

# Ryan Place Newsletter

August, 2013

HistoricRyanPlace.org

## RPIA By-laws Meeting



There will be a by-law meeting at St. Johns Episcopal Church on Tuesday, August 13th at 7:30 PM. The last revision of the RPIA by-laws was passed in 2009 and it can be accessed at http://www.historicryanplace.org/PDF/RPIABylawsAmended-11-16-09.pdf

Please come to this meeting and give us your input. Help us create by-laws that represent you and your neighbors and the organization you want. The committee is currently focusing on the following three key issues:

- The Nominating Committee now consists of five members of the Board of Directors and two members-at-large who are appointed by the president. Would you like to have more at-large members? Some would.
- 2) Sustaining membership The current by-laws state that only those members of the organization who contribute the minimum (currently \$35) annual donation can vote to elect RPIA board members. These board members drive and impact the changes that occur in the neighborhood. Do you think the current provision should be eliminated or lowered so more people can participate in their neighborhood association by voting? Some do. Some don't.
- 3) RPIA Executive Officers and Street Directors The committee is currently defining the duties and responsibilities for each position. What are your expectations of the board members? What duties should they have? Should street directors communicate more directly with those they represent and have more responsibilities? How? What about block captains?

Do you have other areas of concern? Come and speak up. After all, you will have to live with how your neighborhood association governs itself! Questions, comments, suggestions? Contact the committee members at:

Kris Savage (chair) — kris2@krissavage.com Courtney Chatfield — rightasusual@sbcglobal.net Bill Vaughan — bill.vaughan@aol.com

-Submitted by Bill Vaughan

# 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.

## Special Tour Opportunity for Ryan Place Kids



Ross King, Ryan Place's own organ builder, has offered to give the RP kids a tour of a local organ or two. Please RSVP to katie@shumate.com to let me know how many folks to expect. August 24th, 10 AM, location TBD based on church availability.

Ross has also offered to show kids who are interested an inprogress organ being built at their shop right now. He suggests that mornings (when it's cooler) are best. Schedule a visit with Ross King at cell (817) 658-8257 or land line (817) 921-6472. www.rosskingco.com. The Ross King Co. is located at 3324 Stuart Drive (about 1 mile from Ryan Place).

Hope everyone's having a great summer!

- Katie Shumate

## Ryan Place Emergency Preparedness Committee

Following the devastating tornados in Granbury, Burleson, and Oklahoma and the West fertilizer plant explosion, many neighbors in Ryan Place have expressed interest in being more resilient in the face of an emergency. Resiliency is a worthwhile pursuit, but how do we build strength into our lives as citizens? The answer lies within Ryan Place.

To that end, the Ryan Place Emergency Preparedness Committee (EPC) was formed and began work. The first step was to ask Carlos Gomez, a Ryan Place neighbor and Emergency Management Officer at the FWFD, to speak at the June RPIA meeting and present material to help focus attention on the issue. Carlos was very generous with his time and provided information on the Outdoor Warning System, special services for citizens with functional needs, and most importantly information about the KnoWhat2Do.com program. The next step is to:

- 1. Gather information about neighbors who have shelterworthy **basements** who are willing to share that space with neighbors in times of need; and,
- 2. Identify neighbors who serve or have served as **first responders**.

There are two forms on page 5 of the Newsletter. The new Directory data form is at the top of the page; the EPC form is below that. For your convenience, you may fill in either or both forms and mail or deliver them to Mariann Taccia at 1315 Elizabeth Blvd. (there is a plastic box on side porch for deliveries). The EPC forms will be delivered to the EPC. You can also go to **KnoWhat2Do.com** and start your own plan today.

Finally, if you would like to be a part of the EPC, please contact Trey Eason (see page 2 of Newsletter). When disaster strikes, city services may be cut off and local disaster relief and government responders may not be able to reach you. A little preparation could protect your life and the lives of those around you.

