land use areas (Historic Core, Conservation and Redevelopment/Rehabilitation).

CHANGE – The only thing that is constant within an urban community is change. This is especially germane within an innercity area. The changes occurring within the RPIA area are influenced by both interior and exterior factors. They are impacted by the age of buildings and obsolescence of buildings. Pressures from the real estate market and the general growth of the City also exert influence. The long range plan must recognize that change is inevitable and plan for change. The alternatives to change in the absence of a plan could be disastrous.

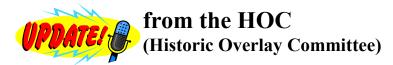
OLD RULES – NEW RULES – The six (6) subdivisions that make-up the RPIA area were platted almost 40 years before the City had any meaningful "rules and regulations" regarding land subdivision and land use. If fact, it is highly unlikely that the existing street pattern of the RPIA area would be approved for platting today and the zoning of the land on its fringes would never be approved. Only recently has the City amended the Zoning Ordinance to meet contemporary urban development concepts; one such change is the "Urban Design District", a tool that permits the stakeholders to control the use and character of the designated area. In summary, the RPIA area was built in the absence of laws governing land development and 100 years later the residents are trying to find ways to improve their property values and quality of life using contemporary urban development laws.

PROCESS RATHER THAN PRODUCT – Developing a long range plan for the RPIA neighborhood is a long, arduous process leading to a product: THE PLAN. Such a plan must necessarily include:

- Problem identification (issues)
- Evaluation (measurement, quantification) of the problem
- ♦ Conceptual solution/s
- Pre-preliminary plan- may include financial and physical feasibility
- Preliminary plan to be tested with regard to stake-holders acceptance
- ♦ Final plan worthy of implementation
- Adjustments during implementation

- Bart Bradford



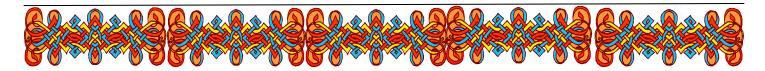


The HO Committee met May 2nd to discuss our options moving forward toward the creation of a Ryan Place Historic District. Resident input gathered in last fall's survey, at board meetings, and in neighborhood conversations strongly leans to the negative/ambivalent rather than the positive. The committee believes this is due to a burdensome guideline document that fails to answer the needs, concerns, and even fears of residents.

Therefore, a new guideline document is being crafted in committee that seeks to clearly and straightforwardly articulate the goals of an historic overlay as well as guidelines for rehabilitation, restoration, and new construction in Ryan Place. This new document draws from the examples of our neighbors, Mistletoe Heights and Fairmount, as well as the original Ryan Place guideline document. The committee's focus continues to be on gathering and sharing information among neighbors in order to create this updated guideline for an historic overlay that would improve rather than restrict life in Ryan Place

We need volunteers! A face-to-face canvass of property owners will be taking place over the summer, with the intention of determining the level of interest for an historic overlay. Based on the canvas results, the committee will present a recommendation to the RPIA Board of Directors in the fall – whether to proceed with a new improved guideline or stop the process because of lack of interest. If you like talking to people, please help us with the canvass! Sign up for neighborhood bulletins at www.HistoricRyanPlace.org to receive information.

Katie Shumate, RPHO Committee Chairman





Associates
of Internal
Medicine





Pavani Bellary, DO



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Real Estate Corner

by Jan K. Aziz

Good News!

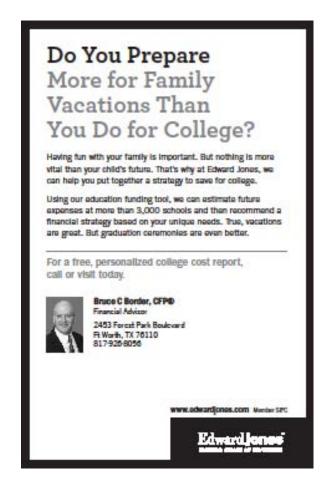
If it seems as though the real estate market has picked up in Fort Worth, I think it's safe to say **yes**, it has. According to the Texas Association of Realtors, sales in Fort Worth were up 19.1% from a year-ago, same quarter. Also, the median price of a home rose 8.1%, with the supply of homes dropping from seven months to a five month supply. That is a 28.5% drop in supply of homes for sale. For the most part the biggest complaint of realtors selling in neighborhoods like Ryan Place is the lack of inventory. If you look at the information below it seems the statistics hold true for Ryan Place.

