



Ryan Place Newsletter

February, 2013

HistoricRyanPlace.org



Step right up. . .

The Ryan Place Newsletter is in need of a new manager. The managing job consists of proof-reading (spelling, grammar, punctuation, etc.) and formatting the Newsletter into a cohesive whole, with uniform type fonts, spacing, and a readable, attractive lay-out.

We have a team of contributors who send interesting articles and columns each month for publication. The Newsletter does not solicit advertising, but publishes ads that are submitted, and all advertising is paid in advance of printing. Translation: no selling of ads and no billing.)

It is possible that computers and the Internet could replace the Newsletter for disseminating neighborhood news, but the Newsletter is more than information. Our Newsletter is a unifying medium in Ryan Place, a common denominator for all the diversity that we include. The Ryan Place Newsletter is a tradition.

If you are new to Ryan Place, this is a great way to get involved; I had lived here only a few months when I volunteered for the job! I would like to work with the manager-to-be for a couple of months so that a smooth transition may be effected. If, however, no one has shown up by then, the May, 2013 Newsletter will be my last publication as manager. Come on, Somebody — step up!

— Olivia Flynn

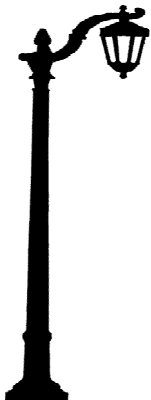
The next Ryan Place Wine Gathering is scheduled for February 7 (yes, that's Thursday) at **Gary and Terri West's** home, 2530 5th Avenue, from 6 to 8 pm. Please bring a bottle of your favorite wine and Pot Luck munchies; feel free to try a new recipe for hors d'oeuvres!

Event founder **Lamar Brown** will be offering wine-related trivia questions with prizes for the winners.



Coming Soon!

Ryan Place hasn't had a new neighborhood directory since 2009 — and how can we be neighborly if we can't get in touch with each other? Watch for the NEW Ryan Place Directory Project — coming soon!



Streetlight Update

Countdown to Completion

During the second week of January installation of streetlights in Phase I was completed and they are now working!

At the end of 2012 the streetlight installation contract expired and T/PW is preparing a new bid for installation of Phases II and III. The bid should be out by mid- to late February, followed by a six week bid process; it will be April or May before installation continues. These dates are not set in stone, but it is the latest update we

have from T/PW and other factors may cause unexpected delays.

Phase II Streetlight installations include:

2300 block of Alston St.
800 block of Page St
2400-2600 block of Lipscomb St.
2600-2700 block of College Ave.
900 block of Capps St.
2600-2700 block of S. Adams St.

Phase III Streetlight installations include:

2800-2900 block of Ryan Place Dr.

2900 block of Willing Ave.
2800 block of Ryan Ave.
3000 block of Stanley Ave.
Alley entrances on Lowden St., Bowie St., the 1000 block of Canteys St.

T/PW requires signatures of property owners on each block listed above, approving the installation of the streetlights. Phase II and III installation will therefore require 224 signatures prior to installation. If you live in the blocks of Phase II or III and will assist by getting the signatures of residents on your block, please let us know and we will provide you with the signature forms.

Members of the CCRP Board appreciate your patience, and a special thanks to our homeowners and volunteers for their participation which has funded this project. It has been a long twelve years for all of us and we are very close to completion. Watch for the announcement of our "Last Light" celebration when all phases are completed.

Brenda White, 817-223-0101, candlewhitexmas@yahoo.com
Mariann Taccia, 817-921-9976, mariannmt@sbcglobal.net

2012 RPIA Board of Directors

Officers

President	Dan Roberts robertsdan@att.net	817-437-0318
1 st Vice President	Mariann Taccia mariannmt@sbcglobal.net	817-921-9976
2 nd Vice President	Trey Eason jeeasonIII@aol.com	817-922-8180
Treasurer	Leanne Kline ls.kline@charter.net	817-922-0732
Secretary	Rachel Manning rachelzertuche@earthlink.net	281-799-9049
Parliamentarian	Courtney Chatfield rightasusual@sbcglobal.net	817-680-4558

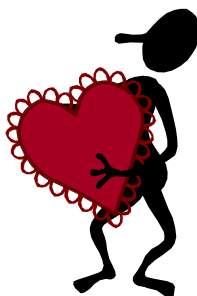
Street Directors

5 th Avenue	Katie Shumate katie@shumate.com	682-365-3631
6th Avenue	Suze Diesel suzedeez@att.net	817-781-1929
8 th /James/Stanley	John Belknap johnbelknap@swbell.net	817-927-0355
Alston/Lipscomb/Page Streets	Derek Arneson derekarneson@hotmail.com	817-938-5007
College Avenue and Cantey St.	Laura Crews lauracrews@rocketmail.com	817-715-2399
Elizabeth Boulevard	Kurt Nielsen kurtryannielsen@aol.com	817-308-6126
Ryan Avenue	Rick Tucker Tucker.rick@sbcglobal.net	817-927-0197
Ryan Place Drive	Lin Parham rap32dds@aol.com	817-921-4027
South Adams Street	Chris Ebert cwebert@hotmail.com	817-926-2366 817-319-2363
Willing Avenue	George Havrilla havrilla@alumni.tcu.edu	806-220-6454

The RYAN PLACE 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 MEETING

Monday, February 18th
7 PM
St. John's Episcopal Church
— Mitchell Hall
(enter on Page St.)



Ryan Place 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

Distribution Managers: Steven and Heather Dills

rpianewsletter@yahoo.com — 817-927-0075

NEWSLETTER submission deadline:

MARCH, 2013 NEWSLETTER

Friday, February 15th

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



[http://www.facebook.com/
group.php?gid=128874162910](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	817-879-4230 oscar.reyes@fortworthgov.org
Animal Control	817-994-4208
Graffiti Abatement	817-212-2700
Streetlight Outages	817-392-7595

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.

Don't Miss this Year's Events!