Trey Eason

#### **2012 RPIA Board of Directors**

Officers
President Dan Roberts

robertsdan@att.net

1<sup>st</sup> Vice President Mariann Taccia 817-921-9976

mariannmt@sbcglobal.net

817-437-0318

2<sup>nd</sup> Vice President Trey Eason 817-922-8180

jeeasonIII@aol.com

Treasurer Leanne Kline 817-832-2861

ls.kline@charter.net

Secretary Rachel Manning 281-799-9049

rachelzertuche@earthlink.net

Parliamentarian Courtney Chatfield 817-680-4558

rightasusual@sbcglobal.net

**Street Directors** 

5<sup>th</sup> Avenue Katie Shumate 682-365-3631

katie@shumate.com

6th Avenue Suze Diesel 817-781-1929

suzediesel@gmail.com

8<sup>th</sup>/James/Stanley John Belknap 817-927-0355

johnbelknap@swbell.net

Alston/Lipscomb/Page Streets Derek Arneson 817-938-5007

derekarneson@hotmail.com

College Avenue and Cantey St. Laura Crews 817-715-2399

lauracrews@rocketmail.com

Elizabeth Boulevard Kurt Nielsen 817-308-6126

kurtryannielsen@aol.com

Ryan Avenue Rick Tucker 817-927-0197

Tucker.rick@sbcglobal.net

Ryan Place Drive Lin Parham 817-921-4027

rap32dds@aol.com

South Adams Street Chris Ebert 817-926-2366

cwebert@hotmail.com 817-319-2363

Willing Avenue George Havrilla 806-220-6454

havrilla@alumni.tcu.edu

#### 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.

Advertising Manager: Kerry Coy Distribution Managers: Steven and Heather Dills

rpianewsletter@yahoo.com — 817-927-0075

NEWSLETTER submission deadline:
AUGUST, 2013 NEWSLETTER
Friday, August 23rd

review and approval.

All submissions are subject to editorial

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**

Fort Worth Police Dept. 817-335-4222 (non-emergency)

 NPO 8 on Magnolia
 817-871-8885

 Officer Mark 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

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, August 19th
7 PM
St. John's Episcopal Church
Mitchell Hall
(enter on Page St.)





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.

#### Neighborhood Schools Group Plans Sale for August 31



Near Southside Neighborhood Schools (NSNS) is an informal group of Ryan Place and Fairmount residents who believe we could/should be doing more to support our neighborhood schools, specifically, Daggett Elementary, DeZavala Elementary and Daggett Middle School.

The subgroup of NSNS focusing on Daggett Elementary will be meeting Saturday, August 10, 10-11 AM, at 2831 6th Avenue. Main topics will be: a Garage Sale set for August 31 benefitting DES and a back-to-school breakfast for teachers and staff. Other plans for the upcoming school year will also be made. Everyone is welcome — parents, prospective parents, grandparents, interested neighbors. Bring enthusiasm, ideas, and a cando spirit!

If you have items to donate to the NSNS Garage Sale, please bring them to the parking lot west of Daggett Elementary starting at 7 AM on Saturday, August 31. All proceeds will go to the school's discretionary fund and anything not sold will be donated to Berry Good Buys. This is the annual Ryan Place Garage Sale date and a great chance to clear things out without having to organize your own sale!

To be in touch, find us on Facebook as Near Southside Neighborhood Schools, e-mail NSNeighborhoodSchools@gmail.com or call 817-507-6742.

Submitted by Kris Savage



#### Want to volunteer but feel like you don't have time?

Academy 4 is a volunteer mentoring program that meets once a month for two hours at Daggett Elementary (Ryan Place) and De Zavala Elementary (Fairmount). We provide Mentors for every student in 4th grade at Daggett and De Zavala!

#### We need Mentors for this coming school Year!

Come join us at our August 16th Volunteer Training Program from I— 3 pm at Daggett or De Zavala.

Www.academy4.net
Contact: Doug Widger 817-909-2241
Doug.widger@academy4.net or info@academy4.net

## Volunteer and Impact Your Local School!



Shaping Leaders 4 Life! That's what Academy 4 is all about. Academy 4 is a nonprofit volunteer program designed to provide a Mentor for every single student in 4th grade at a local school.

Last year 120 volunteers descended upon Daggett Elementary once a month to provide mentoring and enhancement activities for the 4th grade students. This year the program is expanding to De Zavala Elementary, located in the Fairmount neighborhood.

Nearly 3,000 volunteer hours, valued @ over \$65,000 were invested in the program which was co-designed by volunteers, teachers, and administrators from Daggett. The results speak for themselves. Debbie Pearson, a 4th grade teacher at Daggett states, "My attendance on Academy 4 days is 100%; I have never had a student miss. This program is making a great difference in my student's lives. They feel loved and valued in new ways." The goal of building vision and self-esteem in the life of every student is being realized through this strategic effort.

The program was spawned from a "Community Assessment" conducted in 2010-11 by a collaboration of three local churches and two agencies. St. Paul Lutheran Church, Southside Church of Christ, and Broadway Baptist Church partnered with Fort Worth South, Inc. and the Buckner Agency to produce a document which served as a springboard for Academy 4.

Several findings from the assessment gave us direction to create a volunteer program:

- •#1 request, of the more than 80 interviews conducted, was for "mentoring of students."
- $\cdot 50\%$  of those attending local elementary schools drop out before graduating high school.
- •90+% of students at each of these schools are "Economically Disadvantaged," moving them towards "at risk" status.