As of April 15th, 2012:

Six new listings have come up for sale in Ryan Place with prices ranging from \$115,000-\$435,000. Five homes are under contract, four are pending to close, with one in the option period. The average time on the market is at 99 days, the shortest time on the market is six days.

One home sold during the last 30 days after going under contract in January, but not closing until April 27th. It was on the market 44 days before it went under contract.

It seems Ryan Place has benefited from the surge in home sales between January and March. This is good news heading into the spring-summer selling season, which is typically the busiest selling time for real estate.





Christopher Ebert

What I have learned in the last fifty years (decade by decade)

The following was submitted for a collection of essays by 1962 graduates of R.L. Paschal High School at this, their fifty year mark. Back then there were two drive-ins on University Drive: Carlson's and the Parkaire. Carlson's served hamburgers near the site of the current Staples and the Parkaire showed movies and covered more area then today's University Park Village.

You will probably notice some decades I seemed to have learned more than others, but that is probably due my memory more than any actual accumulation of knowledge.

Sixties: Those that don't learn from history are doomed to repeat it.

Seventies: My disposable car theory: Purchase a car for the equivalent of two car payments. If the car doesn't require repair in the first two months, you have broken even. Of course there are downsides: 1) your self-concept can't be tied up in what you drive, 2) you have to avoid valet car services, as they cannot get your car to start, 3) you always have to go last at a four-way stop sign, and 4) by their request, your children get dropped off two blocks from school (thus saving gasoline and encouraging healthy exercise).

If your disposable car is running through the third, fourth, and fifth months you have saved money. Make a deposit in your family's college savings fund.

Eighties: Each of your children will select an increasingly more expensive university.

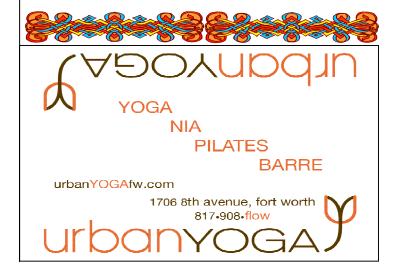
Repeat lessons learned in the seventies.

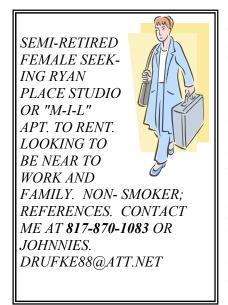
Nineties: Our parents made sacrifices and contributions for country and family which we didn't fully appreciate until we looked back on their efforts. Not only did they keep us free, but supported us in so many ways. It can only be our hope that looking back, our children and grandchildren will come to the same conclusion.

Aughts: See the sixties! "Change" requires more than "Hope." If we want anything to be different we have to work for it.

Teens: How lucky I have been! A wonderful supportive wife of 45 years and counting. Two smart and beautiful daughters. Six fun grandchildren. More friends than any person deserves and a future that looks as bright.

Some of us now have the time, experience, and good health to help our neighborhood, school system and/or city become a better place for all those who follow. Let's do it!









From Calloway's Nursery

Timely Tips for June and July Gardeners

JUNE is a fun month filled with good weather for outside activities. Watching butterflies can be an entertaining pastime and attracting butterflies to your garden is easy. Select foliage plants as food for the larvae or caterpillar, and flowering plants to provide nectar for adults. Butterflies are attracted by fragrance, flower-shape, and color.

Choose a location with plenty of sun and protection from strong winds for your butterfly garden. A planting along a wall, building or hedge is ideal. Add a supply of dark rocks or mass of dark pebbles to collect the morning sun for the butterflies to rest and warm up. Sink a container full of sand or gravel into the ground and keep it moist. This will serve as a resting spot for some to drink and obtain minerals

Start your butterfly bed by improving the soil. Incorporate Calloway's 100% Organic Compost into your garden soil. After planting, mulch your flowerbeds with 3 to 4 inches of Calloway's premium mulches. You will eliminate weeding, reduce watering, keep the soil from cracking, and protect roots of plants by maintaining cooler soil temperatures.