Saturday, March 30th
Easter Egg Hunt



Saturday, May 25th—
Street Dance/Taste of
Ryan Place



Monday, May 27th—
Croquet Tournament

Mariann Taccia, VP, RPIA Events

I am always pleased at how often new residents tell me that one of the reasons that they chose to live in Ryan Place is our outstanding events. Our neighbors are involved and enjoy socializing with each other. Ryan Place residents plan and organize all of our activities and events and we always need help. If you want to make sure our annual events continue and are willing to help make it happen, please contact me, 817-921-9976 or mariannmt@sbcglobal.net.

Mark these dates on your calendar and plan to attend every one. It's time to start getting our projects organized; please call or e-mail me that you will help!



Thursday, July 4th
Parade



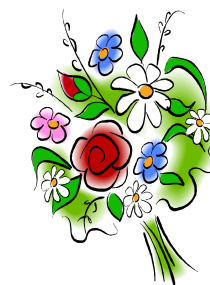
Saturday, August 31st
Labor Day Garage Sale



Saturday, October 26th Chili
Cook-off /Boo on the Boolevard



Thanks



A huge thank you to **Sharyn Peterson**, who has faithfully provided a winner for our Yard of the Month award since November, 2009. Sharyn has worked carefully and cheerfully to consider many factors in the selection each month and to move the coveted sign from one surprised resident to the next. Sharyn has also served as liaison with Calloway's Nursery who provides the Garden Tips and a coupon for the Newsletter, and she has secured the \$25 Calloway's gift card for winners of the Yard of the Month. Ryan Place has partnered with Calloway's since May, 2009 in this program.

Lisa and Raul Pena have worked with Sharon, sometimes suggesting contestants and regularly providing the pictures of the winners for the Newsletter. Lisa and Raul have agreed to assume responsibility for the Yard of the Month as Sharyn retires. Thank you, Sharyn, for your years of service!

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.

PARK PLACE PHARMACY

Business Hours:
Monday - Friday
9:00am to 6:00pm

**Closed Weekends
& Holidays**

Craig Nicholson, RPh
Monique Nicholson, RPh

Your Neighborhood Pharmacy

Phone: 817-924-9292
Fax: 817-924-9264

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



RESIDENTIAL BROKERAGE

CBDFW.COM

You resident agent,

Karly Johnston

817-312-2100

karly.johnston@cbdfw.com

Why not let your neighbor find the neighbors?

Karly Johnston, selling one yard in Ryan Place at a time.



CRIME PREVENTION & SECURITY



Intensive Home Security

I hope everyone had a great holiday season and is ready for a great 2013! I have missed working with and seeing you all. Thank you for the well wishes on my recovery and the season's greetings. Before long I hope to be back to work and continuing our progress of making Ryan Place one of the safest neighborhoods in Fort Worth. The recovery on my shoulder is going well and ahead of schedule. I'm still waiting on Workers Comp to approve my neck surgery, but my hearing is not until the 1st part of February.

I have been keeping up with my e-mails and what crimes are happening on a daily basis. I am sorry I don't have all the specific numbers on our crime trends, but the last one that I read showed a reduction in most crimes in our area as well as the City. I can say for sure that all property type crimes (burglary/theft) in our area dropped significantly with a slight uptick in personal crimes such as assaults. Many of those are domestic related offenses.

Since it's a new year, and we have many new residents in our area, I have decided to go back over home safety in this month's article. I've been doing some research on the web and came across a great article that gives several tips that many of you know, but have yet to utilize. Rather than paraphrasing, here is the article:

Home-Security Tips

by Editors of *Consumer Guide*

So you think you could pick a lock? Prove it in our **Lock Picking Quiz**.

While it's difficult to protect your home from professional thieves, most home burglaries are done by amateurs. These thieves are more easily thwarted if you employ some of these simple security precautions:

- Plan to "burglarize" yourself. You'll discover any weaknesses in your security system that may have previously escaped your notice.
- Lock up your home, even if you go out only for a short time. Many burglars just walk in through an unlocked door or window.
- Change all the locks and tumblers when

you move into a new house.

- For the most effective alarm system, conceal all wiring. A professional burglar looks for places where he or she can disconnect the security system.
- Your house should appear occupied at all times. Use timers to switch lights and radios on and off when you're not at home.
- If you have a faulty alarm that frequently goes off, get it fixed immediately and tell your neighbors that it's been repaired. Many people ignore an alarm that goes off periodically.
- A spring-latch lock is easy prey for burglars who are "loiding" experts. Loiding is the method of slipping a plastic credit card against the latch tongue to depress it and unlock the door. A deadbolt defies any such attack. It is only vulnerable when there is enough space between the door and its frame to allow an intruder to use power tools or a hacksaw.
- If you lose your keys, change the locks immediately.
- Before turning your house key over to a professional house cleaner for several hours, make sure the person is honest and reputable as well as hardworking. Check all references thoroughly. If the house cleaner is from a firm, call your local Better Business Bureau to check on the firm's reputation.
- Instead of keeping a spare key in a mailbox, under the doormat, or on a nail behind the garage, wrap the key in foil -- or put it in a 35mm film can -- and bury it where you can easily find it if you need it.
- Don't leave notes for service people or family members on the door. These act as a welcome mat for a burglar.
- If the entrances to your home are dark, consider installing lighting with an infrared detector. Most thieves don't want to be observed trying to get in a door.
- Talk to your neighbors about any suspicious people or strange cars you notice lurking about.
- To keep your tools from being stolen, paint the handles. Thieves avoid items that are easy to identify.
- Trees located near windows or shrubbery that might shield a burglar from view can be major flaws in your home-protection plan. Consider your landscaping plan in light of your protection needs.

● Ask for credentials from any sales-person who requests entry to your home. Ask that their ID be pushed under the door. Many professional burglars use this cover to check out homes. If you're doubtful, check with the person's office before letting him or her in.

● Do not list your full name on your mailbox or your entry in the telephone book. Use only your initial and your last name.

● If someone comes to your door asking to use the phone to call a mechanic or the police, keep the door locked and make the call yourself.

