



RYAN PLACE

IMPROVEMENT ASSOCIATION

NEWSLETTER

November, 2012

HistoricRyanPlace.org

Candlelight Christmas in Ryan Place Soirée

Hosted by
Christi and James Stanley
at the
Law Office of James M. Stanley
2200 Hemphill Street
Thursday, November 29, 7pm-10pm
RSVP by November 20th



Thank you to our Soiree sponsor



and the Chefs of Ryan Place!

A Candlelight Christmas in Ryan Place Holiday Home Tour

Friday, November 30, 6 to 10 pm
Saturday, December 1, 2 to 10 pm
Sunday, December 2, 2 to 6 pm

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Ticket/Information Porch

Elizabeth Boulevard
and 6th Avenue
Tickets \$20/each ♦
Cash/Check/Credit
Card accepted
*For Soirée and
advance Tour ticket
information, visit
HistoricRyanPlace.org!*



**St. John's Tea Room
& Craft Bazaar**
During tour dates and
times.

Musical Performances
All performances at St. John's
sanctuary.

**Thank you to our
tour sponsors!**

**St. John's Episcopal
Church Choir**
Friday, 6 pm
Ryan Place Carolers
Saturday, 6 pm



RPIA MEETING

Monday, November 19th

7 PM

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

**Meeting agenda at
historicryanplace.org
Discussion Forum**



2012 RPIA Board of Directors**Officers**

President	John Kline john.kline90@charter.net	817-922-0732
1 st Vice President	Mariann Taccia mariannmt@sbcglobal.net	817-921-9976
2 nd Vice President	Kurt Nielsen kurtryannielsen@aol.com	817-308-6126
Treasurer	Olivia Flynn mslivia@sbcglobal.net	817-927-0075
Secretary	Rachel Manning rachelzertuche@earthlink.net	281-799-9049
Parliamentarian	Courtney Chatfield rightasusual@sbcglobal.net	817-680-4558

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
6 th Avenue	Suze Diesel suzedeez@att.net	817-781-1929
6 th Avenue (Alternate)	Gary Guess gary@theblindsolution.com	972-757-9639
8 th /James/Stanley	John Belknap johnbelknap@swbell.net	817-927-0355
8 th /James/Stanley (Alternate)	(VACANT)	
Alston/Lipscomb/Page Streets	Derek Arneson derekarneson@hotmail.com	817-938-5007
Alston/Lipscomb/Page Streets (Alternate)	Rita Ramirez ritaramirez54@yahoo.com	817-726-2299
College Avenue and Cantey St.	Laura Crews lauracrews@rocketmail.com	817-715-2399
College Avenue/Cantey (Alternate)	Bill Vaughan rpena@transsystems.com	817-923-5019
Elizabeth Boulevard	Raul Pena rpena@transsystems.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
South Adams Street (Alternate)	Marina Castillo followdamoney@hotmail.com	817-319-2363
Willing Avenue	Mike Lindner george.lindner@dfps.state.tx.us	817-926-2243
Willing Avenue (Alternate)	Kris Savage kris2@krissavage.com	817-271-2878

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	(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

Advertising Manager: Kerry Coy

rpianewsletter@yahoo.com — 817-927-0075

NEWSLETTER submission deadline:

DECEMBER, 2012/JANUARY, 2013 NEWSLETTER

Friday, November 16

West Nile Virus

Symptoms: fever, headache, body aches, nausea, vomiting, swollen lymph glands, or a skin rash on the chest, stomach, and back. Symptoms can last a few days to several weeks. Severe Symptoms: headache, high fever, stiff neck, mental confusion, muscle weakness, tremors, convulsions, coma, and paralysis.

DRAIN STANDING WATER!

USE INSECT REPELLANT!

(See ad on page 7 for discounted pest control.)

To receive 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 and Sell Business Services
Event Notices Crime Watch

Important Numbers

Fort Worth Police Dept. (non-emergency)	817-335-4222
NPO 8 on Magnolia	817-871-8885
Officer Russell	817-392-3610 (office) 817-944-1316 (cell)
Code Compliance	817-269-6225
Code Officer Oscar Reyes oscar.reyes@fortworthgov.org	817-879-4230
Animal Control	817-994-4208
Graffiti Abatement	817-212-2700
Streetlight Outages	817-392-7595

You are invited to the . . .



PASCHAL HIGH SCHOOL BAND

Gift Market

*Unique art, gifts and products
offered by more than 60 vendors,
decadent desserts, live music*

9 A.M. TO 4 P.M.

SATURDAY, NOVEMBER 17
ALWAYS HELD THE SATURDAY BEFORE THANKSGIVING

PASCHAL HIGH SCHOOL
(AT BERRY AND FOREST PARK, EAST OF TCU IN FORT WORTH)

Free admission and parking

FOR MORE INFORMATION: PASCHALPANTHERS.ORG

The Soiree Invitations will be hand-delivered to all Ryan Place residents by November 5th. If you do not receive an invitation, please call **Kris Savage** at 817-507-6742 or e-mail her at kris2@krissavage.com RSVP by November 20th.

Celebrate

A Candlelight Christmas in Ryan Place Soiree
Honoring the Tireless Work of Linda Clark
Thursday, November 29, 2012
7:00pm - 10:00pm
The Law Firm of James Stanley
2200 Hemphill Street

Heavy Hors d'Oeuvres Buffet
featuring the Chefs of Ryan Place
Central Market
Local Restaurants
Custom Cocktails by The Usual

Festive Holiday Attire Credit Card, Cash Bar



Parking on site and at Southside Church of Christ

Soiree Tickets:

Gold Patron \$250.
Silver Patron \$150.

