

Ryan Place Newsletter

September, 2013

HistoricRyanPlace.org

Traffic Circle Gardens Update

by Suze Diesel

We had such a wonderful team of volunteers who worked very hard on two weekends to beautify our Elizabeth Boulevard traffic circles. It is with a heavy heart, I say we were obviously unsuccessful in our first attempt. Please allow me to share our struggles and provide an update.

Last August, I noticed the plants in the circles were dying. I did some investigating and discovered the company hired by the city to do the landscaping had filled the circles with construction sand and covered it over with one inch of soil. John Kline, former RPIA President, and I contacted the city concerning this. After several weeks of phone calls and emails, the city finally agreed to meet with us on October 31st.

I took many photos and soil (sand) samples and put together a presentation for the meeting. After several more weeks, the city said they had been, in effect, swindled by the landscaping company, and they would never hire them again. They also said it was unfortunate we got stuck with the bad landscaping, but there was nothing they could do to help us.

We found this answer unacceptable. We began an unrelenting campaign of making a nuisance of ourselves. The city finally asked me to supply them with an estimate of what it would cost us to redo the circles. After pricing plants, labor, dump truck loads of good soil, mulch, fertilizer, etc., I sent them an estimate of \$9,219.00. After months of waiting, we finally received a check from the city for the full amount of my estimate. So the good news is, the circles have not cost Ryan Place a dime.

We have struggled and worked very hard to figure out why the plants in the circles have failed. I have been an award winning Master Gardener for many years, but I was baffled. I sprayed the roses for insects and fungal diseases. I fertilized and pruned them to encourage new

growth. Using a garden fork, we dug around each plant in all the circles to loosen the soil, allowing oxygen to get to the roots. It was then I noticed the soil was very wet.

We turned off the watering systems in the circles and daily monitored the soil with hydrometers. No matter how hot it got or how long it had been since the last rain, the soil remained wet. This explained why the plants were dying. Their roots were water logged and rotting! This was bizarre!

Exploratory holes, three inches wide and three feet deep were bored in the Adams Street and Willing Avenue circles. They immediately filled a few inches deep with water. Well, there you have it! The water is coming up from beneath the circles! Perhaps before John Ryan came along, there was a creek running through the area. Perhaps there are underground springs. We can only guess. The point is, the soil is wet and stays wet.

I am removing all the dead plants and digging up and potting the ones that still show signs of life. I will attempt to nurse them back to health and plant them elsewhere in the neighborhood.

We plan to let the soil lay fallow over the winter. In the spring, we will add amendments to loosen it up. We will then search for plants that thrive in full sun and wet soil. We cannot use Texas native plants or more traditional landscaping plants, as they will not survive in wet conditions.

I knew it would be a challenge to grow gardens where there has been a street for one hundred years. Our circles present some unusual conditions, and because of this, we will have to experiment to see what will grow. We are not ready to give up yet. I will keep you posted.

In the mean time, please contact me with questions, constructive comments, or helpful suggestions at: suzediesel@gmail.com



Wine Gathering at the Parham's

Lin and Randy Parham (2516 Ryan Place Drive) will be hosting the next Wine Gathering on Wednesday, September 18th starting at 6:30. TO ALL: Please bring a bottle of your favorite wine to drink and/or to share. Regarding hors d'oeuvres: if you have something, bring it, but don't stay home because you aren't bringing a snack -- there is usually plenty for all.

— Lamar Brown

Save the Date!

*A Candlelight Christmas in
Ryan Place
Celebrates Our 30th Anniversary*

100 Years of Open Doors
December 6 and 7, 2013

**Volunteer now to become a treasured
Candlelight Christmas Tour docent.**

*Meet neighbors, visit beautiful historic homes,
and share in the spirit of Candlelight!
Every year it takes a village to put on the tour
and we need your help.*

*The post-tour Wine Down, a celebration to thank
our docents and toast success, will be
Sunday, December 8 from 4 pm to 7 pm.
Volunteer shifts will be Friday, December 6,
from 6-10 pm; Saturday,
December 7, 1-4 pm, 4-7 pm, and 7-10 pm.*

*Please send a message to
ccrpdocents@gmail.com or call 817-501-4725
if you would like to volunteer
for a 3-hour docent shift.*

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	817-832-2861
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 suzediesel@gmail.com	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, September 16th
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 Half Page: \$65
1/4 Page: \$ 45 Business card: \$25

Ads must be paid for in advance of printing.

