



# Ryan Place Newsletter

April, 2013

HistoricRyanPlace.org



*Planting for the Future*

## A Shady Story



On March 15<sup>th</sup> the City of Fort Worth delivered over 70 trees to our neighborhood to be planted in front of our homes and to line our parkways. Over 25 homes will, in time, see the benefit of these trees as they grow and once again cover our streets and sidewalks with the beloved shade only Texans can appreciate. One of the most prized characteristics of our Ryan Place neighborhood is the trees along the parkway along with our welcoming sidewalks. We are now replanting those trees lost over the years and ensuring the charm and beauty of our neighborhood remains intact for years to come.

I will continue to do this every year as long as there are neighbors wanting to participate. I think most would agree that the trees provided were much larger than anticipated and would encourage those who missed out to jump on the opportunity next year. It was a great pleasure to meet so many of my new neighbors and I look forward to watching these trees grow (along with our property values) over the coming years.

Thank you,  
John Frank

## Cheers for Beer!



I've scheduled the first event for the **Southside Bier Society** (German spelling of "beer"). We can tour local breweries and have "bottle shares" at neighborhood homes. A bottle share involves getting together to taste/share one of those 22 oz. bottles of beer that are sold in grocery stores. Attendees each bring such a bottle to share.

Our first event will be a look at Zio Carlo's operation on Saturday, April 27<sup>th</sup> at 4 PM. Zio Carlo's is on Magnolia, a bar/restaurant that features high quality beer from all over. The event at Zio Carlo's will NOT be a bottle share since it is in a bar.

To reserve a spot at this first event at Zio Carlo's or to ask questions, please get in touch with me by e-mail at brownlamarl@yahoo.com

— Lamar Brown

## RPIA News: By-Laws

The By-Laws Committee of RPIA will be seeking input, answering questions, and addressing concerns about their ongoing review of current RPIA By-Laws at the regular RPIA meeting on Monday, April 15, 7 pm at Mitchell Hall, St. John's Episcopal Church. Please come and/or contact Kris Savage at 817-507-6742 or [savage.kris@gmail.com](mailto:savage.kris@gmail.com).

— Kris Savage



## CCRP Annual Meeting Report and Plans

The 2013 Annual CCRP Meeting was held Monday, March 11<sup>th</sup>, at 1315 Elizabeth Blvd.

Mariann Taccia, CCRP President, opened the meeting expressing appreciation to everyone in attendance and to last year's Soiree and Wine Down hosts, tour homeowners, as well as volunteers and Board members. A profit of over \$14,000 from the tour was reported by Treasurer Mike Lindner.

According to an update from T/PW, Phase II streetlight installation will begin the first week of April and Phase III will begin the first week of July. When Phase III is completed all mid-block streetlights will have been installed throughout the neighborhood.

Mary Edwards, CCRP Nominating Committee chair, and John Belknap, Nominating Committee member, conducted the election of the new Board of Trustees. We are pleased to welcome six

new Trustees to the Board: Marina Castillo, Mary Jane Debenport, Ruth Karbach, Jessica Lewis, Anne Menninger, John Nowland, and Maria Summers. The CCRP Board of Trustees has a full complement of nineteen board members, the maximum number allowed by the by-laws. Please welcome and support the 2013 CCRP Board of Trustees as they continue their efforts to raise funds for the ongoing Streetlight Project.

Due to the success of the CCRP "Welcome to Ryan Place" reception last year, another such event is planned for May.

This is the year to be involved with the biggest neighborhood fund-raising event, the 30<sup>th</sup> Anniversary Holiday Home Tour. With many opportunities for residents to be involved throughout the year, we look forward to hearing from you to offer your talents, expertise, and time.

— Mariann Taccia, CCRP President

## 2013 CCRP BOARD OF TRUSTEES

Anissa Allen  
John Belknap  
Pattie Bennett  
Marina Castillo

Mary Jane Debenport  
Mary Edwards  
Ruth Karbach  
Kendal Lake

Jessica Lewis  
Mike Lindner  
Anne Menninger  
John Nowland

Lin Parham  
Gina Roberts  
Kris Savage  
Maria Summers

Mariann Taccia  
Brenda White  
Sara Woodward

## 2012 RPIA Board of Directors

### Officers

President	Dan Roberts robertsdan@att.net	817-437-0318
1 <sup>st</sup> Vice President	Mariann Taccia mariannmt@sbcglobal.net	817-921-9976
2 <sup>nd</sup> 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 <sup>th</sup> Avenue	Katie Shumate katie@shumate.com	682-365-3631
6th Avenue	Suze Diesel suzediesel@gmail.com	817-781-1929
8 <sup>th</sup> /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, April 15th**  
**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:

