

# Ryan Place Newsletter

March 2014

HistoricRyanPlace.org

## RPIA President's Update



### Hello Neighbors -

While I have plenty of news on progress toward our goals for the neighborhood this year, I'd like to start this monthly update by congratulating Joel Burns, our neighbor and Councilman, for his acceptance into a special year-long Mid-Career Masters in Public Administration program at Harvard University's John F. Kennedy School of Government. What an amazing accomplishment! Joel – we all wish you the best of luck in this new chapter of your career. You can read more about this at [www.joelburns.com](http://www.joelburns.com). **Here are a few other updates:**

### Monthly Membership Meetings

We will continue to have RPIA Membership Meetings on a monthly basis – excluding July and December. The Board has decided to structure several of these meetings to focus on presentations from local groups that our general membership has an interest in. This could include the school system, political candidates, government organizations or local organizations or businesses that could potentially impact our community. Other meetings will strictly be comprised of ongoing Board of Directors business, but will remain open for all who wish to attend. An agenda for membership meetings that will include guest speakers of interest to the entire neighborhood will be published in the newsletter.

Ryan Place Directory: Our Directory was last published in 2009 and many neighbors are requesting an updated listing of residents and contact information. Look for requests for response in our newsletter. You can also email your information directly to Mariann Taccia at [mariannmt@sbcglobal.net](mailto:mariannmt@sbcglobal.net). Please include the street address and home phone number of the residence. We are also requesting the name, cell phone number, email address and occupation for adults living in the residence. If you wish to share

*continued on page 3*

## March Meeting Agenda

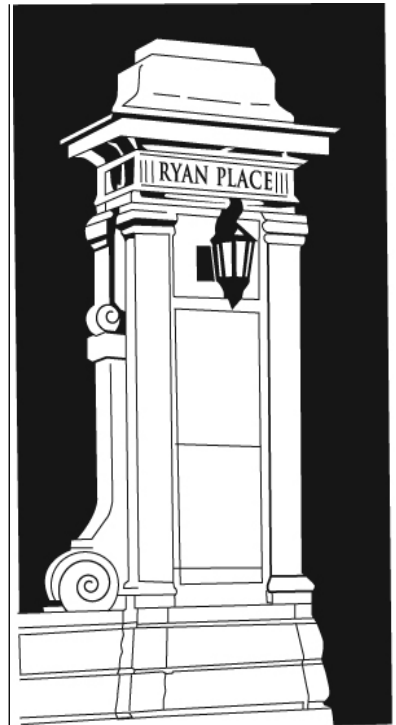
**Monday, March 17, 7 pm**  
**St. John's Episcopal Church, Mitchell Hall**

<u>Presenter</u>	<u>Topic</u>	<u>Time</u>
<b>Tracy Edwards</b> Public Education Specialist City of Ft. Worth, Planning & Development	Neighborhood Education Services	7 – 7:15 pm
<b>Damon Hoee</b> Community Center Supervisor Fire Station Community Center 1601 Lipscomb Street	Fire Station Community Center Programs -Classes and memberships	7:15 – 7:30 pm
<b>Alonzo Linan, PE</b> , PTOE Results of Ryan Place Traffic Calming Initiatives Assistant Director Transportation/Public Works Department		7:30 – 8:15 pm

*\*Times are approximate and include Q&A and discussion by neighbors.*

*\*A brief meeting of the Board of Directors will be held from 6:30 – 6:50.*

*All those who wish to attend are welcome.*



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# 2014 RPIA Board of Directors

## OFFICERS

President	Leanne Kline	ls.kline@att.net	817-832-2861
1st Vice President	Terri West	terrirpia@gmail.com	817-927-0727
2nd Vice President	Trey Eason	jeeasoniii@aol.com	817-922-8180
Treasurer	Llisa Lewis	l.lewis0801@icloud.com	817-939-6565
Secretary	Cindy Belknap	cindy94ag@gmail.com	817-229-8138
Parliamentarian	Open		

## STREET DIRECTORS

5th Avenue	Katie Shumate	katie@shumate.com	682-365-3631
6th Avenue	Suze Diesel	suzediesel@gmail.com	817-781-1929
8th/James/Stanley	Joyce Davidson	jdavidson@txwes.edu	817-320-4289
Alston/Lipscomb/Page	Rita Ramirez	ritaramirez54@yahoo.com	817-726-2299
College Ave/Cantey	Patricia Polenz	pperrypolenz@aol.com	817-923-5050
Elizabeth Boulevard	Kurt Nielsen	krnielsen@bh.com	817-308-6126
Ryan Avenue	Ben Gaffield	gaffield@gmail.com	313-258-8640
Ryan Place Drive	Ruth Karbach	arkarbach@sbcglobal.net	817-924-9653
South Adams Street	Diane Zemkoski	dwzemkoski@hotmail.com	432-349-1090
Willing Avenue	George Havrilla	havrilla@alumni.tcu.edu	806-220-6454