Dogs are good deterrents to burglars. Even a small, noisy dog can be effective -- burglars do not like to have attention drawn to their presence. Be aware, however, that trained guard dogs do not make good pets. Obedience training and attack training are entirely different, and only the former is appropriate for a house pet.

Securing Doors

● To help burglar-proof your home, install 1-inch throw deadbolt locks on all exterior doors.

● A door with too much space between the door and the frame is an invitation for the burglar to use a jimmy. Reinforce the door with a panel of 3/4-inch plywood or a piece of sheet metal.

● If there are door hinges on the outside of your house, take down the door and reset the hinges inside. Otherwise all a thief has to do to gain entry to your home is knock out the hinge pin.

You can burglar-proof your glass patio doors by setting a pipe or metal bar in the middle bottom track of the door slide. The pipe should be the same length as the track.

It's easy for a burglar to pry through rot. Replace rotted door frames with new, solid wood.

It's simple for a thief to break glass panels and then reach in and open a doorknob from the inside. A door with glass panels should be either fortified, replaced, or secured with deadbolts that can only be opened with a key.

Securing Windows

● Protect your windows with one or more good locks, an alarm system, burglar-resistant glass, or many small panes instead of one large area of glass.

When installing a window lock, drip some solder on the screw heads. It will stop a burglar from unscrewing the lock after cutting a small hole in the windowpane.

CRIME PREVENTION & SECURITY

Garage Security

Garages present special challenges for security. Here are some tips for keeping your garage secure.

- If you frost or cover your garage windows, burglars won't be able to tell if your car is gone.
- Keep your garage door closed and locked even when your car is not in the garage.
- Install a peephole in the door separating the house from the garage. If you hear suspicious sounds, you can check without opening the door.
- Are you worried about someone entering your house through your attached garage? If the garage door lifts on a track, a C-clamp can provide extra security since the door cannot be opened if you tighten the C-clamp on the track next to the roller.

In the next section, we'll focus on the special steps to take to keep your home secure while you're away.

Burglars always look for signs that a house is uninhabited -- and the longer the house is empty, the more vulnerable it becomes. Follow these tips for keeping your house secure while you're away:

- If your plans to be away from home have been publicized through a funeral, wedding, or similar newspaper notice, hire a house sitter. Burglars often read the newspapers to see who's planning to be away from home all day or for several days.
 - Ask your neighbors to use your garbage cans when you're on vacation so your absence won't be so evident.
- If you're going to be away from home for several days -- or even for just one day -- adjust your telephone ring to its lowest volume. An unanswered phone is a quick tip that your home is empty.

We've covered home security -- when you're there or when you're away. Now you can rest easier no matter where you are.

Protecting Your Valuables

The most obvious way to protect your valuables is to store them in a safe-deposit box or in a secure home safe that is too heavy to be moved. When buying a wall safe, be sure it's fireproof. If you don't want to invest in a safe, other less-expensive alterna-

tives can limit theft potential:

- A chiseled-out space in the top of a door makes a great "safe" for small valuables.
- Devise a hiding place in an acoustical ceiling. Remove a tile and restore it afterward with magnetic fasteners or a similar device. Be careful not to leave finger marks.
- Hollow out the leg of a table or chair for hiding small objects. Drill from the bottom, then cap all the legs with rubber tips. home.howstuffworks.com/.../security/home-security-tips.htm

I hope you will be able to take something from this and will apply it to your home security. Until my return **Officer Adam Coleman** has come over to our unit on loan and has taken over all of my duties. You can reach him at my city mobile number 817-944-1316. His e-mail is adam.coleman@fortworthtexas.gov. He is eager to help and serve you all so when you see him at the upcoming meetings please say hello. See you all soon and stay safe.

NPO Mark Russell

Officer Adam Coleman

CELL: 817-944-1316

OFFICE: 817-392-3610



Experience the Future of Custom Electronics.....



*Universal Systems Custom Installation
Serving Texas Since 1981*

- | | |
|---------------------------|----------------------|
| -Media Rooms | -Audio/Video Systems |
| -Automation | -Network/Telcom |
| -Lighting & Shade Control | -Security Monitoring |
| -Eco Solutions | -Commercial |

Come by and visit our showroom or call for a complimentary in-home consultation!

Universal Systems
2960 Wesley Way
Ft Worth, TX 76118
817.589.9966
www.uni-sys.com



Anne Kline

Ryan Place Resident

**Quality In-Home
Pet Services**

817.734.6820

annekline40@yahoo.com

THANK YOU, 2012 Sustaining Members!

A big round of applause to our neighbors who kept us financially afloat this year!

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
Larry and Siân Borne
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 Pamela 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 Darnier
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
Hayne and Katie Shumate
Kurt and Jill Sprenger
Julia Stephan
Sharon Stephan
Dale and Diana Story
Kaci and Britton Strawn
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



**UNIVERSITY
ANIMAL
HOSPITAL**

JOHN R. MINNERLY, D.V.M.
KIM A. WISE, D.V.M.

3109 McCART, FORT WORTH, TX 76110
817-921-5429
UAH-VET.COM



LANDSCAPE COMPANY OF
THE RYAN PLACE GATES
& DAGGETT PARK

817.233.5411

JOHN FILAROWICZ
RYAN PLACE RESIDENT
TEXAS A&M HORTICULTURIST

DESIGN INSTALLATION MAINTENANCE IRRIGATION LI 10871

2013 Sustaining Members

Names in bold print have contributed since the last NEWSLETTER.

Patron

Ellen Warthoe and Blake Hardy
Jim and Kitty Loveless

Friend

Edward and Eugenia Furber

Neighbor

Kipp and Bonnie Baker
Emily Bintliff
Victoria Harville
Jill Johnson and Brian McCorquodale
Mary Kazinski
Diane McCusker
Chris Nickelson
Devin Speir
J Carter Matheney Tiernan



How did we do?