General Admission (\$35/ticket in advance; \$50 at the door)

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Research shows Tai Chi is good for:

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- Sleep Problems
- Stress Relief
- Weight Issues
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First Class
FREE!!!
See below for details...

Beginner Classes Available At:

Fire Station # 1 Community Center- 1601 Lipscomb
Class meets Mondays at 6:30pm
Classes are about an hour long and cost \$32.00 per month
Tai Chi can be started any time so just drop in any Monday
at 6:30pm to take your free class.

Tai Chi with Sifu D

817-832-8653 fwtaiichi@juno.com

CRIME PREVENTION & SECURITY

Police Reports from Ryan Place Internet Security Alerts:

From: Officer Mark Russell
By e-mail - October 4, 2012

Overnight there were approximately 15 cars that were vandalized by unknown suspects in the 1600-1900 blocks of Alston, 2100-2600 blocks of Fairmount and 6th Ave. Between 11 pm last night and 7 am this morning at least two individuals shot at car windows of vehicles parked on the street. Officers canvassed the area this morning looking for possible witnesses, anyone with video cameras pointed towards the street or anyone with any information. As of now no leads have been developed. If you have any information that may lead to the identity of the suspects please call or e-mail me or call 911. It is suspected that the suspects were possibly driving around shooting from a vehicle.

If you have not yet reported damage to your vehicle, you may supplement the original report by calling 817-335-4222 and give them report #12-98800.

I would encourage everyone to park their vehicle as far up in their driveways as possible.

From: Officer Mark Russell
By e-mail - October 4, 2012

On Monday 10/1, Sgt. McGuirk, Officers Shipp and Chazaretta responded to a suspicious person call in the 2900 block of 8th Ave. A concerned neighbor was looking out for his area and noticed a female behind his house in the 2900 block of Ryan Ave. He then watched her taking mail from another neighbor's house. The citizen followed the suspect while talking to 911 and continued to track her until the police arrived. Once on scene the officers conducted a thorough investigation and were able link items that she had in her possession to at least one Burglary of a Habitation from West Side earlier that same morning and mail theft from the 2900 block of Ryan Ave. Officers also placed a good amount of evidence into the property room awaiting to be linked to other offenses in the area.

Thank you to the AWARE homeowner and the responding officers for putting another thief in jail. This female has an extensive history for aggravated assaults, burglaries, and frauds.

From: Officer Mark Russell
By e-mail - October 6, 2012

Over the last few weeks we have had several stolen bicycles from the Fairmount and RP neighborhoods. This past week we had two between Thursday-Saturday

mornings. Both were chained to porches and fences and the locks were cut. A homeowner in the 2000 block of 6th came home yesterday around 1 pm to find an Hispanic male on a bicycle in her driveway. He rode off as fast as he could with the victim following, reporting on the phone to 911. He met up with a friend, also on a bicycle, and both rode to the 2300 block of 5th where they ditched the bikes and disappeared behind the houses. I have not been able to confirm if he was located by the responding officers. The resident was able to get some snap shots of the suspects, which are attached. If you see them around the area please call 911 and refer back to this e-mail when advising officers of the details. I do not know if these are our bicycle thieves, but keep them in mind.

For added security I would suggest that all bicycles be secured within a garage, out-building, or even inside the house if possible. I know that this is a huge inconvenience, but if we can keep it out of sight it will not be as easy to access by a would-be criminal.

Pictures are a great tool for us to use from an investigative standpoint. Video is even better. If you are able to safely use either one of these forms of electronic devices to help us identify and apprehend suspects then please do so and send me what you can.

Thanks and enjoy the cooler weather.

From: 2400-2500 Block 6th Ave. Resident

By e-mail - October 6, 2012

The people cleaning the parking lot at the local Sonic on Berry were truck jacked while they were using the pressure hoses from their truck. The person telling me about this said they called the police because they heard two gunshots from their home on James Ave. Seems like a good number of police cars came to the Sonic. This happened October 5th.

From: NPO Mark Russell

By e-mail - October 10, 2012

We think this vehicle [see PDF file] is related to the BB bandit we had last week damaging all the car windows. The incidents that occurred downtown happened just before the actors struck our area. To us it looks like the vehicle is a Jeep Liberty, four-door, possibly a blue or grey color. If you have any information please let me know so that I can pass it onto the detective over the case.

From: NPO Mark Russell

By e-mail - October 10, 2012

I want you all to hear how important it is to go with your gut feeling.

At 1:42 today I received a call from a concerned citizen in reference to her thinking

something was amiss next door to her house in the 1200 block of Elizabeth Blvd. She saw two young Hispanic males in her neighbor's driveway. They walked to the backyard down the driveway and returned a few minutes later talking as they stared at the house. They appeared to be acting nonchalant and dressed unlike what most people consider a thief, talking to one another. Her suspicions finally got the best of her and made the call to me as she watched them walk towards the rear of the residence.

On the ONE day I was going home early to pick up my child from school, I had to call my NPO co-workers to help me out. I was able to continue to give the good suspect descriptions given to me by the caller over the radio while they were responding and I was headed home. Officers Dave Cloninger and Tammy Harter arrived on scene and saw one of the suspects make eye contact with them and then he turned and ran. The other suspect complied with the officers' commands and was detained. Officer Cloninger gave chase and summoned the assistance of other officers who within 10 minutes located and apprehended the second suspect without incident. It was later determined that both suspects had made entry into the residence and both were arrested for the felony offense of Burglary of a Habitation.