In order to address these stated needs a team began meeting in early 2011 and designed Academy 4.

Why 4th Grade? 1) Around age 10 or the 4th grade, students move from concrete thinking to more abstract thinking. This is a moldable season in the life of a student. 2) They are still very open to adult influence at the 4th grade age. Middle school and high school students are more skeptical of adults. 3) Fourth graders are fun!

**Do Two Hours Really Make a Difference?** One teacher at Daggett answered the question this way, "What if you could spend an hour and a half or two hours per month with a good friend? Would that make a difference in your life? DUH!"

What Can I Do to Help? Sign up and volunteer to mentor a 4th grade student at Daggett or De Zavala this coming school year. There is a training session before the school year begins and monthly 10 minute training sessions to coach the mentors before each session of Academy 4. Volunteer two hours once a month and make a difference in a child's life!

Go to the website and click on **Volunteer Application** now. Do it! You will be glad you did!!!

www.academy4.net





## Caring for you where your roots are planted.

- 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! Locally owned and operated



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

817-570-9901

#### August, 2013 - page 5 Ryan Place Labor Day Garage Sale — Saturday, August 31 To be listed in the Star-Payments must be received by **August 25<sup>th</sup>** to be included in the ad. Telegram ad, mail or (Please print clearly.) drop off a \$10 check to RPIA to 1315 Elizabeth Blvd. (box on East side porch) with completed Phone Number: \_\_\_\_\_ form. Garage sale permits will be e-mailed to you or you will be notified when you can pick it **Ryan Place Neighborhood Directory** It is time to update the Ryan Place Directory. Our goal is to gather resident's submitted information during August and September and distribute the updated directory at the end of the year. Distribution of the directory will only be to residents who are listed. If you do not wish to share specific listed information below, please leave the field blank. Please print clearly to help us avoid errors. Street address: **Home Phone number: RESIDENT 1**: Name: Cell Phone Number: Email Address: Occupation: **RESIDENT 2** Name: Cell Phone Number: Email Address: Occupation: What year did you move to Ryan Place? If there are additional adult residents living at the same address please provide their information. We are not listing children under the age of 18 for security reasons. REMEMBER: Only residents who are listed in the Directory will receive a copy of the Directory! REGISTRATION INFORMATION FOR EMERGENCY PREPAREDNESS PROGRAM **NAME ADDRESS** PREFERRED PHONE E-MAIL I HAVE A BASEMENT THAT IS AVAILABLE FOR EMERGENCY USE.

\_\_\_\_\_ I WOULD LIKE TO SERVE ON THE EMERGENCY PREPAREDNESS COMMITTEE.

Please mail or hand deliver the Directory and EPC forms to Mariann Taccia at 1315 Elizabeth Blvd.

(there is a plastic box on side porch for deliveries). The EPC forms will be delivered to the EPC.

I AM CURRENTLY / HAVE SERVED (circle one) AS A FIRST RESPONDER.





#### A huge THANKS

to
Karly Johnston
for Coordinating the July 4th
Parade! Many
volunteers
helped out — in
true Ryan Place
style. The parade entries
rolled by — and
our tradition
marched on.









#### 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

www.associatesofinternalmedicine.com

#### **CRIME PREVENTION & SECURITY**

#### Police Reports from Ryan Place Security Alert e-mails

From: Officer Mark Russell Date: June 10, 2013

We had a few adult bicycles stolen from yards over this past weekend. I know it can be a burden having to

secure your belongings, but please pass the word that it is necessary to keep your items safe. The best security is out of sight in a building or a garage. Even the ones that are chained to a post are being stolen.

From: Officer Mark Russell

Date: July 1, 2013

We have had two burglaries within the past two weeks involving what appears to be the same actor. A victim of a burglary of habitation last week on Hurley has video of the suspect trying to break into her house but failing. I am still waiting a copy or a still image and once I receive it I will send it out to everyone. On the 28th there was a burglary in the 2000 block of Alston with the following description:

Hispanic male, approximately 30-40 years old, about 5'10", 175-185 lbs, wearing a beige baseball cap, khaki short and either a red t-shirt or backpack, wearing shades.

The other burglary on Hurley shows the suspect to be wearing khaki shorts and is the approximate same build. He could be in his mid 20's to mid 30's. With the suspect hitting around the same area I would suspect that he is responsible for many of the other burglaries or thefts. Please keep an eye out for this male as he likes to use the alley way to break in.