Advertising Manager: Kerry Coy

If you do not receive a Newsletter, please contact

Distribution Managers: Steven and Heather Dills at 682-220-3482

NEWSLETTER submission deadline:

OCTOBER, 2013 NEWSLETTER

Friday, September 20th

rpianewsletter@yahoo.com — 817-927-0075

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

Fort Worth Police Dept. (non-emergency)	817-335-4222
NPO 8 on Magnolia	817-871-8885
Officer Mark Russell	817-392-3610 (office) 817-944-1316 (cell)
Code Compliance	817-269-6225
Officer Oscar Reyes oscar.reyes@fortworthgov.org	817-879-4230
Code Blue / COPs Coordinator	
Calvin Clayton	817-392-3973
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.

Saturday, October 12, 2013 **from**
4:00 to 10:00 pm

Mark your calendars to join us as we celebrate the 10-year anniversary of ArtsGoggle, the Near Southside's most loved community arts event.

THANK YOU, RYAN PLACE!

A decade of success would not have been possible without the important partnerships of our venues, artists, patrons and neighbors. We'd like to extend our sincere thanks to the Ryan Place neighborhood for your patronage and support over the last ten years.

This fall dozens of businesses in the Near Southside will become galleries and open their doors to show off the work of a hundreds of local artists. The public is invited to park their cars and rediscover this revitalized urban neighborhood by foot, free Molly the Trolley service, or bicycle, including Fort Worth Bike Sharing bikes.

ARTIST REGISTRATION IS NOW OPEN!

All artist are encouraged to register online at <https://www.fortworthsouth.org/community/events/arts-goggle/>

More than previous events, this October's ArtsGoggle will focus on venues within the three mixed-use urban villages: **Magnolia Avenue, Park Place Village** and **South Main Village**. We are making big plans to increase the festival atmosphere at our South Main Village and Park Place Village block parties, with denser booth placement and more entertainment, food and beverages.

Since its inception in 2003, ArtsGoggle has evolved into a popular festival of the arts in this eclectic neighborhood of historic elegance and urbanism. This **free to the public**, family-friendly event attracts a crowd as diverse as the neighborhood itself with live music, artistic displays of every kind, food, drink, and fun for everyone.

ArtsGoggle is presented by Fort Worth South, Inc., the non-profit redevelopment organization working to revitalize this important urban neighborhood. Each year record ArtsGoggle attendance attests to the success of Fort Worth South, Inc. and the Near Southside community.

We look forward to seeing you on October 12 from 4-10 PM!



Catholic
Charities
Fort Worth

International
Foster Care

**Would you be willing to open
your heart and home to an
international youth in need?**

International Foster Care partners with DFW families to provide safe, nurturing, and culturally sensitive foster homes to refugees, asylees, victims of human trafficking, and unaccompanied migrant youth.

**Join us for tea in the
living room of the
Texas White House
Bed and Breakfast
to find out how you
can get involved with
International Foster
Care!**

September 17th at 2:00pm
1417 8th Ave, Fort Worth, TX 76104



**To RSVP, please contact Jennifer Montgomery
at 817.289.0461 or ifc@ccdofw.org**

CatholicCharitiesFortWorth.org/ifc



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 1— 3 pm at Daggett or De Zavala.

www.academy4.net

Contact: Doug Widger 817-909-2241

Doug.widger@academy4.net or info@academy4.net



*Caring for you where
your roots are planted.*

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

Locally owned and operated



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

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

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

817-570-9901



Real Estate Corner

by Jeff Anderson

Garage sales, evening walks, morning jogs, and, of course, swimming — all give reprieve from these final, hot days of summer. I know everyone complains, but I like them. I like the predictability of each day. I like how we don't lack for Vitamin D and the hours in the day feel longer. I like how we gravitate outside at night to savor the relative coolness. I like the way the dog days of summer persist up 'til right when you can't take it anymore, and then, we get variety in our weather again. The intense heat often brings a sluggishness to our local real estate market, too, but there is a lot of optimism about this upcoming fall. Just hang in there.

