

Ryan Place Newsletter

April 2014

HistoricRyanPlace.org

RPIA President's Update



As we welcome spring in Ryan Place, there are many great events and initiatives going on around us.

Fort Worth South, Inc. hosted its 13th Annual Banquet on March 5th at the Omni Fort Worth Hotel, celebrating yet another year of successful redevelopment projects and events in the Near Southside. Congratulations to our neighbors Amy McNutt and James Johnston, owners of Spiral Diner, who claimed the Kline Watts award for outstanding contributions to the Near Southside

area, and to neighbor John Belknap who took home the Most Valuable Player award for all of his volunteer work for this organization. Kudos to neighbor Megan Henderson, Director of Events & Communication for FWSI, for planning and organizing this fantastic event!

Thanks to Raul and Lisa Pena for hosting last month's Wine Gathering event which provided the neighborhood with another venue to get together and enjoy each other's company. I am also looking forward to the Ryan Place BBQ party March 30 and our annual Easter Egg Hunt on April 19. Outside of the 'hood, check out the monthly Friday on the Green concert series at Magnolia Green Park that starts up again April 4 and the Open Streets event on Magnolia Ave. April 27.

Don't forget to join your Ryan Place and Fairmount neighbors on April 22 at 7 pm at the St. John's Episcopal Church Sanctuary for a District 9 City Council candidate forum.

RPIA celebrated St. Patrick's Day with its March General Membership Meeting which was well-attended. Outside of general Board business, the majority of this meeting included presentations from Alonzo Linan, Assistant Director, Transportation/Public Works, Damon Hooe, Fire Station Community

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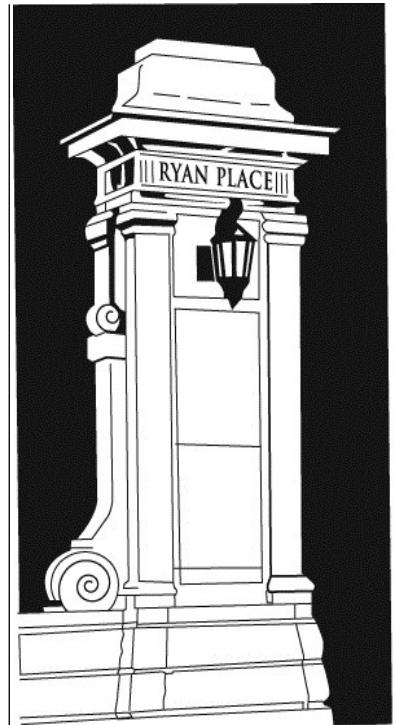
Fort Worth City Council District 9 Candidate Forum for Ryan Place and Fairmount Neighborhoods

**Tuesday, April 22, 7 pm
St. John's Episcopal Church, 2401 College Avenue**

This forum is an opportunity to meet the candidates for the
2014 District 9 Special Election held on May 10, 2014.

Candidates are:
Margot Garza
Greg Hughes
Ed Lasater
Juan Rangel
Bernie Scheffler
Ann Zadeh

Additional candidate information is located on their website/Facebook page or on the
City of Fort Worth's website, <http://fortworthtexas.gov/elections/>



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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		

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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

RPIA MEETING

Monday, April 21
6:45 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:

MAY 2014 NEWSLETTER

Friday, April 18

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:

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 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

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.

April RPIA Treasurer's Report

Submitted by Llisia Lewis, Treasurer

continued from page 1

Center Supervisor and Tracy Edwards, Public Education Specialist with the City of Fort Worth. We also met a few of the candidates for District 9 Councilperson.

Alonzo presented a study of the results of our traffic calming initiatives in Ryan Place. Overall, these initiatives have lowered the volume and speed of traffic throughout our neighborhood. Our NPO, Sergio Guadarrama, is working to address speeding concerns by some on Cantey Ave. Damon discussed the Fire Station Community Center programs. Check out their memberships, classes and after school/summer camp programs by calling 817-924-9971. Tracy spoke to us about services available to neighborhoods through the Neighborhood Education Office.

We continue to move forward with our internal neighborhood association initiatives including a new web site, long-term strategic plan, neighborhood directory and updated by-laws. We plan to spend a large part of our April meeting discussing proposed changes to the by-laws. If you have an interest or an opinion about the by-laws, please plan to attend this meeting on April 21 at 6:45pm.

As always, feel free to contact me at any time with feedback or suggestions.