From: Officer Mark Russell

Date: July 24, 2013

Over the last two weeks Ryan Place has been experiencing a rash of back yard shed and garage burglaries. The suspect(s) are entering through the alley ways and breaking into the buildings. If the fence has a lock the screws holding on the hinges on the opposite side of the lock are being removed and they gate is then accessible to gain entry. Fences with no rear entry have sustained damage atop the railing of the fence. The same thing is happening on the buildings, the screws attaching the lock to the building are being removed and the hasp holding the lock falls to the ground. If there are exterior hinges on the door itself the hinge screws as well are being removed or the hinge pins are being knocked out.

All of this activity is taking place typically between 11 PM and 6 AM. The majority of the crimes have been between S. Adams, 8th, W. Cantey St. and Elizabeth Blvd. Items being selected are lawn equipment (mowers, blowers, trimmers), bicycles, and power tools.

I know that we will catch the culprit soon, but until then please check when the dog is barking or when you hear noises at night. If you have access to wild game cameras, or video surveillance it would be prudent to point it towards your alley/shed area.

If you find you are a victim of a crime that has yet to be reported you can either call an officer out or you can go to www.fortworthpd.com and follow the link of the right side of the page. It will take you only a few minutes to input your information and you will receive a report number for your records and insurance claims.

Remember, NPO's cell and office phone numbers are not answered 24/7. First, call 911 and then contact our NPO as a follow-up.

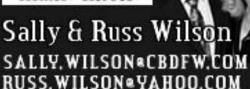
Officer Mark Russell 817-392-3610 (Office) 817-944-1316 (cell)



## 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.





972-955-7333 • 817-602-5919



What words best describe the current real estate market? Fresh. Revitalized. Energized!

The demand for homes continues to increase and Ryan Place is experiencing some exciting activity including a recent sale in the 150's per ft. The residue of our former housing market still leaves buyers picky and unwilling to spend their money on homes they feel are not move-in ready or exceptional bargains. However, the new market has created high demand for homes of superior condition, layout, and finishes. This is good news for Ryan Place owners who've invested in their homes.

Ryan Place appears to be well positioned with the rising demand and values of adjacent Fairmount. The allure of Southside living with its walk/bike-ability, nearby eateries, and overall convenience and character are positively influencing commercial and residential Southside real estate. For more info, check out www.fortworthsouth.org

Here's a look at activity in Ryan Place:

Address	Bed / Bath	Size	Status
2502 6th Ave	3 bed / 2.5 bath	3,188 sqft	\$399,999
1506 Elizabeth	4 bed / 2.5 bath	2,964 sqft	\$339,000
2415 Ryan Place	3 bed / 3 bath	2,311 sqft	\$329,000
2505 5th Ave	3 bed / 3.5 bath	2,532 sqft	\$289,900
2929 Ryan Place	2 bed / 2 bath	1,783 sqft	\$205,000

2925 Ryan Place	3 bed / 2 bath	1,820 sqft	\$174,900
2911 Ryan Ave	4 bed / 2 bath	,216 sqft	\$146,900
2533 Ryan Ave	3 bed / 1 bath	1,147 sqft	\$122,000
2516 Ryan Ave	3 bed / 2 bath	1,402 sqft	\$119,900
2937 Ryan Ave	3 bed / 2 bath	1,452 sqft	\$ 97,900
2748 Willing Ave	2 bed / 2 bath	1,533 sqft	Contract
2321 Ryan Ave	3 bed / 2 bath	1,951 sqft	Contract
3013 Ryan Place	3 bed / 2 bath	1,955 sqft	Contract
2712 Ryan Ave	3 bed / 2 bath	1,326 sqft	Contract
2933 Ryan Ave	3 bed / 1 bath	1,358 sqft	Contract
1505 Elizabeth	3 bed / 2.5 bath	2,870 sqft	SOLD
2700 Willing Ave	3 bed / 2 bath	2,053 sqft	SOLD
2624 Ryan Place	3 bed / 2 bath	1,910 sqft	SOLD
2832 Ryan Place	3 bed / 2 bath	2,044 sqft	SOLD
2620 S Adams	3 bed / 2 bath	2,201 sqft	SOLD
2845 Willing Ave	2 bed / 1 bath	1,361 sqft	SOLD
2824 Willing Ave	3 bed / 2 bath	1,680 sqft	SOLD
2736 Ryan Ave	2 bed / 1 bath	960 sqft	SOLD



There are a few leftover copies of the previous
Ryan Place Directory (2009).
If anyone wants a copy, please contact the Newsletter at rpianewsletter@yahoo.com or 817-927-0075.

Know a family wanting to move to Ryan Place? Interested in buying a Ryan Place Home for investment? Consider this newly remodeled Ryan Place property at 2311 Alston Avenue!