Jeff

Here's a look at activity in Ryan Place:

Address		Size	Status
2900 6th Ave	4 bed / 2.5 bath	3,990 sqft	\$599,900
2502 6th Ave	3 bed / 2.5 bath	3,188 sqft	\$375,000
2617 Ryan Place	3 bed / 3 bath	2,252 sqft	\$295,000
2805 Ryan Place	3 bed / 2 bath	1,672 sqft	\$279,411
2748 Willing Ave	2 bed / 2 bath	1,533 sqft	\$224,900
2624 Willing Ave	3 bed / 1.5 bath	1,503 sqft	\$215,000
2929 Ryan Place	2 bed / 2 bath	1,783 sqft	\$189,900
2608 Willing Ave	2 bed / 1 bath	1,182 sqft	\$165,000
2801 Ryan Ave	2 bed / 1 bath	1,092 sqft	\$148,750
2911 Ryan Ave	4 bed / 2 bath	1,216 sqft	\$146,400
2533 Ryan Ave	3 bed / 1 bath	1,147 sqft	\$122,000
2524 Ryan Ave	2 bed / 1 bath	1,059 sqft	\$114,500
2937 Ryan Ave	3 bed / 2 bath	1,452 sqft	\$ 88,000
2925 Ryan Place	3 bed / 2 bath	1,820 sqft	Contract
2415 Ryan Place	3 bed / 3 bath	2,311 sqft	Contract
2321 Ryan Ave	3 bed / 2 bath	1,951 sqft	SOLD
3013 Ryan Place	3 bed / 2 bath	1,955 sqft	SOLD
2712 Ryan Ave	3 bed / 2 bath	1,326 sqft	SOLD
2933 Ryan Ave	3 bed / 1 bath	1,358 sqft	SOLD
2505 5th Ave	3 bed / 3.5 bath	2,532 sqft	SOLD



campGladiator
AWARD-WINNING OUTDOOR GROUP FITNESS

Neighborhood Association
Members Receive

NEW LOCATION!
MAGNOLIA GREEN

\$100 OFF
4 WEEK CAMP

A \$170 value. To redeem go to campGladiator.com and sign-up using discount code: SOUTHSIDENEIGHBORS. Expires 8/31/2014. Not valid for current campers.

CITIZENS BLUE CODE PATROL

Community Partnership To Prevent Crime

The Central Division Code Blue/ Citizens on Patrol Coordinator is Calvin Clayton (Jones Street station) and his phone number is 817-392-3973. Mr. Clayton is the primary contact for anyone wishing to volunteer and train as Code Blue / COPs patrol.

(See related story on page 7 of the Newsletter.)

JONES DESIGN BUILD

RESTORATION

Custom Homes • Restoration

Remodeling • Home Maintenance

JOSH JONES FULL SERVICE CONTRACTOR

817-565-7894

fwremodelrestore.com

CRIME PREVENTION & SECURITY

Police Reports from Ryan Place Security Alert e-mails

From: Officer Mark Russell

Date: July 29, 2013

As you can see it wasn't a very good week in RP. The NA has been getting hammered on overnight garage/shed backyard burglaries. Patrol has been stepping up their presence and we have had bike officers riding over there at night. Hopefully we can soon catch the suspects to ease everyone's minds and get the area back to being one of the safest in the city.

Physical address is not given, only the block where the crime occurred.

07/13/13	Assault with Bodily	2700 8TH AVE
07/15/13	Burglary of Habitat	2500 6TH
07/06/13	Burglary of Building	2500 5TH AVE
07/15/13	Theft - Others	2400 6TH AVE
07/14/13	Criminal Mischief	2800 RYAN PLACE DR
07/21/13	Theft - Others	2500 8TH AVE
07/26/13	Theft - Others	2700 RYAN AVE
07/21/13	Auto Theft	2600 WILLING AVE
07/20/13	Criminal Mischief	2800 RYAN PLACE DR
07/24/13	Driving While Intoxi	2908 RYAN PLACE DR

From: Officer Mark Russell

Date: July 29, 2013

On the 26th between the hours of 2:45 pm-3:30 pm a tail gate was stolen off a truck in the 2900 block of Ryan Place. The truck was parked in the driveway. I want to know if anyone has any video cameras facing the street around that area that may have caught the suspects and their vehicle. If so please send me the video or a still image of the vehicle or the actors or both.

From: Officer Mark Russell

Date: July 29, 2013

Over the last 2 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 the 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 report 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.