I was told that several residents watching the police activity were overheard saying that they had seen the suspect who had run away hanging out in the area over the last few days. It only takes one citizen to help up us catch a crook, but think back a few days earlier if we had been keyed in on him. If he did commit an offense or two over the past few days, they might have been avoided if someone else would have called in. A person who keeps wandering around in your area on a repeated basis is SUSPICIOUS. They don't have to be dressed all creepy, or be of any specific ethnicity or age, or even be lurking in alleyways. Don't be the one who didn't call and thank you so much for all of you who do. We NEED your help daily as this is a partnership that requires citizen and police involvement.

Thank you to our concerned caller and to the responding officers.

From: NPO Mark Russell

By e-mail - October 11, 2012

Another house was burglarized in the morning between 10:35 am and 12:30 pm in the 2700 block of Willing Ave. An unknown suspect made entry through a backyard rear doggie door. The house was ransacked and the thief made off with jewelry and a gun.

(Continued on page 11)

CRIME PREVENTION & SECURITY



Holiday Safety Reminders

Wow, what a fast year this has been. It seems like only yesterday it was the beginning of 2012. With the holiday season quickly approaching I wanted to share a few safety tips which are targeted toward the holiday season, but many can be used every day of the year.

Shopping:

- Avoid wearing expensive jewelry while shopping.
- Park in a well-lit area and have your keys in hand prior to arriving at your vehicle.
- Be alert when walking in parking lots and parking garages. Be aware of your surroundings and not looking down texting or talking on your phone.
- Try to always take a family member or a friend with you on all shopping trips.
- Avoid carrying large sums of cash and limit the number of credit cards on your person.
- Keep cash and credit cards in your front pants pocket.
- When placing items into your vehicle keep them out of sight such as in the trunk or under the cargo security shade in most SUV's and cross over vehicles.
- Always lock your doors and close your windows.

Home:

- DON'T PLACE YOUR CHRISTMAS TREE IN FRONT OF A WINDOW. Most of us like for everyone to know that we are in the

Christmas spirit by putting our well-lit tree in front of the biggest window facing the street with wrapped presents all around. For a thief this is easy pickin's and makes their job so much easier. They will walk the streets looking for easy targets such as this, then wait for you to leave. Sometimes we even see them sitting in their cars with binoculars peering into windows and listing what they see at each house.

- Draw your curtains and pull down your blinds to limit window shopping by thieves.
- Instruct parcel delivery services NOT TO LEAVE PACKAGES ON YOUR PORCH, but to contact the homeowner or leave the item with a neighbor.
- Tell your neighbors, COPs members, and NPO when you are leaving town. Stop your mail and newspaper service. Place lights on a timer so that it appears you are home at night. If you only have one vehicle ask your neighbor to park in your driveway. Even if you are out of town you can call the Fort Worth police non-emergency number @ 817-335-4222 and request extra patrol because you are out of town.
- Have your heater and fireplace checked before you really need to use them.

Christmas decorations:

- Water your Christmas tree.
- Inspect your lighting on the tree and all ornamental lighting.
- Don't overwhelm your electrical outlets.
- Last but not least, remember Santa likes cookies and milk and so does Mark Russell.

Stay safe and have a wonderful holiday season.

NPO Mark Russell

CELL: 817-944-1316

OFFICE: 817-392-3610

Forest Park Tower Condominiums

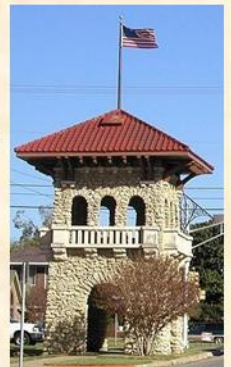
SALES RESERVATIONS NOW ACCEPTED



Hurry, these condos are going fast! This is a rare opportunity to own a fully renovated, affordably priced historic high-rise condominium. This 12 story architectural jewel is comprised of only 36 condos with 3 condos per floor. The first closings are projected for Spring 2013.

Situated high atop a bluff overlooking the Trinity River, the iconic Forest Park Tower was completed in 1930 and is an official Fort Worth Cultural Landmark. Both extraordinary and unique, Forest Park Tower is close to the historic Ryan Place, Berkeley Place, Fairmount, Mistletoe neighborhoods, the Medical & Cultural Districts, the Fort Worth Zoo, TCU, and Downtown Fort Worth.

Each condo will feature all modern amenities including new energy efficient windows, stainless appliances, granite countertops, refurbished vintage hardwoods, separate HVAC, individual hot water heaters, washer/dryers, one year homeowners warranty . . . and much more.



MODELS OPEN DAILY

MONDAY - FRIDAY 10 - 5

SAT. / SUN. CALL FOR APPOINTMENT

1 BEDROOM / 1 BATHROOM FROM \$151,000

2 BEDROOM / 1 BATHROOM FROM \$191,000

3 BEDROOM / 2 BATHROOM FROM \$256,000

2306 PARK PLACE AVENUE, FORT WORTH, TX 76110 817-926-2306 FORESTPARKTOWER.COM

2012 Sustaining Members

Names in bold print have contributed since the last NEWSLETTER.