Ready to move in — new floors, remodeled kitchen with new wood cabinets, new appliances, remodeled bathrooms, fresh paint, new windows, new fence, great location next to Daggett. 1890 sq ft, 4 bedrooms, 2 baths

If you would like a showing please call Vance Wampler at 817-614-8115.



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

Keep an eye on our streetlights! If you see one that needs a bulb replaced or other work, please call:

817-

392-7595

Thank you!



SECURITY ISSUE: Time to check YOUR alley. Clear trash, mow, trim over-grown plants!



## Grass vs. Trees — Grass wins!



The hot, dry summer season is upon us. We are surviving here in Ryan Place by running our air conditioners and watering our lawns. And, right in your front yard there's a struggle going on. The lawn grass is battling it out with your newly planted shade tree. Advantage grass.

When the little trees were planted this spring in our parkway (the area between the street curb and sidewalk) they had a tiny little root ball in a plastic container. We planted the root ball about a foot to 18 inches deep to give the tree support. The grass in your yard, however already has years of experience, being well established on the top of the soil and accustomed to sucking up water. It considered the little tree an invader. The poor little tree has had to find its own source of soil moisture.

This is when the disadvantage began. Many home owners told me this summer, "I don't have to water my tree, I have a yard sprinkler system," or "Why water? It just rained this week." Miss-thinking. Last fall's and this winter's rains were not plentiful enough to saturate the soil profile completely to the depth of the new tree roots. Not even with these recent rains. The grass on top, on the other hand, gets all the rain and any extra that was added by the yard sprinklers. The tree with its root a foot below just can't compete. While the grass looks good, the sapling tree is still searching for moisture. So, now what to do?

Start by giving the young trees an extra drink every time you turn on your lawn sprinkler. Direct the water to the tree, about ten or more gallons per week, and pull back the surrounding grass sod adjacent to the tree. One way is to scrape the grass away from the tree stem in about a two-foot circle and build a micro volcano-shaped bowl around the tree. Two things – first it will reduce the competition the tree is having with the grass, and second, it provides a basin where the specially added water can soak into the TREE'S root zone. Put your black plastic stem guard back on.

It's exciting to watch these new trees grow. Soon they will take their places as majestic shade and shelter to our neighborhood. But right now, give them a chance to beat back the grass; water your trees, and be proud of your accomplishments.

 ${\sf Next\ time-Grass\ vs.\ Trees-Trees\ win!}$ 

Jerry LemunyonAgronomist and Neighbor



YOGA

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**PILATES** 

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## 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







#### **Ryan Place Drive**

Holly and Justin McKinney discovered Ryan Place when they were searching for a non-suburban neighborhood with eclectic dining and live music venues nearby. Holly was reared in Arlington and Justin in Hurst. A graduate of Abilene Christian College, Justin is a fireman for the city of Dallas. Holly teaches second grade at Ditto Elementary in Arlington and received her B. A. from Mary Hardin Baylor in Belton. They and their adorable toddler Rhett, a cute Cairn Terrier, and a rambunctious German shorthaired pointer puppy reside in a '40s up-dated home. Tyler and Megan Henderson lived in Oakhurst and briefly in Fairmount while "working hard" to find and move into their Ryan Place home. Megan has many friends in Fort Worth where she has lived off and on since she was a senior in high school. Megan opted to leave her studies in journalism and theater at a Boston college when she was offered a position as buyer for a national party store chain. Later, the Cleburne native decided to travel and live in Europe before settling back in Fort Worth. Ryan Place residents know Megan from her stint at Chadra Mezza, and her marketing manager position at Downtown Fort Worth Inc. Megan loves her new job as director of events and communications for Fort Worth South; those Near Southside posts on Facebook are created by Megan. Megan is an eclectic reader.

Tyler chose to locate in Fort Worth in 1999 after completing railroad school to be nearer to his family in Colony, a small, historic town in western Oklahoma. Since 1999, he has been a train master routing crews and trains for the Fort Worth and Western Railroad. His love of playing card games led to meeting Megan over spades on Magnolia Avenue. An outdoorsman, Tyler also enjoys researching the history of railroads. He is currently working on a "man cave," which sounded like a place other guys in Ryan Place would love. Daughter *Esme*, age 2, and an Isabella miniature dachshund keep the Henderson household lively.