FINANCIAL OVERVIEW 2012



INCOME

Sustaining Membership Contributions	\$ 11,834.50
Newsletter advertising sales	\$ 7,890.00
Event revenue	\$ 120.00

Total \$ 19,844.50

EXPENSES

Operating expenses	\$ 8,428.59
Newsletter printing	\$ 6,570.38
Newsletter distribution	\$ 2,189.65
Events	\$ 2,852.45
Park Improvements	\$ 1,088.44
Memberships, dues	\$ 535.00
Crime Prevention	\$ 90.00

Total \$21,754.51



About Sustaining Membership . . .

In 2008, the RPIA Board launched the Sustaining Membership Program. They set a goal of \$7,000, a 30+% increase over the previous year's contributions to RPIA. At the end of 2008, we had exceeded this goal by almost \$1,000!! This aggressive target was met through the generous financial contributions of 116 of our neighbors and businesses.

For the past two years, the Sustaining Membership Fund goal has been \$13,000 and this year we fell slightly short of that goal. Nonetheless, 156 residents contributed \$11,834.50 for an average of about \$76 each. Remember, if every household in Ryan Place contributed at the minimum level of \$35, we would collect over \$28,000 for the Ryan Place treasury each year!

With your minimum annual contribution of \$35 for a **Neighbor** level membership, you will make a difference in Ryan Place. A \$35 annual contribution is less than \$3 per month! Not only can **you** become a sustaining member, but your friends, family, former neighbors, and local businesses are welcome to join RPIA as well.

Influence the next chapter in Ryan Place history by becoming a Sustaining Member of RPIA. Notices and promotion in the Ryan Place Newsletter are the only "pressure" you will get to contribute to your neighborhood!

Please complete a membership form and become a **Neighbor**, **Friend**, or **Patron** level member by mailing your contribution in TODAY! Join your friends and neighbors NOW in making a difference in Ryan Place.

Become a 2013 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

Be among the first to start the year with a commitment to your neighborhood. Your neighborhood needs YOU! Your contribution of \$35 or more will fund Ryan Place improvements in 2013 and maintain the improvements we have already made. Mail your check today to support the quality life and property values in our neighborhood.

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



Real Estate Corner

by Jeff Anderson

Change is in the air!

After a run yesterday, I stopped up the street to meet a neighbor. We had an enjoyable conversation. She remarked to me how she used to know everyone in Ryan Place, but in the past fifteen or so years, it's become too hard to keep up with all the new faces.

Maybe it's the sound of the street construction crew as we wake each morning, or the illumination of new street lamps, or the buzz of new eateries on Magnolia.... You can't deny that change is in the air!

Though change can be hard, good things are happening in our community and in our immediate real estate market! It's an exciting time to be in Ryan Place – so grateful to the many long-time residents who have paved the way!

1302 Eliz Blvd	5 br/ 3.5 bth	6,074 sf	\$599,000
1107 Eliz Blvd	3 br/ 3.5 bth	3,784 sf	\$524,000
1505 Eliz Blvd	3 br/ 2.5 bth	2,870 sf	\$465,000
2620 S Adams	3 br/ 2 bth	2,201 sf	\$244,900
2933 Ryan Ave	3 br/ 1 bth	1,358 sf	\$149,900
2809 Ryan Ave	2 br/ 1 bth	1,080 sf	\$135,000
2533 Ryan Ave	3 br/ 1 bth	1,147 sf	\$129,000
2736 Ryan Ave	2 br/ 1 bth	960 sf	\$119,900
2937 Ryan Ave	3 br/ 2 bth	1,452 sf	\$115,000
2932 Ryan Ave	2 br/ 2 bth	1,468 sf	\$112,000
3000 James Ave	3 br/ 2 bth	1,326 sf	\$ 64,800



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 nicolehavrilla@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!



RESIDENTIAL BROKERAGE

Sally Wilson
Realtor

Cell: (972)955-7333
Email: SallykFrank@yahoo.com
www.cbdfw.com/sallywilson

Get to know your neighbors

Monte McCullers and Wylenne McCullers

The following is a new Newsletter feature. To introduce yourself to your neighbors, write your story and send it to rpianewsletter@yahoo.com. We'd love to get to know you!

The 2900 block of Fifth Avenue has been home to the mother and son duo, Wylenne and Monte McCullers since 2006. Their family came here from Lake Weatherford where they enjoyed all kinds of water sports. Before they moved to Ryan Place, the McCullers regularly attended the CCRP Home Tour. They say the main attraction of their 1950 vintage Ryan Place home was its "humongous" back yard where, when they first came, they stored their boat and fifth wheel trailer. As they started updating and remodeling, they realized that their water sporting days were over, because the house and large lot demanded all their attention and time. They sold the boat and camper, and haven't looked back.

Both Monte and his mom are Fort Worth natives. Wylenne's family lived on 8th Avenue when she was born, and she attended Alice Carlson, B.H. Carroll, McLean, and Paschal. For many years her family lived and owned a furniture store on Hemphill. Despite the ten-years she spent managing S&H Green Stamp redemption stores, Wylenne considers herself a career home-maker. Both she and Monte commented on her husband/ Monte's dad as a handyman who could fix anything -- except plumbing!

Monte works for TCU as a landscaper, where he enjoys maintaining the campus and the new beautification along Berry Street. His interest in landscaping began with a part-time job when he was in high school. Later, he worked for Radio Shack, then FedEx before returning to his first love: plants and plantings. When he gets home, he continues in his own yard as well as maintaining the landscape of a handful of other Ryan Place homes; he enjoys keeping everything neat and tidy, especially Ryan Place! Monte and his dad enjoyed G-scale model railroad lay-outs, and Monte looks forward to resuming that hobby as time allows. According to Monte, he loves all sports and outdoor activities. He even spent some time ushering at Ranger games – right behind home plate!