Patron

Fred Anderberg and Petra Rios
Goah and Marjorie Barnes
Ron and Maureen Brown
Linda Clark
Bernadette Davila
David DeVlaming
Tommy and Susan Drake
John and Sara Filarowicz
Francisco and KT Hernandez
Joan Kline
John and Leanne Kline
Harva Kuykendall
Jerrell and Donna Lemunyon
Clarence and Lliisa Lewis
Ron and Nancy Livesay
Jim and Kitty Loveless
Lisa and Shannon Logan
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
Kendall and Sunny Wells

Friend

Ken and Deb Armstrong
Kipp and Bonnie Baker
Barbara Bell
Mark and Nina Burrows
Gary and Deborah Carl
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
Eric Livesay and Denelle Greene
Lou and Barbara Lucignani

Rachel Lusby

D. Michael Lynn
Jason and Rachel Manning
Anne and Jay Menninger
Kurt Nielsen
Mary C. Orzel
Murphy and Amanda Parks
David and Susan Parrish
Lisa and Raul Pena
Gwen and David Perez
Mary and Peter Schroder
Dawn and Andy Taft
Charles and Pamella Tynan
Ross and Julie Vitek
Ellen Warthoe and Blake Hardy
Elzie and Evelyn Wilson
Steve and Diane Zemkoski

Neighbor

Derek Arneson
Carolyn and David Barros
John and Cindy Belknap
Sandra Boren
Charlie and Jane Erwin Boulware
Bart and Nancy Bradford
Lamar Brown
Yates and J'net Brown
Amy and Don Burch
Drake and Mary Bush

Mike and Karin Cagle
Courtney Chatfield
Derrick and Christine Chisolm
John and Kerry Coy
Layne and Matt Craig
Marilyn and Taylor Crouch
Donna and Wayne Darner
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
Paul and Holly Garrett

Alexis Gazak and Jared Isaacs

Chris and Alison Gee
William and Kelly Gillham
Michael Gonzales
Mitzi Gopffarth
Paul and Lauren Hable
Kathryn and Erik Hansen
Paul and Minnie Harding
Sally Harger
George and Nicole Havrilla
Jeff and Pam Hayes
Connie Head
Lorraine Higgins
Garry and Pam Hill
Nancy and Michael Hollier
Theodore and Paloma Homan
Michelle Howard
Ron and Debra Hughes
James and Anita Hunt
John and Kay Ivey
Amanda Jefferies
Al and Mary Nell Johnson
Ruth Karbach
Anne Kline

Mary Kline and Roger Sarsgard
Vicki Kygar
Lisa Lankes
Tom and Peggy Laskoski
Joan Loicano
William and Susan Longworth
Diane McCusker
Ben and Abbi Miller
Jerry and Becky Moody
Stephen and Nancy Mosher
Jim and Diane Newsom
Kim Perrone
Sharyn Peterson
Chris Phonpituck and Raleigh Browning
Mary Richardson
Jamie and Dale Riddle
Dan Roberts
Gina Roberts
Javier and Patricia Rodriguez
Loy Rooke and Rita Cody
Stephen and Amy Sheppard
Kurt and Jill Sprenger
Julia Stephan
Sharon Stephan
Dale and Diana Story
Mariann and Robert Taccia
Mack and Elaine Talbert
J. Carter Matheney Tiernan
Bob and Laurie Trimble
Rick Tucker
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
Brenda White
Lisa Wilson
Leo and Susan Zappa

Become a 2012 Sustaining Member of RPIA

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

Your neighborhood needs YOU! Your contribution of \$35 or more will fund Ryan Place improvements in 2012 and maintain the improvements we have already made. Mail your check to RPIA today to support the property values in our neighborhood.

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

RPIA Board Election November 19th



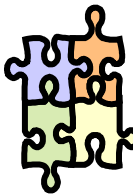
November is election time and the RPIA Board of Directors vote will be held at the monthly meeting on the 19th of this month. Election to Board positions are staggered so that half of the Board is elected each year. Rick Tucker, member of the Nominating Committee appointed by outgoing RPIA President John Kline, presented the following slate at the October meeting:

President	Dan Roberts
2nd Vice President	Trey Eason
Treasurer	Leanne Kline

Street Directors:

Elizabeth Blvd.	Kurt Nielsen (currently 2nd VP)
Ryan Avenue	Rick Tucker (current)
Willing Avenue	George Havrilla
6th Avenue	Suze Diesel (current)
5th Avenue	Katie Shumate (current)

All Sustaining Members — those who have made a minimum contribution of \$35 in the past year — are eligible to vote in the RPIA election (one vote per address). Nominations may also be made at the election meeting if the nominee has agreed to his



Interested in working on the RPIA Newsletter? Want to learn how to do it yourself? A fun job for the detail-oriented! Contact Olivia Flynn at 817-927-0075 or rpinewsletter@yahoo.com

How are we doing?



FINANCIAL REPORT

January 1, 2012 — October 23, 2012

We are coming into the final stretch for the 2012 Sustaining Membership Contribution drive. Currently we are moving toward our budget goal of \$13,000. There are quite a few projects still "hanging," contingent on financing for their completion. Dig out your check books, Ryan Place, and get your contribution in to put us over the top!

Sustaining Membership Contributions to date	\$ 11,179.50
Newsletter advertising income to date	\$ 6,785.00
Event Contributions	\$ 700.00
Garage Sale Ad	\$ 120.00
Total revenue	\$18,784.50

Operating expenses to date	\$ 12,239.09
Newsletter printing	\$ 5,166.58
Total expense	\$17,405.67

Newsletter Distribution Manager

Who: A volunteer with transportation

What: (1) Pick up monthly newsletters (two boxes) from the printer and deliver them to the Police Station, and (2) order plastic door hanging bags and deliver to Police Station

When: Thursday afternoon between noon and 4 pm before distribution weekend (first of the month)

Where: Printer is approximately three miles south, off Hemphill at Felix, to Police Station on corner of Magnolia and Hemphill

Note: *Must be reliable!* — rpinewsletter@yahoo.com



HT HOUSE TAILORS RESIDENTIAL GENERAL CONTRACTORS



Most design work is included in the fee.
The homeowner's selected the stain and paint colors as well as the travertine and ceramic tile.