From: Officer Mark Russell

Date: August 5, 2013

Four of our South Central NPO team and our Sgt. worked an overnight detail last Thursday (7/31) morning from 1200 AM-

0700 AM hours. We had officers on foot walking the alley ways and another on a bike riding the alleys and riding on the streets. We were trying to locate our overnight shed/garage burglar. Although we did not make any arrest we did see at least 2 w/m's riding their bikes around between the hours of 0200-0400 in/out of RP and Fairmount. The good thing was I was pulled over by a midnight beat officer within the first hours we were out there. I was surprised to see how many people were walking from establishments around Magnolia and walking deep into RP after 0300 hours. Several were young females alone and intoxicated, one who was dancing in the middle of the street with her purse dangling from her shoulder.

We were utilizing plain vehicles and plain clothing trying to follow these individuals, but they were able to lose us using the cloak of darkness. Air-1 helicopter was summoned, but they too lost them even with using their FLIR system. I would say that the riders must have gone into a house in the area between Elizabeth, Jessamine, 8th and 5th. One looked to be in his mid to late 30's and was tall and slender. The second, who was not with the first cyclist, was in his early to mid 20's and appeared to have been slightly intoxicated and we think entered into a house south of W. Cantey between 8th and 6th around 0230. Putting the time closer to him leaving a bar on Magnolia as that was the direction he was coming from.

The good news is that since that time neither RP nor Fairmount has had a single burglary of a garage of shed. Hopefully what this means is that the suspect saw us and now knows they are being watched or an even better idea is that he/they are in jail. As you can see by the report there were 3 burglaries of vehicles, but they do not appear to be related. Two were during the day and the other at night. One had a suspect vehicle and the actors live across 8th on Livingston close to Paschal.

One thing that I did see several of the RP residents were doing was lighting up the alley directly behind their house. I saw multiple bright lights attached just above the fence line shining down on the fence and ground area. This looks to be a very good deterrent.

Burglary of Habitati	2800 LIPSCOMB ST	7/30/2013
Burglary of Habitati	2700 6TH AVE	7/29/2013
Burglary of Building	2800 WILLING AVE	7/29/2013
Burglary of Building	2600 5TH AVE	7/28/2013
Burglary of Vehicle	2900 RYAN PLACE DR	8/1/2013
Burglary of Vehicle	2300 5TH AVE	8/2/2013
Theft - Others	900 PAGE ST	8/2/2013

From: Officer Mark Russell

Date: August 9, 2013

We caught 3 individuals that just broke into a house just south of Berry and College on Sunday. We also recovered all of their stolen property which was mostly jewelry. Our crimes in the RP area have dropped off significantly and I am sure that it is a direct result of them being arrested. They were also caught about a month back pawning stolen property from Willing in RP. Hopefully they will keep them in jail longer this time. The detectives are checking their pawn history so hopefully we can recover others' property as well.

If you have been a victim of a crime please **call 911** and send an email 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. First, call 911, then contact our NPO to follow-up.

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

CRIME PREVENTION & SECURITY



New COPs Hero in Ryan Place

We have a COP (Citizens on Patrol) hero among us! Mitzi Gopffarth (one of our new COPs) saw a suspicious vehicle driving around in the Ryan Place neighborhood on Tuesday morning. She called 911 and reported that she saw it circling the block several times. Officer Trevino quickly responded and stopped the vehicle leaving the area northbound on Willing Ave. Officer Escalante can to assist and they conducted an outstanding investigation which led to the recovery of stolen property. I have no doubt the driver (who was on probation for burglary) was about to commit more burglaries in the area and thanks to the help of Mitzi and Officers Trevino and Escalante, he was stopped. We have seen a recent decline in shed/house burglaries and hopefully it stays this way.

Thank you Mitzi and Officer Trevino, for helping keep the criminals where they belong!

This is a perfect example of Community Policing. We need more COPs in your area to continue this great work. The more trained eyes we have out in your neighborhood the better. If you want more information on becoming a COP member, just let me know. Outstanding Job!

Officer Adam Coleman #3567



Let There Be Light!

Like it or not, I am back and Mark is gone...again. As all of you are aware, this summer was rough with the rash of shed/garage burglaries. It seems like if you didn't get your property taken this summer, you know or heard of someone who did. I want to assure you that we are doing all we know how to do to get this problem stopped. We have

requested extra patrols at night from patrol officers, personally come in early or stayed late, rode bicycles in plain clothes, had Air One do fly-over's, driven cool cars around, and even sat in the alley for hours, waiting for the burglar to come to us. As this burglar I am sure knows, it is hard to catch someone using the alleys and the cover of night to break into these buildings.