**MAY, 2013 NEWSLETTER**

**Friday, April 19th**

*All submissions are subject to editorial review and approval.*

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



<https://www.facebook.com/groups/128874162910/>

Use the Facebook page for:

**Lost and Found    Lost Pets**

**Buy and Sell    Business Services**  
**Event Notices    Crime Watch**

### Important Numbers

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

**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.**



## Even MORE Benefits of Trees



Have you ever thought about the importance of trees on your property or throughout the neighborhood? Trees play a major economic, aesthetic, and climatic role in the Ryan Place area. And yet, most of the time we take trees for granted – they are just there!

It is vital to our community that we become more active in the planting and maintenance of trees. Trees do more than simply provide shade, they also:

- Help to clean the air.
- Reduce storm water runoff.
- Raise property values.
- Capture carbon.
- Reduce energy cost.

As an example of the BENEFITS a single tree provides to our neighborhood the following table illustrates three of the tree types which grow well here:

	<b>2 IN. BUR OAK</b>	<b>2 IN. CHINQUAPIN OAK</b>	<b>2 IN. CHINESE PISTACHE</b>
<b>OVERALL BENEFITS</b>	\$6 per yr. (1)	\$12 per yr. (2)	\$12 per yr. (3)
<b>STORM WATER CONTROL</b>	82 gal per yr.	141 gal per yr.	141 gal per yr.
<b>PROPERTY VALUE</b>	\$4 this year	\$8 this yr.	\$8 this year
<b>CONSERVE ENERGY</b>	5 kw per hr.	8 kw per hr.	8 kw per hr.
<b>ATMOSPHERIC CARBON</b>	23 lbs. this yr.	26 lbs. this yr.	25 lbs. this yr.
<b>LEAF SURFACE AREA</b>	19 sq. ft.	44 sq.ft.	44 sq. ft.

- At 7 inches the Bur Oak will provide an annual benefit of \$54.
- At 7 inches the Chinquapin Oak will provide an annual benefit of \$46.
- At 7 inches the Chinese Pistache will provide an annual benefit of \$54.

Over the life of your residence, say 40 years, several trees in your yard could provide a nice little benefit. Think about it in broad terms – if each property owner had two street trees and two yard trees the impact on our neighborhood would be enormous. Over a 40 year span these tree would provide approximately 7 million dollars in benefits.

Planting a tree in the “parkway” (area between curb and sidewalk) requires a permit from the City of Fort Worth Parks and Community Services Department. Such a permit can be obtained by calling the City Forester at 817/392-5738.

The following trees are prohibited on city parkways: hackberry, sycamore, silver maple, mulberry, Siberian elm, mimosa, Arizona ash, cottonwood, willow, and Bradford pear.

The benefits table was calculated from the National Tree Benefit Calculator ([www.treebenefits.com](http://www.treebenefits.com)).

— Bart Bradford



# HOMES FOR HEROES

## The Nation's largest Hero Savings Program

- \* Heroes include: military personnel, teachers, firefighters, peace officers, healthcare workers.
- \* 25% of the Gross Commission paid whether the Hero buys, sells or both.
- \* Discounted lending fees.
- \* Discounted Closing Fee.
- \* Discounted Home Inspections.





Sally Wilson

SALLY.WILSON@CBDFW.COM

972-955-7333

# CRIME PREVENTION & SECURITY

## Police Report from Ryan Place e-mails

**From:** Officer Adam Coleman

**Date:** March 11, 2013 (Crime Stats for March 6-11)

Hello, all-- Depending on which order you like your good news / bad news, you can read whichever one you like first.

**Bad News:** We have been hit a lot this week with building/ house burglaries on the south part of the beat. We had one per night for three nights in a row (all during the week) and one (house burglary) during the day in the middle of that streak.

**Good news:** The one "major" crime (aggravated robbery) was followed quickly by an arrest. It was the same kid who I suspected was responsible for the Dominoe's robbery about a month ago. So thankfully he is where he needs to be now -- jail.

Officer Mark Russell returned from medical leave on March 18<sup>th</sup>.

**From:** Officer Mark Russell

**Date:** March 26, 2013 (Crime Stats for March 16-22)

1 Assault- 2 adult females fighting over smoking marijuana

0- Burglary of vehicles

0- Burglary of buildings

0- Burglary of habitations

0- Criminal Mischief

0-Thefts

Not much to report. That's a good thing!