Butterflies are mostly active in mid-and late-Summer, so make sure you have lots of nectar-rich plants and flowers blooming by then. If you plant large sections of flowers that are the same color, it will make it easier for them to find your garden. Plant flowers that will bloom at different times of the year and ones that bloom even at different times of the day and night so that you will always have something in bloom.

There is a world of exotic butterflies out there flying freely so offer a haven to these fabulous creatures and happy watching!

<u>Saturday, June 2: Summer Blooms</u> *Discover hot-weather garden debuts, presented by Greenleaf Nursery.*

<u>Saturday, June 9: Backyard Entertainment</u> *Plants and groupings that attract butterflies and hummingbirds for a backyard show!*

<u>Saturday, June 16: Summer Lawn Care</u> Bring Dad and take in the ideas that will help you create lush, barefoot soft lawns!

<u>Saturday, June 23: Some Like It Hot!</u> A showing of plants that love our Texas "Hot Zone" and thrive in the heat!

<u>Saturday, June 30: Fall Tomatoes</u> <u>Select and plant now for a Fall Harvest!</u>

Visit www.calloways.com for more Summer events and to become a member of our Garden Club. Have fun in the sun at Calloway's Nursery.

JULY Every Texan knows water is an essential element for maintaining a beautiful lawn and landscape and after last year's drought we really value this precious natural resource. It is each person's responsibility to conserve water yet keep our gardens thriving through the heat.

If you own a sprinkler system, each zone should be programmed differently depending on the needs of that area. You should keep your sprinkler system in the manual mode so it doesn't run when it's not needed. Established lawns should be watered once every five to seven days, applying about one inch of water each time. This soaking encourages deeper rooting which leads to stronger, healthier plants. Landscape irrigation can account for more than 50% of all water used in Texas during the summer. Unfortunately, half of that water is lost to run-off or overwatering. So, avoid this loss by monitoring how long you water each area and see that all your equipment is functioning correctly.

Shrubs and flowerbeds may require more watering depending on the age of the plant material. A good test is to dig down 4 to 6 inches and feel the soil. If the soil is dry, a good deep watering is in order. Plants in full sun will require more moisture as well as those growing in containers. Please remember, any newly planted tree or shrub requires additional hand watering for that first year. The best time of day to water is early morning before the temperatures begin to rise. Also, early mornings tend to be a time of lower winds and thus reduced evaporation.

Mulching is an excellent way to retain moisture. It will also insulate the soil surface from the direct rays of the sun and prevent weeds from germinating. soils can be as much as 10 to 15 degrees cooler than unmulched soils. Apply a two to three inch layer of mulch to all beds, plantings and containers.

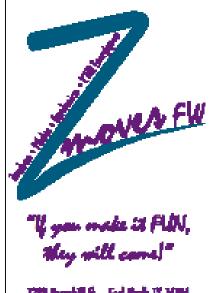
We can all enjoy a colorful and green landscape during the Summer! For more information, stop by any of our **Calloway's** or **Cornelius** stores or visit our website, www.calloways.com for locations.

Yard of the Month: 2700 block of Willing Avenue



Owners: Evan and Lisa Fowler

Under the shady arms of an old oak tree stands a Tudor-style bungalow that has been lovingly restored. The lawn, neatly mowed, draws your eye to the red arched front door decked out with a white floral wreath. On either side of the entry are two huge terracotta antique pots with arbor vitae shrubs, and each has a tiny tin Texas flag embedded in the soil. A boxwood hedge festooned with a wrought iron center accessory holds a wall planter filled with silk forsythia. A larger tin Old Glory finishes off the front corner. Centered on the porch is a black bench with lime green pillows fronted by another black pot filled with cotoneaster. Patriotism abounds on this beloved property.



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Ryan Place beautification, events, and NEWSLETTERS depend on YOU!

Getting Ready to Fix-up or Sell your house?