As I walked around one night at around 2 am, I realized how easy it is to hide from someone driving by. This is where community policing comes in. We need your help to police the area. These burglars are scared individuals who do not like light. When you are driving home at night and you see a really dark hidey hole, try to do something to get that place lit up, especially in the alleys. I want to someday be driving in Ryan Place and not need my flashlight, because your neighborhood is lit up like the Main St. Christmas tree! Hopefully with the start of school this trend will stop, but until then we will continue to pursue catching these annoying criminals.

I look forward to working with you for the next few months and will do my best to make a positive impact on making Ryan Place a safer community to live in.

NPO Adam Coleman
817-944-1316



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

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

Keep an eye
on our
streetlights!

If you see
one that
needs a
bulb re-
placed or
other work,
please call:

**817-
392-
7595**

Thank you!

Grass vs. TreesTrees win!



In last month's episode, the old-established grass sod was beating up on our newly-planted trees in a tumultuous battle going on in our front yards. Thanks to some recent rain and cool weather, plus our diligent watering routine, our young saplings have pulled ahead even this late in the summer. Don't stop now. Continue to give these new additions to our yards plenty of water, at least up until time of the first frost in November, or while their green leaves are still hanging around on their twigs. During our second year, next summer, we will need to stay dedicated to keeping the area around our new trees moist. After then they should be able to go it alone against the bully lawn grass.

You'll notice there is one area in our lawns where our old-established trees have diminished the growth of the grasses. It happens in an area right under the trees and spreading out away from the trunk. Here the old trees have won! Now if I had to choose between having shade or grass on these spots, I would choose the shade. Shade trees add value to the property (up to 20%) and keep the cooling cost much lower around the buildings during the summer. Shade also gives a space for the birds and the bees.

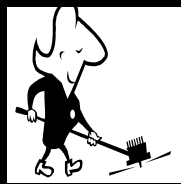
Most lawn grass species are poor competitors when facing off with a mature shade tree. Here are a couple of reasons: First, the shade from the tree does not allow direct sunlight to reach the grass below. Most grasses require five to six hours of direct sunlight every day to flourish. Without full sun the grass becomes thin and weak. Second, large shade trees can out-compete the grasses for water and nutrients. Remember when we planted our young trees this spring? The grass bullied the water and nutrient away from the saplings. Trees get revenge when they grow up and get older!

Solutions: Accept the fact that trees beat grass in the shade. Plant shade-tolerant ground cover plants instead of grass up next to the tree. Also, some relief can be given by trimming the lower tree branches to allow more sunlight to reach the ground beneath the trees. All our efforts to water and fertilize the grass growing under the trees is almost vain because the trees have a so much more competitive roots system right below the ground surface.

So, keep you young trees watered this year. And, make a move to keep those bare spots covered beneath the older trees.

— Jerry Lemunyon

Agronomist and Neighbor



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



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

urbanYOGA
YOGA
NIA
PILATES
BARRE

urbanYOGAfw.com

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

urbanYOGA

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



LIPSCOMB STREET

Keith Annis and Ana M. Lopez moved to a two story home in Ryan Place from Fairmount when their family grew from one daughter to two. The household includes three month old Aleta and four year old Sophia. As a professional photographer in Washington, D. C., Keith became interested in using his art to support mission-oriented groups such as Greenpeace and shifted his focus to working for non-profits. Now on paternity duty, Keith worked as the Executive Director of the Tarrant County Democratic Party. Ana is a metalsmith, decorative arts scholar, and a professor at UT Denton. Her website anamlopez.com features her exhibit and commissioned metalwork and jewelry. The Welcome Lady was charmed by this couple's serving her chamomile tea while their beautiful long haired cat sat in her lap (the family's other cat Shadow lived up to her name).

RYAN PLACE DRIVE

Jennifer and John Fitzgerald and Alex, their King Charles spaniel, greeted the Welcome Lady warmly. The Fitzgeralds are Texas natives who met at UT Austin and are avid Longhorn fans. Jennifer is a play therapist and clinical counselor at Safe Haven and teaches tap dancing and is the dance director for The Dance Company Arts Conservatory tap program. The couple tried living in Keller, but Jennifer longed for a neighborhood similar to Hyde Park in Austin. John is a reservoir engineer at XTO and recently completed his MBA at TCU. Both enjoy reading science fiction. John is a golfer and bicyclist while his wife dances away. Clever Alex nosed out his Welcome dog food bag early in the visit, and the Welcome Lady was captivated by this charmer.