**From:** Officer Mark Russell

**Date:** March 28, 2013

Please be on the lookout for person(s) stealing the freshly planted trees in the new chicanes on W. Cantey St. The general contractor flagged down one of the RP residents advising that a few of them were taken within the last two days since being planted. If you see anyone messing around with the trees please call 911 and give them a good description of the actor(s) and their vehicle.

Please also call in people speeding and running stop signs. A green truck has been racing through the streets in the mornings around 8 am and the afternoon around 3 pm. Appears to be a Paschal student.

If you have been a victim of a crime please **call 911** and send an e-mail with information about the crime so that Ryan Place residents can be alerted. **Remember, NPO's cell and office phone numbers are not answered 24/7. Call 911 first and contact our NPO as a follow-up.**



## 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**



## Crime Update

For this month's column I was asked by a Fairmount resident to pass along some information that she came upon. I have mentioned similar stories before, but they are worth repeating.

1. A friend of a friend left their car in the long-term parking lot at San Jose airport while away and someone broke into the car. Using the information on the car's registration in the glove compartment, they drove the car to the owner's home in Pebble Beach and robbed it. I guess if we are going to leave the car in long-term parking, we should not leave the registration/ insurance cards or your garage door opener in it.

2. GPS. A friend told me that someone she knew had their car broken into while they were at a football game. Their car was parked on the green adjacent to the football stadium and specially allotted for football fans. Things stolen from the car included a garage door remote control, some money and a GPS which had been prominently mounted on the dashboard. When the victims got home, they found that their house had been ransacked and just about everything worth anything had been stolen. The thieves had used the GPS to guide them to the house, they then used the garage remote control to open the garage door and gain entry to the house. The thieves knew the owners were at the football game, they knew what time the game was scheduled to finish and therefore knew how much time they had to clean out the house. It would appear that they had brought a truck to empty the house of its contents.

Something to consider if you have a GPS - don't put your home address in it. Put in a nearby address (like a store or gas station) so you can still find your way home if you need to, but no one else would know where you live if your GPS is stolen.

3. MOBILE PHONES. This lady has now changed her way of listing names in her mobile phone. Her handbag, which contained her cell phone, credit card, wallet, etc. was stolen. Twenty minutes later when she called her hubby from a pay phone telling him what had happened, hubby says, "I received your text asking about our PIN number and I replied a little while ago." When they rushed down to the bank, the bank staff told them all the money was already withdrawn. The thief had actually used the stolen cell phone to text 'hubby' in the contact list and got hold of the PIN. Within 20 minutes he had withdrawn all the money from their bank account. Moral of the story:

a. Do not disclose the relationship between you and the people in your contact list. Avoid using words like Home, Honey, Hubby, Sweetheart, Dad, Mom, etc.

b. And very importantly, when sensitive information is being asked through texts, CONFIRM by CALLING BACK.

c. Also, when you're being texted by friends or family to meet them somewhere, be sure to call back to confirm that the message came from them. If you don't reach them, be very careful about going places to meet "family and friends" who text you.

Please always have some way of identifying your property. Inscribe your initials or driver's license number, or you can always use our department's free program, RAPIDS, which gives you a durable bar code sticker to put on your property. If you have no way to identify your property and it's stolen, it is much more difficult to get your property back.

Thank you, Sue, for your contribution for this month's column.

Until next month, stay safe, watch out for each other, and invite your neighbors to the NA meetings.

**NPO Mark Russell**

Cell - 817-944-6152

Office - 817-392-3964



## Ryan Place Low Cost Pet Vaccination and Microchip Clinic

Services provided by the  
Texas Coalition for Animal Protection  
**Saturday, April 13, 2013**  
**10:00 a.m. – 12:00 p.m.**

Daggett Elementary School Parking Lot  
958 Page Street - (west side of school)

**Microchips just \$30**  
(includes lifetime registration and collar tag)

### Dog Vaccination

Rabies	\$ 5.00
DHPP	\$10.00
Bordetella	\$10.00
Heartworm Test	\$20.00
Frontline	\$12.00
Heartworm Preventative	\$20-\$30.00

### Cat Vaccination

Rabies	\$ 5.00
FelV	\$10.00
FVRCP	\$10.00
FelV/FIV Test	\$20.00
Basic Deworm	\$ 5.00
Droncit	\$10.00



Please take advantage of this convenient opportunity to bring your pet to Daggett Elementary parking lot for a microchip and/or to update their vaccinations.