#### Sixth Avenue

Kristin and Michael Sloane are transplants from Fairmount. Michael's hometown is Cambridge, England, and his family moved to the state of Kansas his senior year in high school. He majored in chemistry at Kansas State University and is a research and development scientist for a pharmaceutical company. Ryan Place bicycle enthusi-

asts are delighted to have Michael, co-founder of the Night Riders, as a neighbor. Kirstin graduated from UT Arlington with a major in advertising and communications. A native of Garland, she worked for Dallas marketing and advertising firms for five years before relocating to Cowtown to be the website and marketing manager for Maverick Fine Western Wear on the North Side. Kirstin and Michael enjoy reading, like rock music, and, of course, riding their bicycles. Astronomy is Michael's latest interest. A mutual friend introduced the couple who married in January. The Sloanes identified the right Ryan Place home for them via our neighborhood Facebook page and placed a contract within 24 hours.

#### Willing Avenue

Wade Bryan and his fiancé Caroline Cush were not familiar with Ryan Place when they began their search for their future home together after their marriage in the fall. They wanted a vintage home similar to those in Shreveport, Louisiana, where Caroline grew up. Claire Burkes, their realtor and close friend, recommended a Ryan Place vintage home for character and greater value, and Wade was immediately sold when he drove down Willing Avenue. A native of Burleson, Wade attended the University of North Texas and moved from Dallas to Fort Worth to be national sales director for Treska, a jewelry, handbag, and scarf company. Caroline works at Snug A Bug children's boutique. Caroline enjoys yoga and shopping. Wade is a golfer and is enjoying learning how to take care of a yard.

Mary Agnes Johnson chose Ryan Place because of its location near Baylor All Saints Hospital where she works in the emergency room. Reared in Clinton, North Carolina, Mary Agnes has five brothers and two sisters. She proudly displays the flag of her alma mater, Auburn. Her master's degree is nursing is from the University of Alabama. Mary Agnes is one active young woman. She has participated in two triathlons, is a hiker, and is a horsewoman. She has a chocolate lab who is her second Labrador to train in field competition and she hopes her dog will achieve a master hunter title. As a teen, Mary Agnes was able to work as a horse trainer at a Brenham, Texas ranch, and she participated in cutting horse competitions at Will Rogers Coliseum for years before moving to Fort Worth. She loves western culture, beach music, and the country western music of George Strait. Also, she reads biographies, history, and about horsemanship and enjoys visiting museums.

For a visit from the Welcome Lady, call 817-924-9653 or email arkarbach@sbcglobal.net.

- Ruth Karbach



Pop-Up Market is the premier outdoor shopping destination in North Texas. Shop handmade jewelry, art, collectibles, vintage items, and more. Live music and food trucks. Join us for the next Pop-Up Market on <u>August 10</u> from 9:30 AM to 2:30 PM at Magnolia Green, 1201 Lipscomb, Fort Worth.





#### Yard of the Month: 2300 block of 5th Avenue

Owners: Rich and Karly Johnston

This proud, Colonial style home is host to a bevy of beauties! The 100-year-old live oak provides beauty and much-appreciated shade. The flower beds contain kaleidoscope abelias, Indian Hawthorne, Japanese maples, Knockout roses, four varieties of hydrangeas and much more! This family has greatly improved their landscape in the short two years that they have owned their home. Great job! Thanks for contributing to the beautification of Ryan Place.

- Lisa and Raul Pena

#### Calloway's Nursery Timely Tips for August Gardeners

#### **Summer Lawns: Feed, Mow, Prevent!**

**The key to a great looking summer lawn is to be proactive.** For a great looking summer lawn, advance planning can be your best friend. When the summer heat hits, grass grows slower, so any damage or stress will take longer to remedy and repair. Hence, your best strategy is to keep your grass healthy and green so that it can hold its own through the summer.

**Water Only 1" Per Week.** Our Calloway's Lawn Care specialists suggest that lawns require only 1" of water per week in the summer time. That includes rainfall. When watering, water two days per week (or one if you are subject to restrictions), preferably in early morning so that the water can seep down into the ground around the roots and build a healthy root system. Excessive watering leads to waste and disease, which can spread very quickly in the warm summer months.

When Mowing, Let Those Blades Stand Tall! When mowing in summer, most Texas varieties of grass should be left relatively long. As a matter of fact, our garden expert suggests raising your adjustable lawn-mower blade to at least 3" or the maximum height for St. Augustine; or 1" to 2" for Bermuda. Leaving the grass blades longer helps them to handle the stress of summer heat and also helps to shade the ground at the root level, keeping the roots cooler. You may need to mow more often to keep your lawn looking tidy, but longer grass means healthy grass in summer

**Use a Top Quality Pre-Emergent and Fertilizer**. You should also fertilize your lawn around the end of August, to prepare it for the fall growth period. Apply a good pre-emergent weed killer, created specifically for the warm-

season grasses that we have in Texas. Then you can apply your choice of fertilizer, either

Calloway's Organic Mix, Calloway's Premium Lawn Food 25-5-10 fertilizer, or Calloway's Phosphorous Free Lawn Food of 21-0-0, which helps to eliminate salt build-up in the soil and the water table.