WILLING AVENUE

Richard and Diana Hicks are all about family. They moved to the neighborhood to be near one of their sons and JPS hospital where Diana provides support for graduate education staff. Richard's brother has been visiting from California to help with construction on the property, and other relatives dropped by during the welcome visit. Richard is retired from hauling heavy equipment; he can be seen outdoors most mornings working on projects. He enjoys fishing while Diana reads on her Kindle. This couple's warmth, easygoing household, and their loving care for their rescued standard poodle made quite an impression on the Welcome Lady.

Cousins Laura Fanta and Aleyna Villarreal live just down the block from the Hicks family. TCU grad Laura works as a marketing and entrepreneurial manager for Ideal Partners, a commercial and residential security, landscape and lawn services firm. Aleyna is a CPA with Price Waterhouse Cooper. The cousins, both from Sugarland, Texas, share a love of reading and the outdoors. Laura enjoys traveling with friends, and Aleyna has been on mission trips to Africa. Aleyna is a soccer fan and "hard core" follower of her alma mater UT's football team and plays team sports. Laura enjoys swimming and dancing and has had several years of ballet. Laura's adorable Jack Russell terrier with Winston Churchill eyebrows will soon be joined by Aleyna's Sheltie.

Maggie and Mark Philpot selected a Ryan Place home when Victory Arts Apartment building on Hemphill Street sold. Maggie's advanced degree is in language arts, and she teaches senior English at Country Day School. She aspires to be a published children's fiction writer. Mark, a native of Azle, has a degree in Marketing and Sound Engineering from Texas A&M. After three years in internet marketing, he turned to a career in music. A past music director at Christ's Chapel, he teaches guitar, works as production musician, and performs as a singer-guitarist. Maggie's brother Taylor Miller lives temporarily with the couple while he looks for a position in the video game industry. Cooper, a handsome Labrador, is on permanent guard duty at the Philpot home.

Jeff and Anne Wainement and their mellow Rottweiler, a rescue dog, moved from Norway to Texas when the couple retired from the Air Force. Anne's family lives in Azle, but the couple, opted for an urban village neighborhood in the city and are proud owners of their vintage home. These active outdoor enthusiasts are downhill skiers and campers and have river rafted in Idaho. They are excited to live in Fort Worth with its myriad museums and have visited many art museums during their military assignments in Europe and Washington, D. C. Both are exploring second career options, but their main focus for now is maintenance of their historic property and interior decoration of their new Fort Worth home.

NEW ARRIVALS

Violet, born 7-23-12 in Ethiopia, adopted 7-10-13 by Sarah and Allan Newburn and family.

John Bailey Wells, born 6-14-13, to Kendall and Sunny Glenn-Wells.

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



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 September 7th from 9:30 AM to 2:30 PM at Magnolia Green, 1201 Lipscomb, Fort Worth.



2013 Sustaining Members

Names in bold print have contributed since the last NEWSLETTER.

Patron

Fred Anderberg and Petra Rios

Goah and Marjorie Barnes

Jennifer Carman and Bill Gaffield

Chadra Mezza and Grill

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

Ted and Dana Settle

Frederick Slabach and Melany Neilson

Jason Stuart

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

Mike and Karin Cagle

Gary and Debi Carl

Donna and Wayne Darner

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

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

Bob and Mary Weathers

Elzie and Evelyn Wilson

Steve and Diane Zemkoski

Neighbor

Fernando Acosta

Kipp and Bonnie Baker

Douglas Baldwin

David and Carolyn Barras

J. Becker

Sueann Beckner

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

Pamm and Brack Cox

John and Kerry Coy

Allison and James Craig

Deborah Kay Crow

Ignacio Del Toro

Steve and Suze Diesel

Margaret and Duran Doak

Eddie Dunn, Jr.