**Microchip details:** An identifying microchip, about the size of a grain of rice, is placed under the skin of the pet. The collar tag, issued at the time of service, has an 800 Hotline number that you can call with the pet's microchip ID number, located on the tag, and they will provide you with the owner's phone number. Or the animal can be taken to a vet to be scanned.

TCAP is a nonprofit organization that provides affordable, preventive animal care. Tax deductible contributions to TCAP would be greatly appreciated.

City of Fort Worth pet license registration information will also be available.

- Only cash or check accepted at the time services rendered.
- Dogs must be on a leash or in a carrier.
- Cats must be in a carrier.
- No appointment is necessary. Services will be given on a first come, first served basis.

***In the event of inclement weather,  
this event will be rescheduled.***

***Please invite friends and family.***

***Everyone is welcome to bring their pets!***

For Additional Information call  
TCAP, 940-566-5551 or **Lauren Hable(5<sup>th</sup> Ave.) 903-879-2770**  
TCAP website - [TexasForThem.org](http://TexasForThem.org)



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

## RPIA Budget at a Glance

### REVENUE:

Newsletter Advertising Sales	\$ 6,000.
Sustaining Membership Contributions	\$ 11,500.
Event Revenue	\$ 3,125.
Interest from CD	\$ 150.
Due from City (Traffic Circles)	\$ 9,200.
<b>NET REVENUE</b>	<b>\$ 29,975.</b>

### EXPENSES:

<b>Newsletter</b>	<b>\$ 8,600.</b>
Printing	\$ 6,600.
Distribution	\$ 2,000.
<b>Operating expenses</b>	<b>\$ 9,915.</b>
Web site and e-mail service	\$ 497.
Insurance	\$ 750.
PO Box, meeting signs	\$ 160.
EB Circles & 8th Ave. gates water	\$ 1,700.
Daggett Pk. & EB gates maint.	\$ 5,901.
Daggett Pk. & gates irrigation repair	\$ 200.
Gate lighting maintenance	\$ 500.
Misc.	\$ 207.
<b>Memberships and Dues</b>	<b>\$ 285.</b>
<b>Events</b>	<b>\$ 3,325.</b>
Easter Egg Hunt	\$ 100.
Croquet Tournament	\$ 100.
Street Dance	\$ 1,100.
July 4th	\$ 400.
Garage Sale Ad	\$ 125.
Halloween & Chili Cook-Off	\$ 1,500.
<b>Common Area Improvement Projects</b>	<b>\$10,700.</b>
Ryan Place Park	\$ 250.
Daggett Park	\$ 250.
Eliz. Blvd. East Gates	\$ 200.
Eliz. Blvd. traffic circles	\$ 10,000.
<b>NET EXPENSES</b>	<b>\$32,825.</b>

## March RPIA Treasurer's Report (as of March 18th)

### INCOME

Sustaining Membership Contributions	\$ 3,202.50
Newsletter advertising sales	\$ 2,775.00
Event advertising	\$ 257.21

**Total \$ 6,234.71**

### EXPENSES

Operating expenses	\$ 1,814.64
Eliz. Blvd. gate, circles water;	
Daggett Park & Eliz. Blvd. gate maint.	
Constant Contact e-mail service	
Newsletter printing	\$ 687.00
Newsletter distribution	\$ 300.00
Improvement projects	\$ 2750.13
(Eliz. Blvd. gates and circles)	
<b>Total</b>	<b>\$ 5,551.77</b>

— Leanne Kline  
RPIA Treasurer

## 2013 Sustaining Members

*Names in bold print have contributed since the last NEWSLETTER.*

### Patron

Bernadette Davila  
Jim Dodson  
**Susan and Tommy Drake**  
**Francisco and KT Hernandez**  
Joan Kline  
Louis Lambert and James Smith  
**Jerrell and Donna Lemunyon\***  
Cade and Jennifer Lovelace  
Jim and Kitty Loveless  
**Patricia and Glenn Polenz**  
Frederick Slabach and Melany Neilson  
Ellen Warthoe and Blake Hardy

### Friend

**Mr. and Mrs. Yates Brown**  
**Linda and Randy Downey**  
Edward and Eugenia Furber  
Jared and Alexis Isaacs  
Rich and Karly Johnston  
Ross and Carol King  
Vicki Kygar  
Alan and Kendal Lake  
**J. Carter Llewellyn**  
Lou and Barbara Lucignani  
Jim and Janell Redding  
Christian and Karen Schroder  
Elzie and Evelyn Wilson