Monte and Wylenne love visiting with the Ryan Place neighbors who walk by their home. Both would like to see the south end of Ryan Place developed and enhanced and more, smaller-scale social activities.



urbanYOGA
YOGA
NIA
PILATES
BARRE

urbanYOGAfw.com

1706 8th avenue, fort worth
817-908-flow

urbanYOGA



In 2012, sixty households were identified as new neighbors in Ryan Place. Almost 90% of the adult residents in these new households are between ages 19 and 40. 10% fall in the 41-62 age range. Some diversity has been added to the neighborhood with two persons with Asian-American heritage, two with African-American heritage, and two with Hispanic heritage.

At 53%, married couples narrowly exceed singles moving into the neighborhood. Three out of four married couples have children. Most frequently they have been married for three years and have one child. Pre-schools in the area, quality public and private school programs, private classes instructing children in the arts, and quality child care in the home are main concerns of the parents.

There is quite a variety of occupations with professions dominant. The legal field is most popular with one retired attorney, four practicing attorneys, and three women students pursuing a jurisprudence degree. The medical field is second with two physicians, one dentist, one registered nurse, and three students at UNT Medical School. The third most popular careers are in the education field. A significant segment of the newbies are single professionals or students pursuing certification in a specialty or a degree as a professional: 28%.

Our younger urban residents are into physical exercise. Many are bicyclists, and some belong to bike clubs. Others are dedicated runners, and some are marathoners. A few pursue cross fitness training, are yoga or ballet-based exercise instructors, and one is a triathlete. The majority are animal lovers and adopt cats and dogs through rescue organizations or finding them lost without identification in the area. These young people are frequently environmentalists with concern about healthful, organic food. Some are in groups with local farmers providing produce, eggs, and meat. A few of the young neighbors have chickens. They also actively recycle all kinds of material goods and love fifties furniture, creative use of items from earlier eras, and vintage clothing. It is not surprising that they value vintage homes, are creative in their interior design and renovation of what is often their starter house.

The middle-aged new residents are persons with large families or empty nests who need the space that a two-story house provides for visits from their children's families. These residents are into restoration combined with functionality. One new household has built a neighborhood compatible home.

Our new residents are foodies with a taste for ethnic, eclectic restaurants, gourmet cooking, barbeque and grilling, micro-brewed beers and wines, and coffee houses. A few brew their own wine and beers. One resident has cured his own bacon. The most appreciated gift in the Welcome Tote Bag is the Chakra gift card. And the Welcome Lady hopes that restaurant owners in the neighborhood will contribute, too.

The Welcome Lady will be covering visits to the new residents who have moved into the neighborhood in January and those 2012 move-ins whom she has not visited. She would so appreciate an e-mail at arkarbach@sbcglobal.net or phone call to 817-924-9653 to set an appointment for a welcome visit or to report a new neighbor's move in. Her IOU list for muffins includes street directors and residents who give her the name, address and a phone number for a new resident. Banana, blueberry swirl, or mandarin orange muffins can be yours!


— Ruth Karbach

Good Neighbor Policy: Scoop the Poop!


Signs like the one above are available for your yard. The text is on both sides of the sign, centered, green printed on white coroplast, and a step-stake is included. Signs cost \$15 each to print, including tax; pay what you can. Contact **Blake Hardy** at bplus1wn1w@hotmail.com

"Animal Waste: No person shall discharge, deposit or allow to accumulate on private or public property in the City of Fort Worth, any animal waste. Violators can be charged with a Class C misdemeanor."

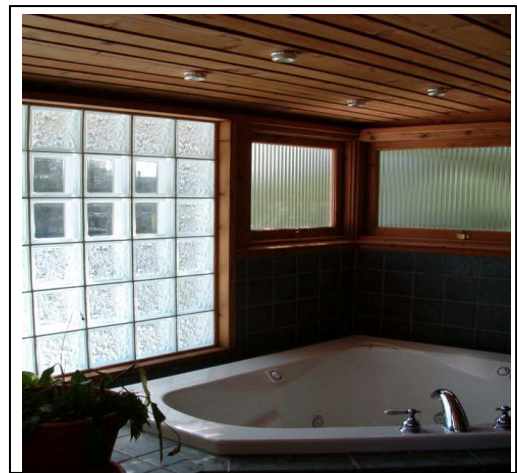
—City of Fort Worth, Animal Care and Control



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.



AT HOUSE TAILORS RESIDENTIAL GENERAL CONTRACTORS



Large jetted tub with awning type windows and obscure glass,
Glass block focal point. All the wood is redwood.

We design most of what we build

Call 817-423-1935

Or Steve on his cell at 682-553-3161

housetailors@yahoo.com

Yard of the Month: 2500 block of Willing Avenue



Photo by Lisa and Raul Pena

Owner: The White Family

February always presents a challenge to finding a great Yard of the Month, particularly when we actually have a winter. But walking by the White's home, we were charmed. The beautiful yaupon holly caught our eye, and then the neat rows of Japanese boxwoods, the crimson nandinas, and finally the lovely purple pansies! What a joy to find these vibrant colors and such a well maintained yard. Thanks for all your hard work, Neighbor!

Raul and Lisa Pena



From Calloway's Nursery Timely Tips for February Gardeners

REVIVE YOUR INDOOR SPACES WITH HOUSEPLANTS

Once the decorations are packed away, fill those empty spaces in your home with living, breathing houseplants! It is a proven fact that plants can improve our indoor air quality. Researchers for NASA, while developing technology that would allow humans to live in a closed environment on the moon or Mars, discovered that houseplants are the quickest and most effective filters of common, dangerous air pollutants.

Research has shown that you should have one medium-sized houseplant per 100 square feet of living area. Set up two to three plants per room, based on an average sized room, so there is plenty of space around each one for good air circulation. The more vigorous the plant, the more air it can filter. Keep the leaves clear of dust since most pollutants are absorbed by the leaves.

Revive your natural indoor spaces while providing a vibrant "green" look! Don't miss the first Repotting events of the year as well as our **FREE** gardening clinics. Our Texas Certified Nursery Professionals will discuss which plants provide the most natural indoor beauty! The Repotting events are come-and-go from open till close, and the gardening clinics are held on Saturday at 10:15 a.m. Events are held at every store.