Have a licensed home inspector inspect and provide a **Summary** of the general condition of the house and its systems/equipment. This review helps you to save money by **Prioritizing** your "Action/In Need of Repair" list.

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Faith First, Family Second, Career Third



RPIA meeting May 14, 2012

Texas redeems itself twice a year, and RPIA's May meeting was of those times, as we sat on the grass at Daggett Park with perfect temperature and perfect wind, meaning none. There'll be another evening like that come October, and I hope we meet in the same spot with the same people – and maybe a few more.

After the meeting I came across this quote from Alexis de Tocqueville, who came from France almost 200 years ago to see what it was about America that produced so much energy and creativity: "Scarcely have you descended on the soil of America when you find yourself in the midst of a sort of tumult; a confused clamor is raised on all sides; a thousand voices come to your ear at the same time, each of them expressing some social needs. Around you everything moves: here, the people of one neighborhood have gathered to learn if a church ought to be built; there, they are working on the choice of a representative; farther on, the deputies of a district are going to town in all haste in order to decide about some local improvements; in another place, the farmers of a village abandon their furrows to go discuss the plan of a road or a school." OK, so we're not farmers, and we don't often have a tumult, a confused clamor, or a thousand voices. But Tocqueville hit the nail on the head in other respects. His writing is charming, encouraging, and familiar, especially "...decide about some local improvements..."

Judging by our meeting, it seems that neighborhoods function just exactly like Tocqueville observed almost 200 years ago. What makes an organization effective, though, it seems to me, is three things: (1) Individuals who are working hard, having ideas, and doing research. (2) An open atmosphere where every person not only feels free to express himself or herself but where that person knows his or her concerns are taken seriously regardless of his or her economic level, education level, or street address; and (3) A chairperson who knows when to move on to the next topic and is both assertive enough and courteous enough to do so without creating of-

Time for lemonade. Come on over to our front porch. It's the front porches and sidewalks that are the true energizers of Ryan Place. And Braum's. In fact, you might want to stop by Braum's and buy some lemonade.

- Ross King

FOR RENT



Old world charm

2 bedroom Duplex in Ryan Place

- * fenced back yard
- * outside covered area
- * storage shed
- * washer and dryer included Available the middle of June

Call Debra 817-797-0718 for more information



It is hard to think about Christmas while temperatures are rising and summer is around the corner, but the CCRP board of trustees is already planning this year's tour. Fortunately three Ryan Place residents have already committed to opening their homes for the event, but we need two more houses to round out the tour, plus a soiree and wine down host. If you would like to participate in this year's tour, please contact Mariann Taccia, 817-996-9996, or by e-mail mariannmt@sbcqlobal.net.



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RPIA MEETING MINUTES

Minutes of the RPIA meeting are published after they are approved by the Board; the Minutes are published as approved and are not <u>edited</u> for publication in the NEWSLETTER.

RPIA- Board Meeting April 16, 2012

Meeting was held at the Saint John's Episcopal Church and was called to order at 7:00 p.m. by President John Kline Present:

John Kline- President

Mariann Taccia- 1st Vice President Kurt Nielsen- 2nd Vice President

Olivia Flynn- Treasurer

Rachel Manning -Secretary

Courtney Chatfield- Parliamentarian

Raul Pena, Elizabeth Blvd. Street Director

Derek Arneson, Lipscomb, Alston, Page Street Director

Chris Ebert, So. Adams Street Director

Lin Parham, Ryan Place Drive Street Director

Suze Diesel, 6th Ave. Street Director

Mike Lindner, Willing Street Director

John Belknap, 8th, James, Stanley, & Livingston Avenues Street Director

Motion by Kurt Nielsen to approve February BOD meeting min-

2nd Mariann Taccia

All Approve

Motion Passes

Treasurer Report- Olivia Flynn

- ♦Checking balance \$11,033.04
- ◆See Treasurer's Report attached printed detailed report Events-- Mariann Taccia
- ◆Pet Vaccination Clinic was a huge success with participation from 1 vet and two vet techs with TCAP
- ◆TBA next clinic for October
- ◆Reminder May 26 Street Dance featuring Taste of Ryan Place
- ◆Discussion on changes to Ryan Run currently