### Neighbor

**Fernando Acosta**  
Kipp and Bonnie Baker  
**Douglas Baldwin**  
**David and Carolyn Barras**  
**J. Becker**  
John and Cindy Belknap  
Charles and Carolyn Bernal  
**Margie Blake**  
**Tina and George Bond**

Charlie and Jane Erwin Boulware  
**Sandra Boren**  
Emily Bintliff  
**John and Kerry Coy**  
**Eddie Dunn, Jr.**  
Mary Finch  
Chris and Alison Gee  
**Naomi and John-David Gelineau**  
**Gary and Stacia Guess**  
Paul and Lauren Hable  
Victoria Harville  
Lorraine Higgins  
**William Hughes**  
John and Kay Ivey  
Jill Johnson and Brian McCorquodale  
Mary Kazinski  
**Tony Kroll**  
Tom and Peggy Laskoski  
**Mike Lindner**  
**Joan Loicano**  
Diane McCusker  
**Danielle and John Morris**  
Chris Nickelson  
**Kurt Nielsen**  
**Javier and Patricia Rodriguez**  
**Loy Rooke and Rita Cody**  
**Bob and Leslie Schultz**  
Devin Speir  
J Carter Matheney Tiernan  
Michael and Rita Utt  
Miguel and Marilyn Vivar  
Carson Watkins  
Stan and Nina Watson  
**Lisa Wilson**

**SUSTAINING MEMBERSHIP  
CONTRIBUTIONS AS OF  
3/31/13: \$5,495.00**

*\*Given in appreciation of Debi Carl and the Ryan Place Carolers during the Home Tour at Christmas.*



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

## 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

**Your neighborhood needs YOU! Your contribution of \$35 or more will fund Ryan Place events 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.**

<b>Neighbor</b>	<b>\$ 35-\$ 74</b>
<b>Friend</b>	<b>\$ 75-\$ 149</b>
<b>Patron</b>	<b>\$ 150 +</b>



### 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!



*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](http://www.uni-sys.com)

## Clark Griffith Delivers



From the moment **Clark Griffith** strode to the Steinway with his blue Pilates ball on his left shoulder, the evening was a delightful success. Several of Mr. Griffith's Ryan Place neighbors were on hand to hear his performance of The Goldberg Variations by J. S. Bach at Steinway Hall on March 28. Clark held his audience rapt with his stunning artistry and personal charm; the free concert was worth far more than the price of admission. Thank you for inviting us, Clark!

— Olivia Flynn

## Babysitter Available!

**KYLAR SPRENGER**

**13 years old**

**Safe Sitter Course Graduate  
682-220-6251**

***My family has been living in Ryan Place for over 20 years.***



**Don's Lawnmower  
Repair**

**Free  
Estimates**

**C: 817-319-9205**

**H: 817-536-4477**

[donblasingame@gmail.com](mailto:donblasingame@gmail.com)





## Real Estate Corner

by Jeff Anderson

### Savoring the Season

Okay, if you have really bad allergies, you've about had it with spring already. But otherwise, wonder is budding. This time of year starts to bring everyone back outdoors and our quaint neighborhood gets a welcomed renewal. Trees are again decorated with greens and yards sport bright pops of color. You can smell your neighbor's grill. Kids are playing. Gardens are planted. Flowers bring new life to drab, dormant landscapes. And best of all, you can unlock your latch, dawn your historic threshold and savor this idyllic climate on your own front porch. Spring in Ryan! Enjoy.

1302 Elizabeth Blvd	5 bed / 3.5 bath	6,074 sqft	\$599,000
1505 Elizabeth Blvd	3 bed / 2.5 bath	2,870 sqft	\$465,000
1604 Elizabeth Blvd	3 bed / 2.5 bath	2,866 sqft	SOLD
2748 Willing Ave	2 bed / 2 bath	1,533 sqft	\$245,000
2620 S Adams St	3 bed / 2 bath	2,201 sqft	\$239,500
2740 Willing Ave	3 bed / 2 bath	1,710 sqft	\$235,000
2749 Ryan Place Dr	3 bed / 2 bath	1,682 sqft	\$228,000
3013 Ryan Place Dr	3 bed / 2 bath	1,955 sqft	\$225,000
2700 Ryan Place Dr	2 bed / 1.5 bath	1,366 sqft	\$164,800
2824 Ryan Place Dr	3 bed / 1 bath	1,285 sqft	\$154,800
2720 Ryan Place Dr	2 bed / 2 bath	1,320 sqft	\$137,500
2809 Ryan Ave	2 bed / 1 bath	1,080 sqft	SOLD
2912 Willing Ave	2 bed / 1 bath	1,016 sqft	\$135,000
2933 Ryan Ave	3 bed / 1 bath	1,358 sqft	\$134,900
2533 Ryan Ave	3 bed / 1 bath	1,147 sqft	\$129,000
2937 Ryan Ave	3 bed / 2 bath	1,452 sqft	\$112,000
2932 Ryan Ave	2 bed / 2 bath	1,468 sqft	\$112,000
2736 Ryan Ave	2 bed / 1 bath	960 sqft	\$106,000
3000 James Ave	3 bed / 2 bath	1,326 sqft	SOLD