## ALTERNATE STREET DIRECTORS

5th Avenue	Chris Gee	chriswgee@hotmail.com	
6th Avenue	Jennifer Renta	rentaj@sbcglobal.net	
8th/James/Stanley	John Belknap	johnbelknap@swbell.net	817-927-0355
Alston/Lipscomb/Page	John Morris		
College Ave/Cantey	Bill Vaughan	bill.vaughan@aol.com	
Elizabeth Boulevard	Donna Darner	drdarner@sbcglobal.net	817-924-5699
Ryan Avenue	Levi Howard		
Ryan Place Drive	Lamar Brown	brownlamarl@yahoo.com	
South Adams Street	Open		
Willing Avenue	Kerry Coy	kerrycoy@aol.com	817-343-3305

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 **Heather Dills**, at **682-220-3482**, or any RPIA officer or street director so we may get a copy to you.

The NEWSLETTER is also posted online at [www.historicryanplace.org](http://www.historicryanplace.org)

## RPIA MEETING

**Monday, March 17  
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.

**If you do not receive a Newsletter,  
please contact**

**Distribution Managers:**

**Steven and Heather Dills at 682-220-3482**

**NEWSLETTER submission deadline:**

**APRIL 2014 NEWSLETTER**

**Friday, March 21**

[rpianewsletter@yahoo.com](mailto:rpianewsletter@yahoo.com) — 817-996-0675

*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:

<b>Lost and Found</b>	<b>Lost Pets</b>
<b>Buy and Sell</b>	<b>Business Services</b>
<b>Event Notices</b>	<b>Crime Watch</b>

## Important Numbers

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

**NPO 8 on Magnolia** 817-871-8885

**Officer Sergio L Guadarrama**

817-944-1316 cell

817-392-3619 office

**Code Compliance** 817-269-6225

**Officer Oscar Reyes** 817-879-4230

[oscar.reyes@fortworthgov.org](mailto:oscar.reyes@fortworthgov.org)

**Code Blue / COPs Coordinator**

**Calvin Clayton** 817-392-3973

**Animal Control** 817-994-4208

**Graffiti Abatement** 817-212-2700

**Streetlight Outages** 817-392-8100

**Take a minute and write your check or go online to sustain our neighborhood events, programs, and improvements. Mail your contribution to RPIA at P.O. Box 11122, Fort Worth, TX 76110.**

*continued from page 1*

some but not all of this information, simply include what you prefer. Children under the age of 18 should not be listed for security reasons.

**New RPIA Website:** We have established a committee to provide input and guidelines for our new website and have begun building this information. Our objective is to create a more attractive, user-friendly, intuitive site with more information and functionality that will improve communications both within and outside of the neighborhood.

**Social Events:** Nicole Havrilla has volunteered to organize our Easter Egg Hunt this year. Look for more information about the time, date and location of this event in our newsletter. Terri West is also in the process of gathering volunteers to organize a spectacular July 4 parade and day of fun! **Do You Have Musical Talent?** We know there are many of you in our neighborhood who do! This year we would like to return to our grass roots by highlighting our neighborhood talent at various events. If you would like to offer your time and talent, please contact Terri. You don't have to be a star, baby, to be in our show!

**RPIA By-Laws:** We have named a committee to review needed updates to our By-Laws that were last updated in 2009. Look for more information about proposed changes in the coming months.

**Long Range Strategic Improvement Plan:** We continue to work toward a finalized plan to define our strategic goals for the neighborhood including communication strategies, parks & recreation, streets & traffic initiatives, land use and crime prevention. A big thank you goes to Bart Bradford for developing this plan and to Andy Taft, neighbor and President of Downtown Fort Worth, Inc. for helping us review and finalize the details of this plan.

**Board Meeting Minutes:** We will begin publishing the Meeting Minutes on our website once approved.

#### **Conclusion**

Thanks to all of you who have volunteered to help move these initiatives forward. We still have plenty of opportunities for those who would like to become involved in the neighborhood. Please feel free to contact me at any time with feedback or suggestions. I am always interested in hearing from you.

**Leanne Kline, RPIA President**



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*"Friendly and extremely responsive"*

*"Ruth has truly redefined what I previously expected from a realtor"*



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# Ryan Place Fire Truck Committee Needs Your Help!

It's about time for a long overdue update on our Ryan Place Fire Truck. Most of you who have moved into the neighborhood in recent years are probably unaware that Ryan Place has its very own fire truck! We do! It's a 1934 American LaFrance Type 399 Pumper built on a GMC Truck chassis, and we've had it for about forty years, give or take. It was originally purchased by the city of Arlington, Texas and was delivered to them on October 10, 1934. The truck spent the first few decades of its life in service with the Arlington Fire Department and was later used for training prior to its retirement.