Chris and Mary Beth Ebert

Christina and Nehme Elbitar

John and Sara Filarowicz

Mary Finch

Steve and Debra Flanagan

Robin and Carlo Galotto

Paul and Holly Garrett

Chris and Alison Gee

Naomi and John-David Gelineau

Paul and Lauren Hable

Paul and Minnie Harding

Sally Harger

Victoria Harville

Charles and Enid Havis

Jeffrey and Pam Hayes

Lorraine Higgins

Garry and Pam Hill

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

Ben and Abbi Miller

Jerry and Becky Moody

Danielle and John Morris

Chris Nickelson

Kurt Nielsen

Murphy and Amanda Parks

Dave and Cheryl Richardson

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

Rick Tucker

Charles and Pamela Tynan

Mr. and Mrs. James Upshaw

Michael and Rita Utt

Miguel and Marilyn Vivar

Carson and Beverly Watkins

Stan and Nina Watson

Lisa Wilson

David L. Wood

Jerry and Molly Wood

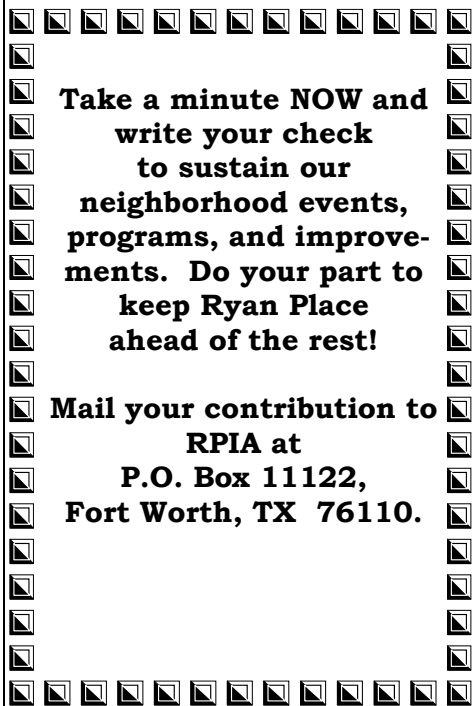
SUSTAINING MEMBERSHIP CONTRIBUTIONS

as of September 1st:

\$12,117.50

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

***Given in memory of Neil Daniels.*



**Take a minute NOW and
write your check
to sustain our
neighborhood events,
programs, and improve-
ments. 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.**

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.

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



June RPIA Treasurer's Report (as of August 18th)

INCOME (to date)

Sustaining Membership Contributions	\$ 9,495.00
Newsletter advertising sales	\$ 4,490.00
Event advertising	\$ 407.21
Traffic Circle landscaping — from City	\$ 9,219.00
Total	\$ 23,611.21

EXPENSES (to date)

Operating expenses	\$ 5,967.45
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	\$ 3,106.50
Newsletter distribution	\$ 750.00
Improvement projects (Elizabeth Blvd.)	\$ 9,372.85
Memberships/Dues	\$ 285.00
Events	\$ 528.22
Total	\$ 20,010.20

— Leanne Kline
RPIA Treasurer

**TIME IS
RUNNING OUT!
BE SURE TO COMPLETE THE
FORMS ON PAGE 14 OF THE
NEWSLETTER AND RETURN THEM
TO 1315 ELIZABETH BLVD.
ASAP!**

www.edwardjones.com

Add an Important Item to Your Back-to-school List.

For parents, back-to-school season means it's time to stock up on school supplies. But it can also be a good time to think about how to save for your child's future education.

Developing a strategy for achieving your education savings goal — or other savings goals — can help you stay on track.

To learn more about your education savings options, call or visit today.



Bruce C Border, CFP®
Financial Advisor

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



Anne Kline

Ryan Place Resident

Quality In-Home
Pet Services

817.734.6820
annekline40@yahoo.com

Edward Jones®
MAKING SENSE OF INVESTING

Yard of the Month: 2900 block of 6th Avenue



Photo by Lisa Pena

Owners: *The Loveless Family*

This family has clearly put a lot of tender, loving care into their beautiful home and garden. The hollies are flanked by the most beautiful, striking caladiums! They are definitely the stars of the show. The Loveless family, Fort Worth natives, told me that their sons planted the two beautiful red oak trees over 35 years ago. Well done.

Help Wanted

If you have a nomination for the yard of the month, please submit the address (name if you know it) and include a photo for extra bonus points with me! Thank you,

Lisa Pena. Email is:
l.pena@tcu.edu

Calloway's Nursery Timely Tips for September Gardeners

Fresh and New, for Fall Color!

Refresh your garden flowerbeds with fall-blooming plants! Spruce up your garden with flowers that will look fresh and colorful from now until the first frost, providing a naturally beautiful garden to enjoy from now through the pleasantly cooler weather of fall.