Call Steve at: 682-553-3161
housetailors@yahoo.com

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A DIVISION OF ALLIED



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Subscription service — Never run out again
Free delivery — No more running to the store

www.BaxtersDelivers.com

Located in Ryan Place
Get 10% off of your first bag of food with coupon code RPIA

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Monique Nicholson, RPh

Your Neighborhood Pharmacy

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Fax: 817-924-9264

1601 Park Place Ave, Suite B
Fort Worth, TX 76110-1303



Real Estate Corner

by Jan K. Aziz

It is always great to be the bearer of good news – and the good news for Fort Worth and Ryan Place is that the real estate market has been robust for 2012 and will end on a high note. We are so fortunate to live in a city that has a relatively healthy economy and job market that has certainly helped the sale of real estate in Ryan Place.

As the year comes to a close, things have slowed a little bit. Maybe because school has started, TCU is playing football, or neighbors in Ryan Place are preparing for the Candlelight Tour. It seems that folks are settled in and staying in Ryan Place. The myth about this not being the best time to sell a home is just that. Most buyers who are looking during this time are usually very serious about their house hunting. And if you think about it, when does your home look its best? In Ryan Place especially, you have the advantage of the whole neighborhood looking its best with the Candlelight Tour. So if you're thinking about waiting till after the New Year, you might just want to rethink that strategy.

During the period from September 15th to October 15th, only two homes have been listed for sale. A redo at 3025 James Ave, for \$27,000 and 2620 S. Adams, priced at \$244,900. The first has been on the market for eleven days and the latter has been on the market for 33 days.

There have been two closed sales during the same time period; one at 1000 W. Cantey for \$46,500 and 2500 5th Ave., which sold for \$280,000. The first sold for 102% of the original asking price of \$45,601. It was on the market for 72 days. The asking price for the home at 2500 5th Avenue was \$296,000. It was on the market for only 19 days and sold for 95% of the initial asking price.

Have a Happy Thanksgiving!



Associates
of Internal
Medicine

AIM for your health



Pavani Bellary, DO; Morvarid Rezaie, DO;
Niraj Mehta, DO; Aasia Janjua, MD;
Stephanie Hiraki, DO

Our physicians want to take care of all your **primary care** needs. Since continuity of care is ideal - our doctors are available **for you** at most major downtown Fort Worth hospitals, rehabilitation facilities and a SNF/nursing home.

AIM Welcomes Dr. Stephanie Hiraki

Dr. Hiraki graduated medical school from the University of North Texas Health Science Center. She completed her Internal Medicine residency at Plaza Medical Center of Fort Worth. There she received the honor of being chosen as Intern of the Year, Resident of the Year, and Chief Resident. Dr. Hiraki is a member of the Texas Medical Association and the American College of Physicians. During her free time she enjoys gardening, sports, and spending time with family and friends. She looks forward to working with patients to help them obtain their optimal health and is currently **accepting new patients**.



Stephanie Hiraki, DO

"My goal is to treat each of my patients with warmth and compassion while helping to increase their knowledge and promote a healthy lifestyle."
-Dr. Stephanie Hiraki

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It isn't every day

that you see a painted horse resting at the neighborhood corner mart . . . even in Fort Worth . . . but there he was this afternoon as I was bringing my son home from school at Paschal. Calmly being walked about by Elizabeth Anna, proprietor of the organic farm store of the same name, this blue-eyed beauty was tranquil amidst the chaotic afternoon traffic. Naturally I had to stop for a photo and to hear her story.



It turns out that Elizabeth typically keeps her horse on some property in Benbrook, but misses him and occasionally likes to bring him to the store. The kids enjoy seeing him and she even gives pony rides at special events.

In fact, just such a special event is taking place next month. Elizabeth Anna's is having their 10th annual Bounty Barter Fair on November 3, from 10 am to 5 pm. In addition to their typical fare of atypical items — organic pet food, plants, and gardening items — at the Fair they will be hosting local artists, pottery, food, music, and a farm market. Elizabeth will also be giving rides on her three-year-old horse, Blue, who is a registered Paint Horse.

— Dawn Taft

One good time deserves another . . .



Well, the first Ryan Place Wine Social was so much fun, we're going to try to make this a regular thing!

Please join your friends and neighbors Tuesday, November 13 at 2934 5th Ave. from 6:00-8:00 pm. Bring a bottle of your favorite wine to share and come prepared to taste, visit, meet new folks and hopefully learn something!

If you'd like to bring some nibbles for sharing as well — then even better. Hope to see you all then!

— Gina Roberts and Greg French



Mom's Group

Join other Ryan Place Moms and their preschool children each month for coffee and play. For more information, contact **Nicole Havrilla** at nicole-havrilla@gmail.com or 806-220-6455. She will connect you with the group's Facebook page and get you plugged into this community of moms. See you soon!



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Linda Clark Neighbor, Mother, Grandmother, Friend, Community Activist 1946-2012

This remembrance is from comments made at Linda Clark's memorial service by her long time friend and business partner, Joan Kline. In the spirit of full disclosure, Joan's story needs to be prefaced with the fact that Linda and Joan were not always on the same side of issues. However when they disagreed it was with vigor and respect. On the issues that they did agree on they worked together energetically and effectively.