Repotting Festivals:

Saturday, January 19th, 9 am to 6 pm

Indoor Foliage – It's time to repot houseplants.

Saturday, February 9th, from 9 a.m. to 6 p.m.

Indoor Blooming Plants - It's time to repot blooming houseplants.

Weekly Clinics:

Saturday, January 19th, 10:15 am
— Houseplants for Fresh Indoor Spaces

Saturday, January 26th, at 10:15 am
— To Prune or Not to Prune – Get the Facts

Saturday, February 2nd, 10:15 am
— Grow Your Own Fruits and Berries

The experts at Calloway's and Cornelius Nursery strive to help gardeners create naturally inspired spaces by making gardening fun, easy and successful. Join our garden club and visit a store today!

HOA Savings Coupon



4 07734 70884 2

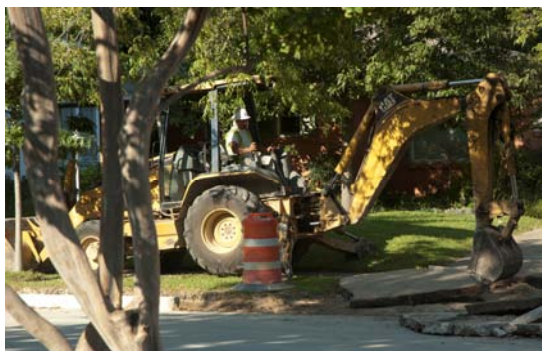
\$50ff
a purchase of \$25
or more at regular price

That's a nifty savings!
Offer good through December 31, 2013



CALLOWAY'S
NURSERY®

One coupon per customer. Must be presented at the time of purchase. Redeemable on in store regularly priced items only. Not good for Gift Cards or with any other coupon, discount or previous purchase. No cash value. Offer expires Dec. 31, 2013.



Song of the Backhoe (above)
Welcome Home (below)
Dance with Dust Buster (below right)



Construction Completed

Neighborly Reminders

As street construction winds down, Ryan Place neighbors are ready to enjoy the benefits: winter without water breaks, rain without floods, passable sidewalks, and smooth streets--not to mention working streetlights.

Wouldn't it be nice if all that frustration was worth it? Here are some suggestions.

Park some place other than across the sidewalk, which belongs to us all. Parking on the sidewalk at any time endangers your neighbors. Parents with strollers, kids on bikes, and early-morning or late-night walkers are all forced into the street by one thoughtless act. Sure, it's against the law, but it also says who we are as people.

Drive a little slower, and stop at stop signs. Catch up on improvements along the way, while you help keep neighbors safe. Put the cell phone down and watch out for the people around you. It's not that hard.

Put leaves in a compost pile or in your yard cart, not down the drain, not on your neighbor. Storm drains keep us safe, too.

Be responsible for yourself and to your neighborhood all year round, not just on, say, Thursdays. We aren't hitchhikers in this galaxy; we're neighbors.

Blake Hardy and Ellen Warthoe



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

2260 College Avenue, Fort Worth, TX 76110

TEL 817-870-DOCS (3627)

FAX 817-870-3636

www.associatesofinternalmedicine.com



Invitation

Guitar Recital at St. John's on March 3rd

Following a service of Evensong, area guitarist **Mitchell Weverka** will present a recital of classical guitar music at 5 PM on March 3, 2013, in St. John's Episcopal Church. Since winning first prize in four international competitions, Mitch Weverka has enjoyed performing music from every historical period, from renaissance to avant-garde, touring throughout the United States and abroad, both as a recitalist and with chamber groups. Quoting Rebecca Lewis, Classical Editor, *dallasmusic.com* (2001) "He plays with passion and concentration and seems to be exploring every nuance of the instrument..."

Born in California but raised in Fort Worth's Ryan Place neighborhood, Mitchell lives in historic Fairmont. He holds performance degrees from the Cleveland Institute of Music and Southern Methodist University. He also studied in Cremona, Italy, where he lived for three years. Currently, Mitch freelances as a performer and maintains a private teaching studio at Orchestra Hall. Additionally, he is the Artistic director of the Fort Worth Guitar Guild.

At 5 PM, the choirs and clergy of St. Johns will celebrate an Evensong service, which is a traditional Anglican evening service of hymns, prayers, and anthems, lasting about 30 minutes. Following a short intermission, Mitchell Weverka will play a solo recital. All are invited to this free service and performance at St. John's Episcopal Church, 2401 College Ave., Fort Worth, Texas.

Mediterranean flavors infused with Southern Hospitality.



CHADRA
MEZZA & GRILL

Southern Hospitality. Mediterranean Flavor.
1622 Park Place Avenue Fort Worth, TX 76110
www.chadramezza.com 817.924.2372

Zoe Stein Pierce

The Shop Around the Corner

Spa-ta-neity
618 S. Jennings Street



The delicate scent of lavender lingers in the air as you walk through the chic and colorful contemporary room. The chairs are comfortable and the pretty paper chandelier is carefully trained to mimic daylight. As you sink in among the cushions the soothing sound of jazz, along with a glass of wine, takes you to your "happy place" as your hands and feet are bathed and massaged in warm, herbal lotion.

A salon in Paris? A spa in California? Nope. The ahhhs you hear on Jennings Street are from Spa-ta-neity, an eco-friendly nail salon. Owner Missy Malone wants your experience at Spa-ta-neity to soothe your senses, reminding you that "pampering shouldn't be an afterthought". Her "waterless" manicures and pedicures are both completely hygienic and eco-friendly — no harsh chemical smells and each service is done with sterilized, individually wrapped implements. Services range from basic to "Rock Star," including glittering nail art and eco-friendly polish.

Spa-ta-neity also offers full service facials with Ruby Powell, who uses eco-friendly products in a lovely, quiet room. Both Malone and Powell are certified medically, which allows them to serve oncology patients and those with other medical issues.

This jewel of a salon has true SouthSide sparkle. Head over to Spa-ta-neity for an experience you will want to repeat again and again.

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!