Dr. David F. Lee Sr. of Fort Worth acquired the truck from Arlington in the early '70s, at which point it was used for a variety of interesting but non fire-fighting purposes. He was looking for a place to keep it, and Ryan Place's own Dr. E. Richard Halden Jr. and family offered to store it in the largest bay of their garage at 1001 Elizabeth Boulevard. Drs. Lee and Halden drove the truck in various events and activities and Dr. Halden was oftentimes regarded as Ryan Place's very own "Fire Captain". The truck became a fixture in the neighborhood and ownership of the truck was transferred to the Ryan Place Improvement Association in February of 1985.

After serving more than a decade as "keepers" of the truck, the Halden's handed off their duties to RP President Rob Hood. During his tenure, he and RP resident Doug Clark performed many significant repairs to the truck and spruced it up. Rob owned a trucking company at the time and volunteered to fix the brakes and replace the aging and failing "Flathead" engine with a more modern Chevy "Stovebolt Six" out of a 1950s truck. Doug took the fire truck to a local body shop and clinched a bargain price on a fresh paint job. Doug also

performed significant amounts of maintenance and restoration work - he manufactured the solid metal radiator cap and wooden ladders and hose-bed deck, replaced the running board mats and bell and performed numerous other repairs and upgrades. The truck lived under Doug and Linda's porte cochère from time to time as he performed work on it.

By the mid '90's storage was provided by Glenn and Patricia Polenz on College Avenue, followed by Bonnie Hyson on Elizabeth Boulevard, and they and a few others drove the truck during various events.

I assumed the "keeper" role in 1999, and for the next five years I oversaw storage and performed repairs (water pump, carburetor, throttle linkage, electrical, tires, siren rebuild, new electric cooling fan, etc.). I drove the truck regularly in parades in both Ryan Place and adjoining neighborhoods and circled throughout our neighborhood during each Candlelight Christmas home tour - sometimes with a load of carolers in the back. The truck was in the lineup multiple times in the downtown "Parade of Lights" and even participated in a TCU homecoming parade.

The truck broke on Saturday, July 3, 2004 on its way back from the Berkeley Place 4th, or ... 3rd of July Parade (they wanted to hold it on a Saturday). While crossing the railroad tracks on Windsor at 8th Avenue the rear axle pinion gear gave out. A large flatbed wrecker was called to load it and haul it back home to Old Fire Station #10, followed by arrangements to load and haul it to the Texas Fire Museum in Dallas, where it now sits inside their south exhibit bay awaiting repairs and restoration. TFM is a non-profit organization dedicated to the preservation and restoration of antique fire equipment, and their sister organization - NTHFS (North Texas Historical Fire Society) is a regional chapter of SPAAMFAA (Society for the Preservation and Appreciation of Antique Motor Fire Apparatus in America). TFM hosted Annual SPAAMFAA Conventions in 2008 and 2011, and is nationally recognized for operating the largest antique fire apparatus restoration facility in the nation. TFM and





SPAAMFAA are serious organizations. We're almost done with the acronyms.

Now the important thing to realize is we can't just walk down to our local AutoZone or NAPA store and order the needed parts. We're talking 1934 here. There aren't even many remaining '30s axles laying around to rob parts from - and most of them are likely sitting anonymously in a field or next to a barn somewhere. During the time the truck has been out of commission, we TFM members have chased many many leads and had some close calls. Many distant trips have been made. We'll know within the next few days about the possible availability of our latest prospect - a '30s GMC chassis with an intact axle located near rural Cumby, Texas. Who knows, we might get lucky with this one. We've also explored alternative options - after-all, more than a few parade floats have been powered by a Pinto motor and drivetrain. We haven't come up with anything that makes sense yet. A gear manufacturer in Tennessee quoted us over \$5000 to grind a new pair of gears but everybody agreed that was not reasonable. We're considering the possibility of modifying the Axle to accept a more modern differential. Time will hopefully tell us more in the next few months than it has in the last several years.