**Good-bye, Mas Ramblas —**  
*Hello, Taco Bell!*



**Anne Kline**  
Ryan Place Resident

Quality In-Home  
Pet Services

817.734.6820  
annekline40@yahoo.com

## 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**

www.southside.com

Member FDIC



**Ask about our Affordable Home Loan Program.**



YOGA

NIA

PILATES

BARRE

urbanYOGAfw.com

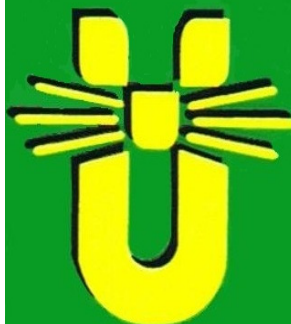
1706 8th avenue, fort worth  
817-908-flow



## 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





# WELCOME



## NEW ARRIVALS:

Eleanor Ruth	Oct. 17	Parents: Anthony and Allison Kirchner
Atatli Sofia	Oct. 19	Parents: Miche and Lydia Traina
Parson Hitt,	Sept. 25	Parents: Cameron and Owen Hitt
Adelaide Cecelia	Jan. 24	Parents: Victoria and Bernie Scheffler
Elizabeth Kate	Feb. 5	Parents: Lauren and Paul Hable
Stella Kate	Feb. 5	Parents: Emily and Bryant Robinson

### Ryan Avenue

Jonathan and Anna Avidon married last October and recently found their starter home in Ryan Place. Anna's parents live nearby in Mistletoe Heights. Anna wanted a vintage home with character, and Jonathan saw the tax advantages of an older home versus a newly built house. Born in Vancouver, Canada, with extended family in South Africa, Jon moved with his family to Keller in 1998. He graduated from Baylor University with a degree in finance. Currently he works for G. M. Financial as an underwriter for commercial loans, mainly to car dealerships. Anna's hometown is Grapevine, but she spent many summers in Brazil where her grandparents were missionaries. Her degree from Texas Woman's University is in child development and occupational therapy. Currently she works in Southlake as a medical assistant, but is considering pursuing a master's in occupational therapy. Anna speaks Portuguese, and Jon speaks some French and Africanus. Their cats Lincoln and Lay are Bengal-Savannahs, a mix of early Asian and African breeds. The Avidons' interests in landscaping and home decoration already show in their charming home.

### Ryan Place Drive

Elton and Dorothy "Wyn" Murdock moved from Lake Alvarado to be near their daughter and her family in Fairmount. Fort Worth is Elton's hometown, Wyn is from Amarillo, but they met in Dallas. Elton's friend had set up a date with Wyn and talked Elton

into taking out her roommate. Elton had the sense to switch girls during the date. The Murdocks have been married for 53 years. Wyn graduated in an early class of dental hygienists at the Baylor School of Dentistry. Elton's B.A. is from the University of North Texas, and his law degree is from Southern Methodist University. The couple lived in Denver early in their marriage where Elton was with a labor relations firm and specialized in civil rights consultations. After a stint in Dallas, Elton relocated to Fort Worth, and Wyn worked for 40 years for Dr. Pritchard, a well-known periodontist. The couple's home reflects their love of antiques. Their son-in-law and their three grandsons renovated their Ryan Place home for them, and grandson Matt Peebles attends RPIA meetings and worked in the Candlelight Christmas in Ryan Place tour.