Retirement May Be Far Off, But the April 15 Deadline for IRA Contributions Isn't.

You have only so many years to prepare for retirement. That's why contributing to your Individual Retirement Account (IRA) is so important. Fortunately, you still have time to maximize your 2012 IRA contribution before the April 15th deadline.

By contributing now, your retirement savings can have more opportunity to grow. Even if you already have an IRA elsewhere, it's easy to transfer it to an Edward Jones IRA and begin receiving the face-to-face guidance you deserve.

To learn more about the advantages of an Edward Jones IRA, call or visit today.



Bruce C Border, CFP®
Financial Advisor

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

www.edwardjones.com Member SIPC

Edward Jones
MAKING SENSE OF INVESTING



2013 A Big Year for Candlelight Christmas in Ryan Place

2013 marks the 30th year that Ryan Place has hosted a Christmas Tour of Homes. It's one of the original home tours in this area. And our plan is to make this year's event the best ever!

Just in case you aren't aware of its history, the Candlelight Christmas in Ryan Place Home Tour originated 30 years ago when a group of committed and involved Ryan Place residents came up with a plan to raise funds to replace the historic gates at Elizabeth Boulevard and Eighth Avenue.

It's hard to imagine that intersection without those massive, elegant gates, but the back-story is that the City of Fort Worth had demolished them in the 1950s, labeling them a traffic hazard. What a blow to the identity of the neighborhood!

Some years later, plans were put together around kitchen tables to offer a glimpse into a few Ryan Place homes at Christmas time and to use the ticket proceeds to fund the reconstruction of the Ryan Place gates. Eventually, funds were raised via the Tour to not only complete that project, but to erect gates at the other end of Elizabeth Boulevard where it intersects with College Avenue. After that, a very ambitious project was undertaken to fund historic William and Mary Refractive streetlights for the entire Ryan Place neighborhood.

It's taken 30 years, but lots of diligent efforts by neighbors have meant that not only are both sets of gates a part of what it means to live in Ryan Place now and the streetlight project is nearing completion as well. All streetlights are purchased and awaiting installation (a slow process).

So as we look forward to the weekend after Thanksgiving in 2013, we can anticipate a grand 30th Anniversary for Candlelight Christmas in Ryan Place! We plan to highlight different aspects of the Home Tour and its history each month in the Ryan Place Newsletter.

If you'd like to be involved in making it all happen... please e-mail CandlelightChristmas@gmail.com or call Kris Savage at 817-507-6742. Don't think you have months and months to raise your hand. We're working on plans already and we'd be grateful for your ideas and input. Stay tuned for more details as the year unfolds!

— Kris Savage

general dentistry

RANDY A. PARHAM D.D.S.

P 8 1 7 - 9 2 6 - 1 3 0 0

F 8 1 7 - 8 8 2 - 6 9 2 9

1612 PENNSYLVANIA AVE.

FORT WORTH, TEXAS 76104



Candlelight Christmas in Ryan Place

Annual Meeting and Board Election

Mariann Taccia, CCRP President

The **CCRP Annual meeting will be Monday, March 4, 7 pm, at 1315 Elizabeth Blvd.** During the meeting past CCRP participants (tour homeowners, docents, house captains, etc.) are eligible to vote for new CCRP Board of Trustees. To be considered for the position of Voting Board of Trustee one must have the following qualifications: be a resident of Ryan Place, be at least 21 years of age, and have served as a committee chairman during the last year. If you qualify, or know of someone to nominate for the Board please contact our CCRP Secretary, **Mary Edwards**, marye519@yahoo.com.

This year will be a milestone for CCRP, our 30th anniversary, and the Board of Trustees is already hard at work planning to make this 2013 event a special tour. For twenty-nine years our tours have depended on residents who have opened their homes, docent volunteers, contributors, and members of the CCRP Board. We are asking you to participate again, or for the first time, to make this year's tour spectacular.

Last Project



On Monday, January 21, 2013, we lost another warrior when **Christi Stanley** passed away. Her family and friends describe their mother / "Grandmother Kissy" / wife / friend / co-worker as resourceful, tireless, dedicated, tough, inspired, motivating, loving, fun, giving, selfless, kind, and one of the greatest attributes – a strong Christian.

A lover of historic properties, Christi restored the Stanley's home on College when they lived there, as well as the Stanley Law Firm on Hemphill and the Gosho Industries property. The Stanley's graciously opened their home for the Candlelight Christmas Tour as well as their home and then their office for the Soiree.

Christi loved a project and relished the idea of accommodating our most recent CCRP Soiree at the Stanley Law Firm. Shortly after agreeing to host, Christi was diagnosed with Leukemia. Even from M.D. Anderson she guided friends, family, and staff through shopping and decorating for the holidays. According to family and friends, the Soiree was her last project and it gave her great joy during her illness. It was a pleasure to meet and get to know this lovely lady who was truly inspirational. Giving and helping came naturally to her – as it does to so many Ryan Place neighbors.

— Gina Roberts



Tree-ology — for New and Old Trees

Thanks to everyone in the neighborhood for your participation in the renewal of the Neighborhood Tree Planting Program. Also, thanks to those who made it a point to show support and enthusiasm for getting others involved. Below is a general overview of the program from now to planting. The trees will likely be delivered to my house at a date as yet unannounced. The City has provided the following info:

After the neighborhood Project Coordinator and forester arrange a date and time for delivery of the trees, the Forester will survey the addresses from the list and determine the best placement for trees to be planted in the parkway. The forester will mark the parkway tree planting locations with an orange dot and a green pin flag and provide the Coordinator with an updated list of trees being provided and their locations. The trees will be delivered the Friday of/or before the planting date.

Participating residents will need to pick up their trees from the Coordinator's home during the scheduled pick-up time (often on the following Saturday morning). The trees are the property of the City of Fort Worth. They must be planted in the parkway, which is City property. Please plant the trees within one week of receiving them. Lastly, water the trees from now through the planting season until established.