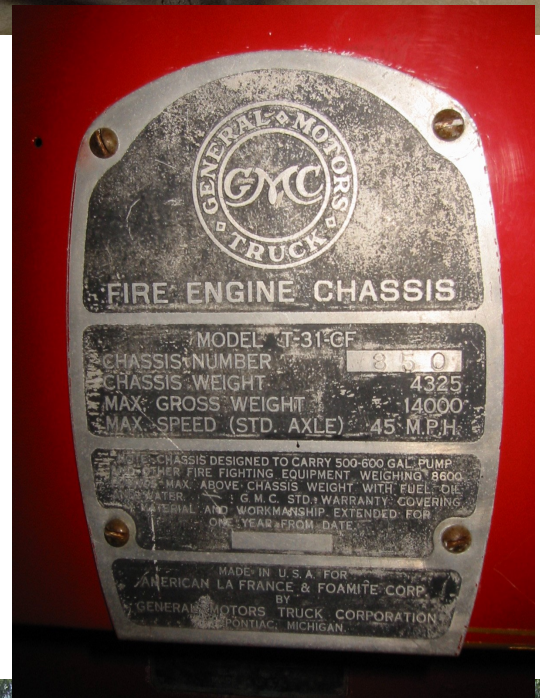
Full-blown restorations can easily cost well over \$80k-100k but that's not what we're interested in.

Our truck is in need of a lot of work. We could easily spend \$10-15k just going through it and making it safe and reliable, and another \$10-20k or more on appearance, depending on how nice we want it to look. We've got to decide how much.

We want to raise funds for the repair and restoration of our old fire truck and are hopeful this article will help generate some excitement and enthusiasm.

Please let us know if you are interested in helping move the project forward.

- Submitted by John Belknap







# WELCOME!

## Elizabeth Boulevard

Sam and Jennifer Demel separately were looking at online listings of Fort Worth houses for sale and immediately contacted each other about the same Ryan Place property; now that distinctive house is their family home. Jennifer has a degree in finance from TCU; her classmate Sam's degree is in communications. Jennifer is a home investor and enjoys renovating properties. Sam is a golfer. They have an active, adorable two year old son Grayson and two dogs. The Givens family moved from Mistletoe Heights to a Ryan Place home designed by Wiley G. Clarkson. Jeff and Mecca are natives of Burleson. She was a journalism graduate of East Texas State University, and Jeff graduated from Baylor. Jeff is a partner in a commercial and industrial real estate business. When she's not baking, volunteering, or being mom to 14 year old Ella Blue and 11 year old Henry, Mecca pursues her interest in historical research and mid-century American architecture. Ella Blu takes gymnastics and is a cheerleader at Calvary Academy. Henry, a student at Alice Carlson Applied Learning Academy, is a drummer and interested in architecture. Their very large dog seems the perfect companion to such an active family. Mecca is interested in the neighborhood association and has joined the Facebook mom's group. She and Jeff will be attending the wine gatherings, and Jeff will be competing in the chili cookoff. The family enjoys live music and dancing and is excited about the neighborhood annual croquet tournament.

## Fifth Avenue

Betsy Childs took an interesting route to Fort Worth: from Brownwood to Dallas to New York City to Fort Worth. She settled in Ryan Place because of her bestie Anna Avidon and her husband Jon, and Magnolia Avenue also attracted this foodie. Betsy has a degree in communications from Dallas Baptist College and plans to study for a Master's degree in gerontology. She returned to Texas and a position as program coordinator for clients with handicaps at a home health care non-profit. Betsy wants to participate in Candlelight Christmas in Ryan Place and foodie events.

## Ryan Avenue

Sierra Berto lived in Fairmount before moving with Paul Lopez to Ryan Place. A San Antonio native, Paul graduated from Texas Wesleyan Law School and is a law clerk for a federal bankruptcy judge. From Lexington, Texas, Sierra has a master's degree in health care administration from UT Arlington and works in care management for a physicians group. Paul is a golfer, and Sierra a runner. They have a sweet cat. Sierra and Paul actually attended a neighborhood wine gathering before moving to Ryan Place.

## Ryan Place Drive

Christie Wilson's roots are in Weatherford, but she lived in Dallas for fifteen years before opting for Fort Worth. She searched for an historic neighborhood similar to Swiss Avenue in Dallas for a home

and found Ryan Place. Designing interiors and cuisine are Christie's passions as well as her business. Her updated traditional home with its warm, elegant décor is suited to a contemporary lifestyle. She is a restaurant designer for Pizza Hut and is excited about Ryan Place neighborhood's foodie and wine events. Her other loves are her French bulldog and reading.

## Sixth Avenue

Erin and Cody Cofer were looking for a historic home near their downtown offices and the Magnolia Avenue scene and discovered an arts and crafts house in Ryan Place. Both are practicing attorneys who attended Texas Tech Law School. Cody is from Longview, and Erin is from Alvarado. Their beautiful spaniel is named Rooster. The couple enjoys backpacking and fly fishing, travel, live music, and running. They are looking forward to attending their first wine gathering and the spring get together of the Ryan Place BBQ Company.

To be featured in the newsletter, new neighbors or proud new parents of a new arrival may contact the Welcome Lady at [arkarbach@sbcglobal.net](mailto:arkarbach@sbcglobal.net) or 817-924-9653.