### South Adams

Jason and Raquel Amparo Stuart and Ryan Place are a perfect match. Raquel grew up in a similar neighborhood in Miami Springs, Florida, and Jason worked for the Urban Land Institute, which brings together public and private sectors for responsible land use and community sustainability. They have three dogs including one Raquel drove a long distance to rescue. They are interested in the larger community affairs especially public education. Raquel is the CBS 11 KTVT Executive News Producer and previously worked for CBS Miami and Fox TV in Washington, D. C. Her degrees include a B. A. in Political Science and International Relations including study at the University of Paris Sorbonne Nouvelle and a M. A. in Broadcast Journalism from the University of Miami. Jason's hometown is San Antonio. He is a graduate of UT Law School and worked in Houston for the Urban Land Institute and accepted the director of community outreach at the institute's Washington, D. C., headquarters in 2005. He and Raquel met via an internet dating site and were surprised to learn that they lived only one mile apart. Currently Jason teaches the 4<sup>th</sup> grade at a FWISD Northside school. Raquel is fluent in English, Spanish, and French. The Stuarts have many interests and want to explore their new city, meet new neighbors at the food and wine events, and participate in the RPIA.

Ruth Karbach, Welcome Lady, 817-924-9653, [arkarbach@sbcglobal.net](mailto:arkarbach@sbcglobal.net) and Facebook Ruth Hosey Karbach



RESIDENTIAL BROKERAGE

**CBDFW.COM**

You resident agent,

**Karly Johnston**

817-312-2100

[karly.johnston@cbdfw.com](mailto:karly.johnston@cbdfw.com)

*Why not let your neighbor find the neighbors?*

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



**PARK PLACE  
PHARMACY**



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



## Yard of the Month: 2800 block of Ryan Place Drive

Owners: **The Murphy Family**

This neat and tidy house caught our eye with the soothing spa green painted trim and door. The front beds have a dramatic burst of color with the purple ornamental cabbages, while the cheerful pansies are the first line of defense. Simply said: spring has sprung!

— Lisa and Raul Pena

## *Calloway's Nursery Timely Tips for April Gardeners*

Celebrate Earth Day this month and go “green” with Calloway’s and Cornelius Nursery. We offer many organic products to help you develop a naturally-inspired green environment. We also offer traditional solutions, but for the gardener who is exploring the “greener” side here are a few ideas.

A successful garden begins with good soil. Organic material is important to the soil composition. It helps with drainage and increases the soil microbe population. Expanded shale is used to break up hard, compacted clay soils. Calloway’s Organic Fertilizer contains seven food-grade meals and can be applied to your lawn and other plantings. Applying molasses will help stimulate microorganisms and energize your plants. Top dress your flowerbeds and containers with organic mulches which not only break down slowly putting organic material back into the soil but they also prevent weeds, conserve moisture, and cool the soil in the summer.

Other organic insecticides and fungicides are Neem Oil, Diatomaceous Earth, and Insecticidal Soaps, which are safe to use around pets and children. There are also beneficial insects available such as Ladybugs, Lacewings, and Beneficial Nematodes! These guys will attack the pests and take care of them “naturally.”

If you’re looking for some naturally-inspired garden ideas for your next project, please join us for **FREE** in-store garden clinics this month. Clinics begin at 10:15 a.m. and are facilitated at every store.

**Saturday, April 6: Creating shade gardens** *Surprises of natural brilliance amid the shadows. Gardening experts at Calloway’s and Cornelius Nursery reveal plants that thrive in Texas shade gardens and show you how to improve your own shady spaces.*

**Saturday, April 13: Butterfly and hummingbird gardens** *Enhance gardens with butterfly and hummingbird habitats. Learn to create a garden to enjoy your own private butterfly and hummingbird show.*

**Saturday, April 20: Using groundcovers in the landscape** *Natural carpets of plants provide smooth garden transitions. Groundcovers tie together garden spaces.*

**Saturday, April 27: Identifying the perfect plant for your space** *Decorate spaces with splashes of natural color. Choose stand-out annuals that spring forth and thrive in Texas gardens.*

For more information, visit [www.calloways.com](http://www.calloways.com). Hope to see you in the garden soon!

**HOA Savings Coupon**

4  
0773470884  
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®

967

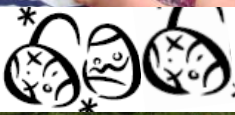
One coupon per customer. Must be presented at the time of purchase. Redeemable on in store regularly priced items only. Not good for Gift Cards or with any other coupon, discount or previous purchase. No cash value. Offer expires Dec. 31, 2013.