Plan ahead for a beautiful end of summer lawn, and an even more beautiful fall season.

For more garden tips, go to www.calloways.com/good-neighbor-homeowners- association-program.

Information courtesy of Calloway's Nursery ©2013, www.calloways.com



## 2013 Sustaining Members

Names in bold print have contributed since the last Newsletter.

#### <u>Patron</u>

Goah and Marjorie Barnes

Bernadette Davila

David DeVlaming

Jim Dodson

Susan and Tommy Drake

Paul and Sherry Franz

Francisco and KT Hernandez

Joan Kline

John and Leanne Kline

Louis Lambert and James Smith

Jerrell and Donna Lemunyon\*

Ron and Nancy Livesay

Cade and Jennifer Lovelace

Jim and Kitty Loveless

Randy and Lin Parham

Patricia and Glenn Polenz

Frederick Slabach and Melany Neilson

Quinn and Kelly Vidrine

Ellen Warthoe and Blake Hardy

#### **Kendall and Sunny Wells**

#### Friend

Kenneth and Debbie Armstrong

Cortney Asberry

Bart and Nancy Bradford

Mr. and Mrs. Yates Brown

Linda and Randy Downey

Floriane Fernandes

Edward and Eugenia Furber

Michael Keith Gilson

#### **Gary and Stacia Guess**

Rush and Janie Hart

Jared and Alexis Isaacs

Rich and Karly Johnston

Parties Outdoor projects

Mary Kaszynski

Ross and Carol King

Jim Kwolek

Vicki Kygar

Alan and Kendal Lake

Lisa Lankes

J. Carter Llewellyn

Lou and Barbara Lucignani

Mary C. Orzel

Gwen and David Perez

Jim and Janell Redding

#### **Javier and Patricia Rodriguez**

Christian and Karen Schroder

J Carter Matheney Tiernan

Elzie and Evelyn Wilson

#### Steve and Diane Zemkoski

#### **Neighbor**

Fernando Acosta

Kipp and Bonnie Baker

Douglas Baldwin

David and Carolyn Barras

J. Becker

John and Cindy Belknap

Barbara Bell

Charles and Carolyn Bernal

Margie Blake

Tina and George Bond

#### Larry and Sian Borne

Charlie and Jane Erwin Boulware

Sandra Boren

**Emily Bintliff** 

Lamar Brown

John and Kerry Coy

Deborah Kay Crow

Ignacio Del Toro

Igriacio Dei 1010

Steve and Suze Diesel

Margaret and Duran Doak

Eddie Dunn, Jr.

Mary Finch

#### **Robin and Carlo Galotto**

Chris and Alison Gee

Naomi and John-David Gelineau

Paul and Lauren Hable

Sally Harger

Victoria Harville

Jeffrey and Pam Hayes Lorraine Higgins

#### **Theodore and Paloma Homan**

William Hughes

John and Kay Ivey

Jill Johnson and Brian McCorquodale

Manju Kajbanshi and Dazzle Shrestha

Ruth Karbach

Tony Kroll

Tom and Peggy Laskoski

Mike Lindner

Joan Loicano

Bill and Susan Longsworth\*\*

Diane McCusker

Jerry and Becky Moody

Danielle and John Morris

Chris Nickelson

Kurt Nielsen

Murphy and Amanda Parks

Mary Richardson

Loy Rooke and Rita Cody

Bob and Leslie Schultz

Riley and Jessica Shaw

Lydia and Brian Smith

Devin Speir

Kurt and Jill Sprenger

Maria Summers

Robert and Mariann Taccia

Charles and Pamella Tynan

Mr. and Mrs. James Upshaw

Michael and Rita Utt

Miguel and Marilyn Vivar

Carson and Beverly Watkins

Stan and Nina Watson

Lisa Wilson

#### SUSTAINING MEMBERSHIP CONTRIBUTIONS AS OF August 28: \$10,417.50

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

\*\*Given in memory of Neil Daniels.

### Become a 2013 Sustaining Member of RPIA

Name_	
Address	
Phone E-Mail	
Amount  Please contact me to help with (circle any / all):	Mail to: RPIA P.O. Box 11122 Fort Worth, TX

Events

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.