Linda and Joan met in late 1960s while Linda was a TCU student visiting her beau, Doug Clark. After Linda and Doug's marriage, they lived in the Ryan Place garage apartment of Janie and Rush Hart, directly across the alley from Joan's back yard. This was the first of the Clark's many Ryan Place homes.

Joan's young children were captivated by Linda. First by her personality and beauty and then their relationship was sealed and greatly enhanced by the cakes Linda baked and shared. Linda has left her mark on many facets of our Fort Worth community and worked with many of the people present at her service in making Fort Worth a better place to call home. Linda—

- loved Ryan Place and the Southside of Fort Worth.
- served as a founding member of the Ryan Place Improvement Association.
- shared in establishing the tradition of Candlelight Christmas in Ryan Place.
- was a member of Tarrant County Historic Preservation Council (HPC) and served at their annual fund raiser, the De-

signer's Show House, as House Captain. She was active in the HPC's showhouse the year an unfortunate application of fire ant poison killed the homeowner's prized pet peacocks. Linda immediately organized an impromptu memorial service.

- was a member of I-Care (which successfully relocated the I-30 overhead freeway).
- promoted Fort Worth South, Inc. and the Historic Southside.
- was dedicated to light and rapid rail system of transportation.
- was a member of Historic Landmarks Inc.

Linda worked tirelessly implementing the Berry Street Initiative, a project that is still transforming West Berry Street from a five-to six-lane thoroughfare into a much more pleasant neighborhood commercial center. We will see her proudest achievement each time we drive West Berry. As Kline & Co. Associates, Linda and Joan worked together in commercial real estate for twenty years. Their relationship was one that neither envisioned when they first met. Linda was an advocate and student of New Urbanism and a member of the Urban Land Institute.

In the past few weeks Linda chaired the Nominating Committee for RPIA and told Joan only a few days prior to her death that there was so much she still wanted to do. She had just recently committed to working with a committee on a Master Plan or Design Guidelines for 8th Ave.

Through Linda's life of involvement in the Fort Worth community she influenced the future quality of our City. Linda was a hero. She was a show up and suit up person. Linda never gave up. Our life and our City have been blessed by having Linda Clark as a loyal and steadfast friend.

— Submitted by Christopher Ebert

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Security Alerts

(Continued from page 4)

Myself and two other NPO officers were patrolling the area during this time on our bicycles for over an hour. We responded to a suspicious person call in the 1200 block of W. Cantey St. at 0820 hours with the beat officer Don Shipp. We were there within a minute of the call, but we could not locate the suspect. He was described as an Hispanic male wearing a navy blue shirt, blue jeans, and with a towel draped over his shoulder.

If anyone saw this suspect or another person wandering around this area, please send me an e-mail with a good description.

This is our second daytime burglary within the last two days.

Please heighten your awareness and increase your patrols.

From: NPO Mark Russell

By e-mail - October 12, 2012

Please read the following possible suspect description from the burglary of habitation that occurred on Willing Ave. yesterday between 10:35 am and 12:30 pm.

Submitted by 2700 block Willing Ave. resident:

"She [resident's babysitter] saw a young, Hispanic male running from across our street at 10:45 am toward my home. He continued to jog toward Cantey and went East on Cantey.

He had short black hair, 5'7"-5'9". He had on khaki shorts and a t-shirt and running shoes. He was skinny with an athletic build. He had on a small bag or string backpack that was black. It was full of something. She said he was in his early 20's, but could have been a teenager--maybe 19.

He looked at her and she looked at him, but she turned away when she noticed he saw her. She wasn't aware of the trouble we have had recently so she did not know to call the police. He jogged toward Cantey and turned left. This happened between 10:45 am-11 am."

NOTE: This report was submitted by the resident and forwarded to Officer Russell who submitted this alert.

From: 2600 Block College Ave. Resident

By e-mail - October 16, 2012

"Some time during last Friday night [October 12], someone destroyed our three big flower pots we have out near the sidewalk. When we got up Saturday morning they were broken all over the sidewalk where they had been pushed. It must have been more than one person as they are very heavy. We were terribly upset that someone would do this - and I had just planted them with pansies for the winter.

On a good note, when I got back from an appointment on Sunday afternoon, they were completely cleaned up, and a note was on our porch from the St. John's youth group saying that they had seen the vandalism and felt bad and cleaned it up for us. We were touched at their kindness."

From: Officer Mark Russell

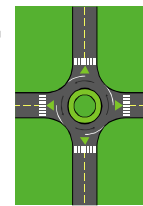
By e-mail - October 25, 2012

We have had multiple burglaries in the southern portion of the RP area. Almost every one is through the back yard and the suspects are using the alleyways. On one burglary the actors turned off the power to the house and made entry as the alarm sounded. That is two homes this week that have alarm systems that are monitored by the alarm company, but don't have a permit with the city. If you don't have a permit with the city it is wise to get one. That way the police respond ASAP. If you don't want to pay the money, at least contact 911 and tell them your alarm is going off and you are en route to your house. Or have a neighbor call it in to 911 as a concerned citizen for an alarm going off. In both instances that had alarms, the victims drove home and waited till they got there to call the police, 15 to 20 minutes after the original alarm.

One caller told me that she saw two white males walking the alleyway in the 2500 block of Ryan Place. She has seen them



A Cure For Our Sickly Circles



I suspect that you, as I, have driven around the Elizabeth Boulevard traffic circles and viewed the landscaping with a raised eyebrow at best, and at worst, uttered a few unprintable epithets.