Takes too many volunteers

Currently not profitable

Needs raising sponsorship 6mths to 1 year in advance

Has been 25 years for the Ryan Run

◆Options

Change to spring run to give time for sponsorship Easter Egg Hunt

◆Central Market donated \$100 worth of cupcakes and committed to sponsorship throughout the year for Ryan Place

Events

50-75 people attended Easter Egg Hunt

♦ Motion by Kurt Nielsen to not have Ryan Run this year

2nd Courtney Chatfield

All approve

Motion passes

2nd <u>VP-Kurt Nielsen</u>

- ◆RPIA will qualify to change to a 503(c)b
- ♦Cost \$850 + application
- ♦ Motion to pay \$850 application fee for 503(c)b by Mariann Tac-

2nd Raul Pena

All approve

Motion passes

Clean Alley Initiative - speaking for Laura Crews MariannTaccia

- ◆Reschedule to get more participation
- ♦ Block captains were in attendance

Private Security- Bart Bradford

- ♦ Near the end of May we will have two separate meetings from both companies presenting to neighborhood their security plan
- ◆Block captains will share information
- ◆Plan to attend if you are interested in private security patrol
- ♦Need 150 subscribers to move forward

Ryan Place Park (Triangle)- Cherissa Scott

- ♦ Waiting on City of FW to respond about water
- ◆Organic Options
- ◆Need volunteers to weed and prep park

Newsletter- Olivia Flynn

- ◆Considering block captains for distribution of newsletter to save money
- ◆Paschal students finish in May
- ◆Need Volunteers to pass out to houses on each block

Traffic Calming and Public Art- John Kline

- ◆Public Art should be ready May or June
- ♦6th Ave gate rebuild bid \$21,500 for new material
- Waiting on City of FW for decision on financing, prose cution of driver, or payment through risk management fund for claim lost
- ◆CCRP funds are exhausted for the next 3-4 years Misc Items for Discussion and Consideration

None

Meeting Adjourned 9:00 pm

Rachel Manning, RPIA Secretary

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www.southside.com





Matthew Davis

2800 Willing Avenue (corner of Willing and Cantey Fort Worth, TX 76110 817-448-1049

Hand Car Wash Call for Appointment

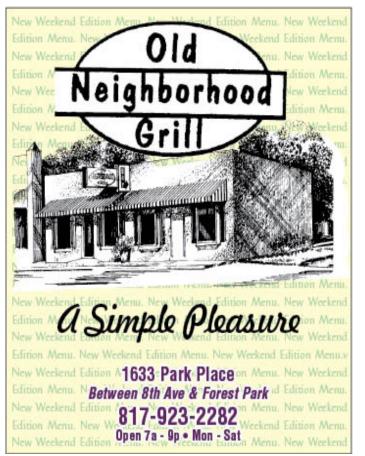
"A great Job for a Fair Price"

June 2012

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	4	5	6	7	8	9
			Trash			
10	11	12	13	14	15	16
			Trash			
17	18	19	20	21	22	23
	Big Trash	Big Trash	Big Trash	Big Trash	Big Trash	
24	25	26	27	28	29	30
	RPIA Meeting		Trash			

July 2012

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	July 4th Parade!	5	6	7
8	9	10	11 Trash	12	13	14
15	16 Big Trash	17 Big Trash	18 Big Trash	19 Big Trash	20 Big Trash	21
22	23	24	25 Trash	26	27	28
29	30	31				





Catering - Event dining - Culinary Classes 2100 Hemphill (Three blocks north of Page on Hemphill)

Not just your local caterer... Learn, cook, taste, enjoy

Iune Culinary Classes

June 3rd, Sun., Parisian Bistro 4-7PM
June 8th, Fri., Technique Class 6-9PM
June 9th, Sat., Taste of Tuscany 6-9PM
June 16th, Sat., Celebrating Seafood, 6-9PM
June 22nd, Fri., Secrets of Thai, 6-9 PM
June 30th, Sat., Afternoon Tea, 2-5 PM

Visit the our site for more details

Chef Chandra Riccetti 817-913-6972

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