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



#### June RPIA Treasurer's Report

(as of June 16th\*)

#### INCOME (to date)

Sustaining Membership Contributions	\$ 7,792.50
Newsletter advertising sales	\$ 3,995.00
Event advertising	\$ 257.21

Total \$ 12,044.71

#### EXPENSES (to date)

Operating expenses \$ 4,076.81

Eliz.Blvd. gate, circles water;

Daggett Park & Eliz. Blvd. gate maint.

Eliz. Blvd. gate and park irrigation repairs

Gate lighting maint.

Constant Contact e-mail service

Newsletter printing \$ 2,607.00
Newsletter distribution \$ 750.00
Improvement projects \$ 8,872.85
(Elizabeth Blvd.)
Memberships/Dues \$ 285.00

Events \$ 285.00 \$ 194.22

Total \$ 16,785.88

\*Because there is not a neighborhood meeting in the month of July, a separate treasury report is not completed for the June - July timeframe. Treasury figures published in the September Newsletter will reflect financials from June 17 - August 18.

Of special note, we did receive a check from the City of Fort Worth in the amount of \$9,219. that was deposited to the RPIA bank account on July 11. The payment was reimbursement for replacement of the initial landscaping in the Traffic Circles earlier this year. This cost is reflected in the Improvement items (Elizabeth Blvd.) above.

Leanne Kline
 RPIA Treasurer





#### **Anne Kline**

Ryan Place Resident

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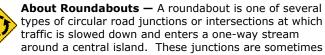
Edward Jones

Member SIPC

## Using a Fort Worth Roundabout

Observe all standard road rules, including yielding for pedestrians in crosswalks. Remember, roundabout traffic travels oneway. To safely and efficiently drive a roundabout:

- Slow down when approaching the roundabout.
- Guide signs near the entry to a roundabout show lane designations.
- Yield to traffic in all lanes on your left before entering.
- Stay in your lane to your exit.



called Modern Roundabouts, in order to emphasize the distinction from older circular junction types which had different design characteristics and rules of operation. In the United States, those older designs are commonly referred to as "rotaries" or "traffic circles".

Statistically, roundabouts are much safer for drivers and pedestrians than both traffic circles and traditional intersections. Roundabouts have shown to reduce fatal crashes by 90%, injury crashes by 75%, and pedestrian crashes by 30-40%.

Large old traffic circles are not modern roundabouts — The Weatherford Traffic Circle in west Fort Worth is an example of an old-style, large traffic circle. Modern traffic circles are more compact and function differently. Traffic circles or rotaries have high-speed entries, weaving in the circle, low capacity, and many high-speed crashes. Sometimes motorists in the circle must yield to those entering as is the case for the Weatherford Circle. They are large and challenging to drive – at times a "free for all."

Roundabouts are the opposite of traffic circles -

Modern roundabouts require motorists to yield on entry.
Roundabouts are also compact, operate with slower speeds, and do not trade off safety for traffic capacity while balancing travel provisions for all users They are comfortable to drive, and, if designed well, almost everyone likes them after a trial period.

**Benefits of Roundabouts** — Greater safety, reduced delay, environmental enhancement, and bicycle safety are all associated with the use of roundabouts.

Transportation and Public Works Department 817-392-7738 http://fortworthtexas.gov/roundabouts/howto/

- Submitted by John Kline







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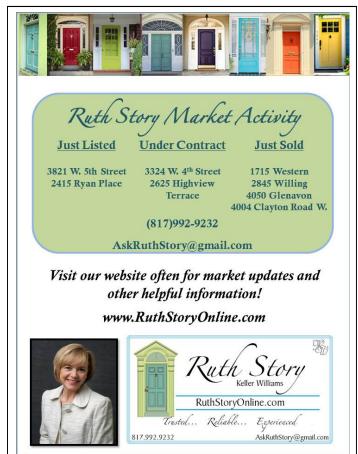


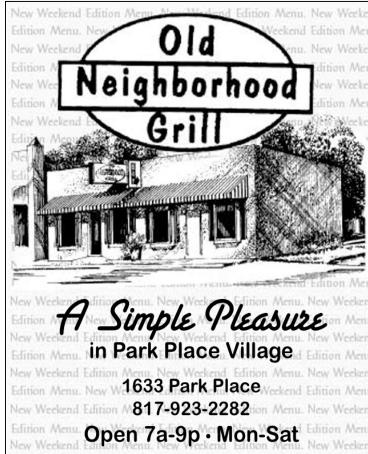
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## August 2013

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7 Trash pick-up	8	9	10 NSNS (p. 3)
11	12	By-law meeting (p.1)	14 Trash pick-up	15	16	17
18	19 big trash	20 BIG TRASH	21 big trash	22 BIG TRASH	23 BIG TRASH	Organ Tour (p. 1)
25	26	27	28 Trash pick-up	29	30	31





























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