Our traffic circles present such a wonderful opportunity for us to add to the allure of one of the most beautiful streets in our city. They have the potential of being lovely gardens enjoyed by Ryan Place residents and visitors alike. Sadly, with their sparse design and dying plants, our circles are nothing to be proud of.

Our President of RPIA, John Kline, and I set out to change our circle situation! We plan to remove the dying mondo grass and lift out the red drift roses. The soil will be amended for better texture and drainage. We have beautiful, three-foot tall, yellow roses, called 'Sun Sprite', that will be planted in a circle around the pistache trees in the first and third circles and around the sculpture in the middle circle. The red drift roses will then be replanted in front of the yellow roses. Finally, we will plant a ring of dwarf boxwoods, called 'Little Gem', just inside the curb of each circle. This new design will provide much more color and interest, as well as a more historically appropriate and formal look to our traffic circles.


We are trying very hard to complete this transformation before our Candlelight Christmas Tour of Homes taking place November 30th, December 1st and 2nd. We are determined to turn our traffic circle gardens into an asset for our wonderful neighborhood!

— Suze Diesel

multiple times, but has not called the police. When they saw her looking at them yesterday they took off running. One of the suspects was around 6'3". We have had two burglaries in that area in the last four days. Three were daytime burglaries between 10 am and 1 pm. Three others were overnight and include car burglaries.

Please don't ignore your dogs barking at the back fence towards the alleyway. Investigate it and if you see someone call 911. We have extra patrol and officers can be just around the corner. Please be vigilant about looking out for one another.





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WELCOME



RYAN AVENUE

A porch decorated for the season greets visitors to the home of **Corina Contreras-Chazarreta** and her sons **Jerry**, 19; **Jeremy**, 15; and **Diamond**, 11. Born in Austin, Corina was named for the oft-recorded song. Her father was in the military and stationed in Shawnee, Oklahoma during his daughter's school years. She is attending the Trinity Campus of Tarrant Community College. Jeremy played football at Paschal High until a leg injury put him on the sidelines. Diamond is a math whiz at South Hills Elementary. Jerry works at a new music and food venue on Magnolia Avenue. Corina enjoys walking and riding her bike through the neighborhood and can hardly wait to see the homes decorated for Christmas.

Sarah Simpson and fiancé **Josh Wargo** are sharing a house and anticipating their November wedding. Sarah is from Waxahachie and teaches at a River Oaks middle school. Josh is from Beaumont and is a land surveyor for an Arlington engineering firm. Camping is their favorite shared activity. You will see both around the neighborhood since Sarah is a runner and Josh is a bicyclist.

WILLING AVENUE

Amanda Jeffries has decorated her new home with contemporary furnishings and gleaming crystal purchased from estate sales. She and her father are installing a wine unit. Reared in Granbury, Amanda graduated with a degree in physics from Southwestern University in Georgetown. An engineering tech, she works for an oil and gas company. Amanda enjoys skiing in Colorado.

Chantel Langlinais was born in Dallas. A TCU professor of English, Chantel was delighted when a twenties house reminiscent of her grandmother's New Orleans home became available close to her high school friend Cindy Belknap. Chantel's undergraduate degree is from Texas A&M in College Station and her Master's is from the University of Louisiana in Lafayette. Chantel writes plays and poetry. She has a special interest in women in the arts and likes photography and painting. Her cat Bailey was rescued through PetFinder.com.

Chris Phonpituck and girlfriend **Raleigh Browning** met on Magnolia Avenue two years ago and learned they shared an interest in art. Their updated home is decorated with modern art. Chris plays guitar for his own enjoyment and brews wine at home. Raleigh and he are runners and bikers. Until recently, Raleigh, who majored in economics at Wells College in New York, was a financial analyst. Chris describes Raleigh as a great cook, and she is currently pursuing her interest in the restaurant industry. A graduate of UT Austin, Chris is an engineer with a firm providing services to railroads. Chris grew up in Meridian but has roots in Fort Worth—his grandmother lived at 2721 Willing as a young woman. Their home is shared with a German Shepard mix rescue dog.

NEW ARRIVALS

Lucinda Lee "Lula" Allen, daughter of **Brandon** and **Anissa Allen**.

Sebastian Matthew Springer, son of **Heather Fraass** and **Stan Springer**.

Alice Elizabeth Havrilla, born to **Nicole** and **George Havrilla**.

Lesline Esther Smith, 18 months, adopted daughter of **Lydia** and **Brian Smith**.

Katherine Elizabeth Issa, who will be visiting her grandparents **Mariann** and **Robert Taccia** often.

Ruth Karbach, 817-924-9653 or arkarbach@sbcglobal.net

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Yard of the Month: 2800 block of Willing Avenue



Photo by Lisa and Raul Pena

Owners: The Hopkins family

Most Tudors in Ryan Place exude sweetness and charm — this home is no exception. Nestled on a small lot is this brick dollhouse. The arched doorway, reminiscent of another time, accentuates the entry with two terra cotta pots of succulents. The balustrade has rectangular pots with sweet potato vines, both green and purple. On either side of the front of the house are small beds hosting privets, native prairie grass, yellow mums, and holly hedge. Added accessories include a huge planter of jasmine and a Texas-shaped stone inset in one of the front beds. Two trees grace the front yard with a "rest awhile" stone bench under the shady oasis. Even a diminutive front yard can be enhanced to provide a lovely focal point of ambiance and an overall feeling of welcome.