Texas Forest Service has compiled a list of watering tips to help you nurse your trees through the drought:

- Before dragging out the hose, check for and follow water restrictions, which often are enacted during a prolonged drought.
- Well-established, valuable, mature trees should be watered every week or two during times of major drought.

Plant Your Tree Properly

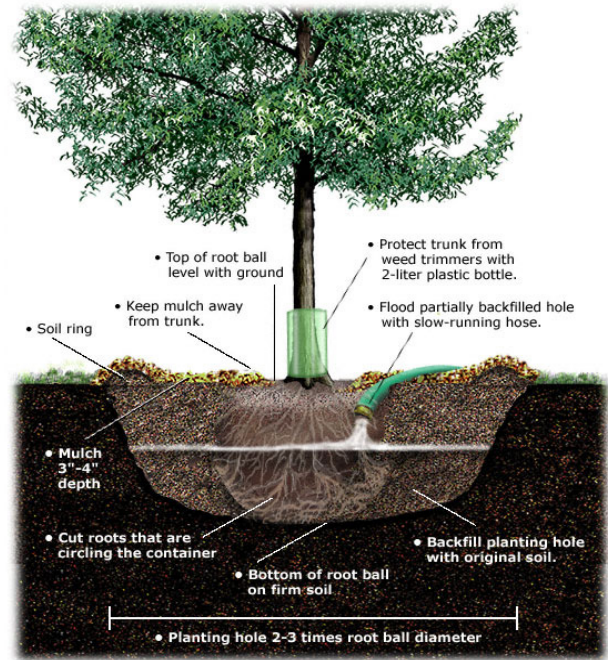


Illustration Copyright © Robert O'Brien

- When you water, do so deeply — 6 to 8 inches into the soil under the foliage of the tree. Avoid shallow, frequent watering. You can measure the depth with a long screwdriver; taking note of how easy it slides into the soil.
 - The easiest way to give your tree a good, deep soak is with a soaker hose or sprinkler system. A mature tree needs about an inch of water — or 60 gallons per 10-foot by 10-foot area — every week or two.
 - Time your sprinkler or soaker hose so you'll know how long to run it. With a sprinkler, place an empty tuna or cat food can near the tree and time how long it takes to fill it up. With a soaker hose, curl it up inside a kiddie pool, let it run for a set period of time and then measure how much water is released.
 - Young, newly-planted trees should be watered three times a week. During each watering, they need 5 gallons of water for every inch of stem — or trunk — diameter, which is measured 6 inches above the ground. So if your tree measures 6 inches in diameter, that's 30 gallons of water, three times each week.
 - Water should be concentrated at the base of a new tree, which is why water bags are ideal. If you don't have access to them, drill a few holes in the bottom of a 5 gallon bucket, place it next to the tree, fill it up and let the water slowly drain out.
 - Generally, a tree is considered established about two to three years after planting, but the ongoing, extreme drought is causing some older trees to struggle. Keep a close eye on any trees planted within the last seven years.
- Another option is to reduce your watering needs by removing plants that surround your tree. Grass and trees often fight for available water. Replacing that grass — especially around new trees — with a 6-foot diameter, 2-inch deep circle of mulch can help keep moisture on the ground and available to the tree.
- Source TAMU.EDU

HOME LOANS MADE EASY

At Southside Bank, we make applying for a loan easier than ever! We offer:

- Conventional, VA, and FHA loans;
- Jumbo loans;
- Interim real estate loans; and
- Land/lot loans.

Contact a local mortgage loan officer today!

Near Downtown — 701 W. Magnolia
West Fort Worth — 9516 Clifford St.
Arlington — 2831 West Park Row

(817) 927-7730

SOUTHSIDE BANK

Member FDIC



www.southside.com



Ask about our Affordable Home Loan Program.

John Franks

February 2013

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3  Super Bowl	4	5	6	7	8	9
10	11	12	13	14 	15	16
17	18 RPIA meeting BIG TRASH	19 BIG TRASH	20 BIG TRASH	21 BIG TRASH	22 TCU baseball BIG TRASH	23 TCU baseball
24 TCU baseball	25	26	27	28		



Thank You!
\$14.8 Million sold in 2012.
You made it all possible.
We look forward to helping you in 2013!

Visit our website often for information on monthly drawings,
market updates, and other helpful information!

www.RuthStoryOnline.com



Save the Date!
2013 Lily B. Clayton
Art Rocks Auction!
March 23, 2013



www.pinterest.com/ruthstory




Trusted... Reliable... Experienced

A Simple Pleasure
in Park Place Village
1633 Park Place
817-923-2282
Open 7a-9p • Mon-Sat



Swingin Porch



Just Modern Enough



Dinner Time



Love the Bench



Not-So-Shabby Chic Kitchen



Deck Espace



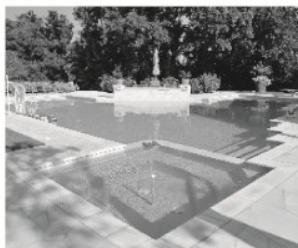
Classic Estate



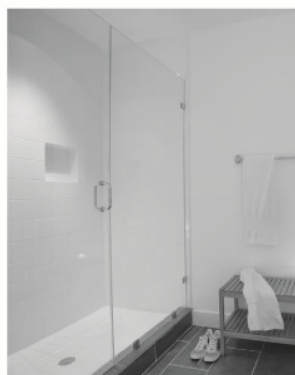
My Dream Yard



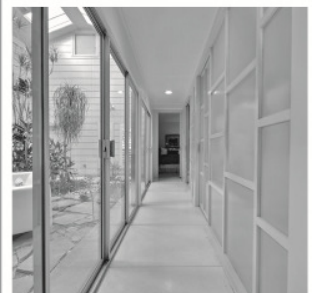
Modern Welcome Home



Pool! Pool! Pool!



Shower So Simple and Clean



Hall of Fame



Jeff Anderson

817.880.5905

janderson@virginiacook.com



VIRGINIA
COOK
REALTORS

2900 South Hulen #10, Ft Worth, Texas 76109