There are dozens of choices of plants available for late summer and fall. Good choices in annuals are Celosia, Cora® Vinca, Lantana and Purslane. Plant them directly into beds or containers. For perennials that return year after year, you can choose Cone-flowers in a wide array of eye-catching colors, Fall Aster, Autumn Joy Stonecrop, or Furman's Red Autumn Sage. See more autumn choices at www.calloways.com.

For plants that are going into areas that have already been used for spring planting, be sure and renew the soil with a fertilizer like Calloway's Flower Food. This is a terrific fertilizer for fall as it is a slow release product, which will last for two full months, right through the rest of the season!

You may also want to add a new layer of mulch to keep weeds down and conserve water. CedarCide is a great choice, as it naturally repels insects like mosquitoes, ticks, fleas and ants; plus it smells wonderful.

You may be thinking that the gardening season is over. But, fall plants are actually amongst the most beautiful and colorful. Plant and prepare now, you will be glad you did come the cooler days of fall.

Gardening Clinics at Calloway's and Cornelius
Free of Charge, Saturdays at 10:15 am, at all stores.

September 7 – Fall Shrubs & Tree Planting

September 14 – Fall Lawn Care

September 21 – Texas Gardening with Fall Flowers

HOA Savings Coupon

\$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.

Just Listed!

**2900 6th Ave.
Fort Worth, TX 76110**



WILSON TEAM
Russ and Sally Wilson
For more info call or text
972-955.7333 * SALLY ~~ 817.602.5919 * RUSS



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.

**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

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 deposit completed forms in plastic box on side porch at 1315 Elizabeth Blvd.

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

_____ **I WOULD LIKE TO SERVE ON THE EMERGENCY PREPAREDNESS COMMITTEE.**

PLEASE RETURN FORM TO PLASTIC BOX ON SIDE PORCH AT 1315 ELIZABETH BLVD.

How is the Directory progressing?



Information for the proposed Ryan Place Neighborhood Directory is trickling in. Many residents have expressed enthusiastic interest in an updated directory for some time now. Here is your opportunity! There will have to be a significant interest in producing a directory for the project to be accomplished. Please complete your directory information form on the previous page and drop it off at 1315 Elizabeth Blvd. (plastic box on the side porch) or mail it to the RPIA post office box (PO Box 11122, FW, 76110). Thanks!

Ryan Place Emergency Preparedness Committee

Are you ready to face an emergency? We've all read and heard about preparing for tornadoes, explosions, floods, etc., but how many of us have taken the suggested steps? Several in the neighborhood are interested in building resiliency within Ryan Place and have formed the Ryan Place Emergency Preparedness Committee (EPC). Neighbor Carlos Gomez, Emergency Management Officer at the FWFD, spoke at the June RPIA meeting and presented material to help focus attention on the issue. At that time we learned more about the Outdoor Warning System, special services for citizens with functional needs, and most importantly, information about the KnoWhat2Do.com program.

Presently, we are gathering information about neighbors who have shelter-worthy **basements** and are willing to share that space with neighbors in time of need. Plus, we want to identify neighbors who serve or have served as **first responders**. If you qualify, please complete the form on the previous page and return it to the plastic box on the side porch at 1315 Elizabeth Blvd. You can also go to **KnoWhat2Do.com** and start your own plan today.

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

arts alive **A5th**
ARTS FIFTH AVENUE

**FALL 2013 CLASSES
BEGIN SEPTEMBER 9**
**COMPLETE SCHEDULE OF ALL
CLASSES & WORKSHOPS AVAILABLE
ON OUR WEB SITE:**
artsfifthavenue.org.
**YOU MAY REGISTER ONLINE AT YOUR
CONVENIENCE, OR
CALL US AT 817-923-9500.**

Thank you to all who sent the message of appreciation and very generous gift card to Cat City Grill — it's always a special treat to go there and see friends and neighbors. I would love to list particular "Thanks" to individual Ryan Place neighbors for their contributions to the Newsletter over the past seven years — but that list would rival the directory. You know who you are! Thank you, again, to all!

Olivia



Experience the Future of Custom Electronics.....



*Universal Systems Custom Installation
Serving Texas Since 1981*

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



**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

September 2013

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



Ruth Story Market Activity

Just Listed Under Contract Just Sold

3821 W. 5th Street	3324 W. 4th Street	1715 Western
2415 Ryan Place	2625 Highview	2845 Willing
2836 Ryan Place	Terrace	4050 Glenavon
		4004 Clayton Road W.

(817)992-9232

AskRuthStory@gmail.com

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

www.RuthStoryOnline.com



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