— Sharyn Peterson

From Calloway's Nursery

Timely Tips for November Gardeners

Create a 'naturally beautiful' look:

Snow themes and nature dominate the trend list for Christmas 2012

Each year, thousands of designers and décor professionals attend Christmasworld in Frankfort, Germany, to see the latest decorations destined to adorn homes across the globe. And every year overall trends emerge from the hundreds of displays. For 2012-2013, two themes were especially prevalent: snow and nature. The official report from Christmasworld had this to say:

Snow of all kinds decorated Christmas wreaths. Freezing rain and glitter effects conquered glass baubles, stars, and dangles. Tree and table decorations are oriented towards classic elements, such as baubles, stars, angels, and nativity figures, and give Christmas a traditional character. Nature continues to be the primary source of inspiration.

While the description above seems "haute couture," the look itself is very achievable. Here are some real-world tips to create this stylish look:

Go for "natural" in your tree selection. Nothing says "nature" like a fresh Christmas tree. The scent, the feel of the needles—it's the best way to bring the outdoors, indoors. However, today's high-quality artificial trees go to great lengths to imitate nature, with realistic-looking foliage and accents. Moral of the story: You can't go wrong with either selection. Both types of trees can also deliver the "White Christmas" look with artfully flocked boughs.

Include white-flowered plants in your palette. White Poinsettias, Cyclamen, Pansies and other favorites offer an unmatched winter look, and provide excellent contrast to traditional reds and greens.

Try "matched simplicity" in your door wreaths. A pair of matched wreaths—as opposed to a single one—makes a classy statement at your entry. If you have double doors, a wreath on each side, be-decked with snowy accents will put guests in the holiday spirit. For single-door entries, consider tying together the entire front of the home by placing the matching wreath on a lamppost or entry gate.

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Zoe Stein Pierce

The Shop Around the Corner

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Contact: Zoe Stein Pierce

Ryan Place neighbors: where is the "safest" place in town to work out? Answer: ZMoves Studio, located on the corner of Hemphill and Magnolia. ZMoves is housed in the historic Armory Building which is also home to the FWPD neighborhood substation! ZMoves Studio is owned by Ryan Place resident Zoe Stein Pierce who says she is "delighted to be back in the neighborhood and part of the high-energy vibe of the near Southside." ZMoves offers classes in Pilates, Zumba, Gyrotonic, and "Barre Energique," Pierce's own workout creation. There are also classes offered in cardioboxing, belly dancing, and pole dancing. So Ryan Place residents, check out the newest and "safest" place to workout on our side of town. Zoe invites all of you to a "Free Day of Fitness" Saturday, November 3rd. from 9 am—2 pm. The "Free Day of Fitness" is in conjunction with Brandt Crossfit and Elemental Yoga, so it is sure to be a "moving" experience for everyone.

The Shop Around the Corner highlights locally owned businesses in the Near Southside. As Ryan Place residents, we help nourish our local economy by patronizing these establishments. Our neighborhood thrives on the diversity of its residents and businesses. So--shop local!

A Bootiful Day for Boo on the Boulevard!



Competition was fierce at Boo-on-the-Boulevard as 70 youngsters entered the costume contest. Winners of that competition were:

0-2 yrs. 1st place: **Vivian Little** (Bumble Bee) 2nd place: **Denver Hines** (Frodo)
 3-5 yrs. 1st place: **Madeline Klas** (Minnie Mouse) 2nd place: **Autumn** (Kitty Cat)
 6-9 yrs. 1st place: **Guillermo** (Clown) 2nd place: **Landry Trest** (Vampire)
 (Last names were not available for all winners.)

All the kids were given five tickets to use as they pleased on events and prizes (face painting, temporary tattoos, pumpkin decorating, bean bag toss, spider ring toss, golf game, and trick-or-treating). Bob Adams with his Yellow Fire truck invited all to sit in the driver's seat and regularly sounded the horn and siren. Central Market's cupcakes were beautiful and tasted even better.

Many volunteers pitched in at the event to make Boo a huge success: **George Havrilla, Tim Keith, Melodye Trest, Kristi Easterly, Ruth Karbach, Ava Crum, Reynolds Crum, Liz Eshelman, Maria Summers, Philip Summers, Carol King, Sherry Smith, Deana Alviar, Hayley Roebuck, Kate Little, Hayley Spinks, Layne Craig, Cade Lovelace, Rich Johnston, and Jeremy Trest.**

A special thanks to Central Market for the cupcakes, Barnes and Noble for the donated bags, and Calloway's for discounted pumpkins. Finally, our hats are off to **Kari Keith**, who conceptualized and coordinated the whole event, running it smoothly from start to finish. Great job, Kari!



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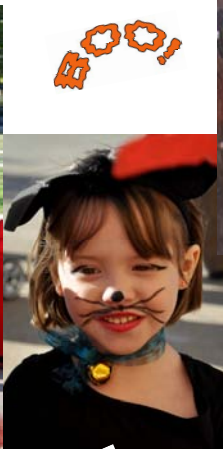


Best of Show: Richard Parks (again!)
with Rico's Red Chili
Most Creative: Danish Chili by Amy Maclin
Spiciest: Big Daddy's #1 from Karen and Mike Cagle
Vegetarian: Shelly's Veggie Chili by Shelly Parks (again!)
Winners received a \$25 gift card from Central Market.

Judges: Councilman Joel Burns, Chef

Joe Synatschk from Central Market, and Kurt Nielsen
Event Chairman: Mariann Taccia

Thanks to **Bob Allen and his Yellow Fire Truck**, **Eartha Pitre** from the FWPD with RAPIDS labels, and volunteers **George Havrilla, Kurt Nielsen, Mike Lindner and Jessie Rouyer.**



Boo photos
on page 15 by
**Kari Keith
Photography**



November 2012

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



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