## Ryan Place Annual Easter Egg Hunt

Saturday, March 30



Event Chairman, Nicole Havrilla, with Claire

Thank you, **Nicole Havrilla** for putting together a great party on the front lawn of **Ron and Nancy Livesay**. The Bunny (**Abby Jones**) hid about a bazillion eggs, a neighbor donated a (very large!) piñata, and there were 100 scrumptious cupcakes. Watch for details on these generous donors as well as more on the Egg Hunt in the May Newsletter.







*Zoe Stein Pierce*  
**The Shop  
 Around the  
 Corner**

## Elizabeth Anna's Old World Garden and Urban Farm 2825 8th Avenue

"Chicks and ducks and geese better scurry, when I take you out in the surrey ..."

OK, so it's not "Oklahoma" and I'm driving an SUV, but it is a farm in the city! There are farm creatures milling around while beautiful and bountiful vegetables share space with native flowers. Crushed granite walkways allow you to meander among the roses, herbs, and a plethora of other native and Texas-friendly plants. The two resident pups, Sheba and Maggie, greet you with tails wagging and invite you enjoy the wonders of the Urban Farm experience.

Walk a little further and you will see many of the gardening practices that Elizabeth Anna uses in her garden design and consultations. Compost tea is churned to be added to the soil. Rainwater is collected. Ladybugs are available to benefit plants. All part of the sustainable, organic gardening practices called "permaculture" that Elizabeth both utilizes and teaches on the farm and in her Farm School.

There is also a Farmer's Market of fresh, locally grown produce available on Saturdays. Fresh eggs from Elizabeth's chickens, homemade bread, local honey and organic groceries are other delicious additions to the market. "CSA" (Community Shared Agriculture) is now open for membership as well.

Planning a party or an event? They do that, too! Imagine your guests, glass of wine in hand, wandering among the green delight of this urban farm oasis. A "living edge" fence of blackberries, passionflowers, and wild roses surrounding the property is the only thing that separates life in the city from this urban farm delight!

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!

**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.**

## Will You Get the Most from Your Social Security Benefits?

Deciding when to take your Social Security benefits is one of the most important retirement-related decisions you'll ever make. It will likely be an essential component of your retirement income strategy, so it's important to understand what factors will determine your benefit amount. Your informed decisions on timing, spousal benefits and other factors can make a significant difference on the lifetime benefits you receive.

Learn about your Social Security options and the effect they have on your overall retirement income strategy. Call or visit today.



**Bruce C Border, CFP®**  
 Financial Advisor  
 2453 Forest Park Boulevard  
 Ft Worth, TX 76110  
 817-926-8056

[www.edwardjones.com](http://www.edwardjones.com) Member SIPC

**Edward Jones**  
 MAKING SENSE OF INVESTING

## Mediterranean flavors infused with Southern Hospitality.



**CHADRA**  
 MEZZA & GRILL

**Southern Hospitality. Mediterranean Flavor.**  
 1622 Park Place Avenue  
 Fort Worth, TX 76110 | [www.chadramezza.com](http://www.chadramezza.com)  
 817.924.2372



*Caring for you where  
your roots are planted.*

Locally owned and operated

- **Companionship**
- **Mobility**
- **Bathing & Dressing**
- **Transportation/Errands**
- **Laundry**
- **Meal Preparation**

**If you are a Veteran or the spouse of a  
Veteran, you may qualify for  
VA Aid & Attendance.  
We can help!**



**Call NOW for  
your FREE  
in-home  
Assessment!**

**Licensed by the Texas Department of Aging  
and Disability Services. Insured and Bonded.**

**817-570-9901**

# April 2013

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2 Home Game TCU Baseball	3 Home Game TCU Baseball	4	5 Home Game TCU Baseball	6 Home Game TCU Baseball
7 Home Game TCU Baseball	8	9	10 Home Game TCU Baseball	11	12 Home Game TCU Baseball	13 PET CLINIC Home Game TCU Baseball
14 Home Game TCU Baseball	15 RPIA Meeting BIG TRASH	16 BIG TRASH	17 BIG TRASH	18 BIG TRASH	19 Home Game TCU Baseball BIG TRASH	20 Home Game TCU Baseball
21 Home Game TCU Baseball	22	23	24	25	26	27 Southside Bier Society
28	29	30 Home Game TCU Baseball				



**I have buyers searching for homes in:**

**76109/Tanglewood - 76107 - 76110**

If you live in these areas and are considering a move,  
I may be able to help you make the process smoother,  
help to maximize your equity and customize the timing  
to fit your family's needs



(817)992-9232

[AskRuthStory@gmail.com](mailto:AskRuthStory@gmail.com)

*Visit our website often for market updates, and other  
helpful information!*

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



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