- Submitted by Ruth Hosey Karbach, the Welcome Lady



## **Anne Kline**

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## 2014 Sustaining Members

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

### Patron

**Anonymous**

**Anonymous**

**Louis Lambert**

Kitty & Jim Loveless

Susan & David Parish Jr.

### Friend

**Christopher Burr**

Andrea & Bernee Garcia

Eugenia & Edward Furber

**NJ Lucignani**

### Neighbor

Courtney Chatfield

Leticia & Robert Clay

Joyce Davidson & Christy Collard

Trey Eason & Catherine Weil

John Ivy

J. Carter Matheney Tiernan

Joe Murphy

Diane M. Satterlee

Kaci & Britton Strawn

## Become a Sustaining Member of RPIA

**Your neighborhood needs YOU!**  
**Your contribution of \$35 or more will fund**  
**Ryan Place events and maintain the**  
**improvements we have already made.**

**Mail your check to**  
**RPIA PO Box 11122, Fort Worth, TX 76110**  
**or donate online today to support the quality**  
**life and property values in our neighborhood.**  
**Neighbor \$35-\$74    Friend \$75-\$149**  
**Patron \$150+**

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**[http://www.historicryanplace.org/](http://www.historicryanplace.org/RPIASustaining.html)**  
**[RPIASustaining.html](http://www.historicryanplace.org/RPIASustaining.html)**



**Sunday, March 23 from 2-5 pm**

**At the home of**  
**Mark and Diana Koch**  
**2600 6th Ave**

**All Ryan Place neighbors are invited!**  
**Please bring your favorite picnic appetizer/**  
**side/dessert to share. This is a kid-friendly**  
**event! Bring your own chair and BYOB. It's a**  
**great opportunity to meet your neighbors and**  
**eat some great food! For more information**  
**visit, the Ryan Place facebook page or call**  
**Tim Keith at 682-888-8475.**

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# March RPIA Treasurer's Report

Submitted by Lliisa Lewis, Treasurer

**Net Revenue YTD** **\$2,817.50**

Newsletter Advertising Sales \$1,450.00

Event Advertising Revenue 0

Sustaining Membership  
Contributions \$1,367.50

**Net Expenses YTD** **\$3,637.73**

Newsletter Printing \$1,239.50

Newsletter Distribution \$461.70

Circles & 8th Ave

Gates Water & Irrigation \$192.50

Parks & Gate Maintained \$1,548.12

Irrigation Repairs \$112.60

Neighborhood Welcome \$80.11

Misc. (PayPal) \$3.20

**NET INCOME YTD** **(\$820.23)**

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## Involvement Opportunities

If you would like to become involved in the neighborhood, here are a few opportunities to consider.

**Ryan Place Directory** – Assist with gathering information from neighbors for the Directory and obtaining advertisers.

**Newsletter Advertising Assistant** - This person will assist the Newsletter Editor in tracking and responding to advertising requests. This includes contacting advertisers due for renewal.

**Fire Truck Committee** - The Ryan Place Fire Truck has been tucked away at the Texas Fire Museum in Dallas for the past few years awaiting our attention. It is in need of parts, either vintage or modern, repair or a spruce up. We need to form a committee to make recommendations on the method and cost of repair, implementation of work, and housing upon return. Interested mechanics and fund raisers are needed for this committee.

**Crime Prevention** – Serve on a committee to propose and implement solutions for crime prevention throughout the Ryan Place neighborhood.

**Streets & Traffic** – Serve as primary contact for concerns related to street reconstruction throughout the neighborhood.

**Social Events** – We are always in need of volunteers to help coordinate various events.



# Real Estate Corner by Jeff Anderson

Spring is underway and the age old sentiment is as true as ever, this is the best season for trying to sell your home! March and April green up yards and color will again be apart of the Ryan Place charm. Cheers to spring!

2725 Willing Ave	4 bed 3 bath	2,888 sqft	\$435,000
2317 Ryan Ave	3 bed 2.5 bath	2,696 sqft	\$395,000
2509 Willing Ave	3 bed 2 bath	2220 sqft	\$289,900
1107 Elizabeth Blvd	3 bed 3.5 bath	3,784 sqft	Contract
2937 Ryan Place Dr	3 bed 1 bath	1,170 sqft	SOLD
2939 6th Ave	2 bed 2 bath	1,605 sqft	SOLD
3032 6th Ave	2 bed 1 bath	1,324 sqft	SOLD
2417 Ryan Ave	2 bed 1 bath	924 sqft	SOLD
2421 Ryan Ave	2 bed 1 bath	954 sqft	SOLD



Pavani Bellary, DO



Stephanie Hiraki, DO



Aasia Janjua, MD



Niraj Mehta, DO



Morvarid Rezaie, DO

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## The Yard of Month

The Ryan Place Yard of the Month is awarded to the Jeffries family on Willing Avenue.

Still in the throes of winter, it is difficult to pick a yard of the month. Let's face it: things are still dead and dry. Nothing is blooming. That said, we went for a neat and tidy yard, devoid of weeds, leaves, etc. So, good job Jeffries family! Your house, lawn, and beds are looking well-manicured and charming despite the season.



## Timely Tips for March Gardeners from Calloway's

The weather is warmer, and the days are getting a little longer. It's time to get outside and prepare your garden and lawns for spring. Surround yourself with the barefoot-comfort of a beautiful lawn. Applying a pre-emergent will prevent summer broadleaf and grassy weeds. Proper fertilizers ensure that beautiful lush green lawn we all desire. Add a little natural inspiration to your home by creating colorful container gardens. Simply select an appropriate-sized container, choose a well-blended potting soil, secure plants with similar light and watering requirements, plant them, decorate with mulch and enjoy! For those of you who choose to garden with a purpose, start your own vegetable and herb garden for summer harvesting.

### March Clinics

Saturday, March 15: Knock-your-socks-off Flowers from Hort Couture (10:15 am)

Choose plants that take your outdoor spaces from blah to brilliant! *The Hort Couture collection offers trendy colors patterns, shapes and specially cultivated sizes perfect for designer containers.*

Saturday, March 22: America's Favorite Flower – the Rose (10:15 am)

With a Little Inspiration and Know-how;  
Grow an Inspiring Rose Garden!

*Enjoy beautiful blooms from Spring through Fall. Climbers, Grandifloras, Floribundas, Hybrid Teas, Groundcovers, Miniatures, Earth-Kind, antiques... the list goes on and on!*

Saturday, March 29: Creating Shade Gardens (10:15 am)

Surprises of Natural Brilliance Amid the Shadows! *Discover plants that thrive in Texas shade gardens and how to improve your own shady spaces*

Information courtesy of Calloway's Nursery ©2014, [www.calloways.com](http://www.calloways.com).

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# Composting.....Yes, Right in My Backyard

Ever wonder if there is a better way to dispense of those messy things left over from your household activities? Like coffee grounds, banana peels, onion and cabbage cores, even tree leaves and flower trimmings? There is, and it's easy and simple to do. All it takes is four very basic elements: Water, air, carbon material, and energy. And they're all there, practically for free in your own backyard. Here's the best part --- the result is a mixture of wonderful soil amendments that will make your flowers, shrubs, and garden bloom in the tough North Texas sun. Plus, no more smelling up the weekly garbage cart with leftovers stuffed in plastic bags and no more bagging up the leaves fallen from your trees! You can recycle them at home in your very own compost bin.

Back to the basics. Your yard trimmings and table scraps are made pretty much of carbon and water (ashes to ashes, dust to dust). They will decompose easily with a little help from your backyard friends. These are crawly, creepy micro-organisms and critters like beetles, nematodes, and earthworms. These organisms chew and chomp your food scraps to little pieces and then decompose all carbon material back into air and water. All they need is air (oxygen), water, and energy to survive. That's where you come in with an occasional squirt with the garden hose, some quick flips to stir in some air, and a walk out to carry the weekly dose of food energy. Coffee grounds, oak leaves, wilted flowers, old tortillas, apple cores, leftover pasta. The list is expansive, yet with some restrictions .... no meat scraps or grease, no chunks of concrete or stone, avoid pet waste, and definitely no dead bodies!

After a couple of months and with very little care your compost will come out smelling like the earth, rich in plant and soil nutrients, and saving you from messy plastic bags and rotten smelling trash bins. Sound too simple? Well, it can be. But, there can be some secret nuances you'll need to learn. We are thinking maybe early this spring, when the weather gets a bit warmer, we can have a composting demonstration in a neighbor's backyard. We'll make it easy for you to visit and see the composting process in action. This would allow you to dig into the details of a successful transition from messy garbage to a valuable treasure right in your own backyard. Talk to us about it.


**Submitted by Steve Bratka and Jerry Lemunyon,  
neighbors and Bohemians**



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## Daggett Montessori Campus - Wynn Building Demolition

The Wynn Building on the Daggett Montessori campus located at the corner of Page Avenue and Lipscomb Street is scheduled for demolition during the week of March 10, 2014. Fort Worth ISD is demolishing the building to make room for a running track and to provide more open space on the campus. Asbestos abatement was completed and the interior gutted about 14 years ago; the building has been empty and unused since.

Site preparation may begin a few days beforehand and the area surrounding building will be fenced off for safety and security purposes. Established in 1983, Daggett Montessori was the first public Montessori program in Fort Worth ISD and was initially housed within Daggett Elementary and Daggett Middle Schools, the program was moved to the existing K-8 campus beginning in 2001. The unique setting, built on the former campus of the Edna Gladney Center for Adoption, consists of multiple buildings connected by covered walkways.

The building, built in 1984 by the Gladney Center, was named in honor of prominent Fort Worth attorney Sproesser Wynn of the McDonald, Sanders law firm, counsel to The Texas Children's Home and Aid Society, one of the founders of the Family Law Section of the State Bar of Texas and its second chairman, former chairman of the American Bar Association Committee on Adoption, longtime attorney for both Edna Gladney and John Justin and the 1968 Republican nominee for Texas Attorney General.

**Submitted by Trey Eason, neighbor**



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# CRIME PREVENTION & SECURITY

Well it looks as if we survived the holidays! Thank goodness! I just wanted to express my gratitude for the warm welcome that I have received from everyone. The past month and a half I have been greeted with open arms and everyone that I have come into contact with have been nothing but gracious and kind. Honestly, I didn't know what to expect as I transitioned from patrol to NPO but everyone has made this transition easier than expected and I'll be forever grateful. Thank you again.

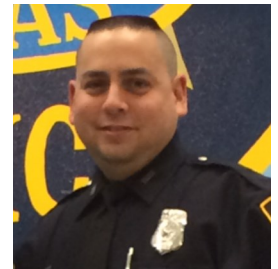
As I wrote in the last newsletter I worked patrol in the Fairmount/Ryan Place/South Hemphill Heights area from 2001-2003 and again from 2007-2010 and the brunt of the problems have always been burglaries and thefts. The past month and a half I have seen the reported burglaries and thefts and they are a concern. I have been a victim of burglary and theft and it is unsettling to say the least. They have tapered off the last couple of weeks but in my opinion one burglary/theft is one too many. I have been meeting with residents who have been victims of these crimes and I've also been meeting with residents who have emailed me to meet with them for advice on how to secure their house. I don't mind doing this at all and in fact I'm very happy to do it. Feeling secure when you're in your home and when you're away is what we all want and it's what I along with the beat officers strive to maintain. We should all feel secure in our homes without worry of someone breaking into our houses or vehicles but the reality of it is there is always going to be someone who feels they can commit these crimes and get away with it. It's the goal of beat officers and myself to impress upon them that it is not okay to come into these neighborhoods and have free reign. COP patrols have stepped up along with extra patrols by beat officers and myself. These extra patrols may or may not be why we have seen burglaries taper off but we are all doing our best to deter crime of any sort. One thing that impresses me about Fairmount/Ryan Place/South Hemphill Heights is the communication between neighbors and how everyone looks out for each other. As residents of these neighborhoods it's important for everyone to watch out for their neighbors and keep an eye out for any suspicious activity. I've caught many burglars in my 14 plus years and a great deal of the apprehensions were due to residents calling in on suspicious activity or calling in on a burglary/theft in progress. Some of the apprehensions were from officers being in the right place at the right time. In other words it was luck. I just want everyone reading this to understand that your help is needed when it comes to catching these thieves and burglars. From what I've seen residents have done a great job calling in suspicious activity and I hope that continues. I also don't want anyone to feel like your wasting our time when you call us out to investigate suspicious activity. That's what we're here for. That's what is going to help us catch somebody up to no good. Keep up with watchful eyes and calling us out when you need us.


As I wrote earlier I have been going to some residences to offer some advice or tips and here is some of what I've been telling people:

- If you don't have an alarm on your house then get one.
- Get an alarm that makes loud noise inside and outside so it can also get the attention of neighbors. Burglars hate loud noise.
- Put cameras inside or outside your house or both. Detectives can look at still frames and get good descriptions of burglars.
- Write down serial numbers on all your electronics, game systems, laptops, IPads, guns, etc. You have a good chance of getting your belongings back.
- Take all your belongings out of your vehicles. Don't make it easy for burglars to take your stuff by leaving expensive goods in your vehicle. Lock your doors!
- Light up the outside of your house with floodlights in front and in back. Make sure they have motion detectors.
- Make sure if you have dogs that your doggie door (if you have one) isn't big enough for a small person to climb through.
- Call some security companies and inquire about how to reinforce your front and back doors and possibly your windows.
- When you're not home it may be a good idea to close your curtains or blinds so burglars can't get an inventory of your belongings by just looking in your windows.

These are just a few helpful tips. They're not guaranteed to stop someone from breaking into your house/car but they may deter some. As always if you have any questions or concerns please feel free to contact me. I'll see you all in the neighborhood!

**Sergio L Guadarrama**  
**Neighborhood Police Officer**  
**1289 Hemphill St**  
**Fort Worth TX 76104**  
**817-944-1316 cell**  
**817-392-3619 office**  
[Sergio.guadarrama@fortworthtexas.gov](mailto:Sergio.guadarrama@fortworthtexas.gov)





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**Your parent(s) want to stay in their home, yet you begin to see signs that they need assistance. Although you try to be there as much as your schedule allows, you cannot help on a daily basis and maintain the balance you need in your life. Help with transportation, cooking, cleaning, and medication reminders could make life better for them and take some pressure off you. The solution can be found with an in-home care agency.**

**Here are some keys to identifying the best agencies:**

- The agency should be licensed by the state, bonded and insured.
- Their caregivers should be employees of the agency, not contract labor.
- Background checks should be done continuously per company policy on all employees.
- You should be able to speak to the owner of the company if and when you need to speak to them.
- The agency will carry “hired, non-owned” automobile insurance in addition to general liability if any transportation is required.
- Use locally owned agencies. Franchises are popping up everywhere and the bar is not high to get one. Locally owned agencies have their personal and professional reputation to uphold.
- Make sure the agency you choose has been in business for at least 5 -10 years.

**Compassionate Healthcare is the premier home care agency in Fort Worth. We take great pride in the ability to serve you and your family. We would love to come visit with you and your loved ones about our service and see if we may be of assistance.**

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## Ryan Place Low Cost Pet Vaccination and Microchip Clinic

Services provided by the  
Texas Coalition for Animal Protection

**Saturday, April 5th, 2014  
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.

- Cash or check only is accepted at the time services are 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(5th Ave.)**  
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TCAP website - TexasForThem.org

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# Too Much Blank Space or Not Enough

Some people are never happy. Some people can't make up their minds. Our newsletter is an important tool for keeping our neighborhood connected. The Historic Ryan Place web site and Face-Book pages also function as a tool for joining our residents and provide a platform for a conversation about the issues of the day or month.

As our new editor receives input about the newsletter, some have questioned the amount of blank space.



Too little:

It was once said: "You can make some to the people happy some of the time, but you can't make all the people happy all the time." I have seen two parcels of land in Ryan Place being changed into something that they weren't, next to homes that aren't the same size. I wonder if the changes will result in too much blank space or too little.

Can a neighborhood have too little or too much blank space?

My concerns are about the size of the houses versus the ones next door. It all has to do with the "view-scape." The field of view I have when I head outside first thing in the morning. Do I want a 180 degree view of my street or do I want to see a neighbor's wall or a solid fence? The setback of a house from the front property line helps give us that field of view. It protects our view-scape.

Groups of astronomers are looking for planets in other solar systems in the "Goldilocks" position. That place being not too close nor too far from their star. As I understand the issue, it is life would have a better chance if it were on a planet a similar distance from its sun as Earth.. Would life in Ryan Place be better or worse if we tried to protect the blank space?

Is Ryan Place just a fairy tale or can we not stifle change but still have a neighborhood with just the right amount of blank space?

Submitted by Chris Ebert, neighbor

www.edwardjones.com

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

You have only so many years to prepare for retirement. That's why contributing to your Individual Retirement Account (IRA) is so important. Fortunately, you still have time to maximize your 2013 IRA contribution before the April 15 deadline.

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

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



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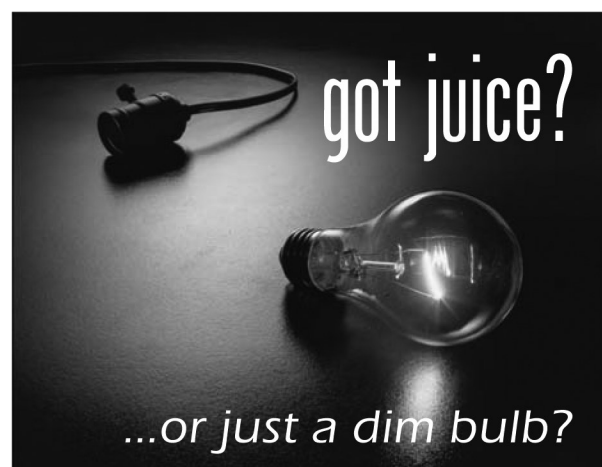
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# March 2014

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4 Mardi Gras	5 Trash	6	7 RP Wine Gathering	8
9 Daylight Savings (begins)	10	11	12 Trash	13	14	15
16	17 <b>BIG TRASH</b> RPIA Meeting 7 pm St Patrick's Day	18 <b>BIG TRASH</b>	19 <b>BIG TRASH</b>	20 <b>BIG TRASH</b>	21 <b>BIG TRASH</b>	22
23 <small>RP BBQ</small> 30	24 31	25	26 Trash	27	28	29

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