Leanne Kline, RPIA President

Net Revenue YTD	\$5,402.50
Newsletter Advertising	\$2,545.00
Event Advertising Revenue	0
Sustaining Membership	\$2,857.50

Net Expenses YTD	\$5,237.23
Newsletter Printing	\$1,936.25
Newsletter Distribution	\$611.70
Circles & 8th Ave	
Gates Water & Irrigation	\$299.78
Parks & Gate Maintained	\$2,064.16
Irrigation Repairs	\$237.80
Neighborhood Welcome	\$80.11
Misc. (PayPal)	\$7.43

NET INCOME YTD

\$165.27



Pavani Bellary, DO



Stephanie Hiraki, DO



Aasia Janjua, MD



Niraj Mehta, DO



Morvarid Rezaie, DO

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www.associatesofinternalmedicine.com



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.

817-570-9901

2014 Sustaining Members

Names in bold print have contributed since the last NEWSLETTER.

Patron

Anonymous
Anonymous
Joan Kline
Louis Lambert
Kitty & Jim Loveless
Lin & Randy Parham
Susan & David Parish Jr.
Patricia & Glenn Polenz
Kendall Wells & Sunny Glenn

Friend

Christopher Burr
Leighton Clark & Teresa Godbey
Andrea & Bernee Garcia
Eugenia & Edward Furber
Barbara and Lou Lucignani
Julie & Ross Vitek

Neighbor

Barbara Bell	Yvonne Johnson
Courtney Chatfield	Kara & Joshua Jones
Leticia & Robert Clay	Ruth Kline
Joyce Davidson &	William & Susan Longworth
Christy Collard	J. Carter Matheney Tiernan
Trey Eason & Catherine Weil	Joe Murphy
Alison & Christopher Gee	Diane M. Satterlee
Minnie & Paul Harding	Kaci & Britton Strawn
Lorraine & Norman Higgins	Pamella & Charles Tynan
William Hughes	Rita & Michael Utt
John Ivy	Marilyn & Miguel Vivar

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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 or donate online today at
<http://www.historicryanplace.org/RPIASustaining.html>
to support the quality life and property values
in our neighborhood.

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

Name _____

Address _____

Phone _____ E-
Mail _____

Amount _____

Please contact me to help with (circle any / all):

Parties Outdoor projects Events Crime Prevention

Other _____

Mail to: RPIA
P.O. Box 11122
Fort Worth, TX 76110



FRIDAY ON THE GREEN

Friday on the Green is the monthly concert series presented April through November by Fort Worth South, Inc. in partnership with Fort Worth Weekly, Rahr & Sons Brewing Company, The Usual, and Coors Distributing of Fort Worth. The event features the region's best live music, tasty food and drinks from Near Southside eateries, and the fun and relaxed atmosphere of a

big neighborhood picnic. Groups of families and friends show up with blankets, chairs and pets to enjoy a lineup of three great local bands and food from local businesses or food trucks, beer and wine.

7–10 pm | 1100 Lipscomb Street | Spring Dates – April 4, May 9, June 13



OPEN STREETS

Sunday, April 27 | noon–4 pm | Magnolia Ave from 8th to Hemphill

Open Streets closes Magnolia Avenue and other adjacent streets to traffic and opens them up to cyclists, food trucks, dog walkers, skateboarders, yoga classes, face painters and much more. The event is an expression of the Near Southside's community spirit in every way. Local businesses set up activities along the route. Dozens of community partners plan details such as routes and activities, temporary public art projects, pet adoptions, bike safety courses and much more. This is one of the Near Southside's most beloved community events with attendance in the thousands.



GET INVOLVED!

We are now seeking activity providers for Open Streets. This event is planned by the Near Southside community, for the community. Please help us make it memorable, exciting, and diverse by adding sharing your talent.

Interested in participating? Let us know what you can do! For more information contact Megan Henderson, megan@fortworthsouth.org

Celebrating Sweet 16

Old Neighborhood Grill



1633 Park Place
In Park Place Village
Between 8th Ave and Forest Park

817-923-2282
Open 7a - 9p • Mon - Sat



*Thanks to Raul and Lisa Pena for hosting last month's Wine Gathering event which provided the neighborhood with another venue to get together and enjoy each other's company.
Photo by Lamar Brown*

Real Estate Corner by Jeff Anderson



From restored Ryan Place treasures, to opportunities that await, to newer construction, lots of fun and diverse homes have hit the market this spring.

The headlines are accurate regarding home values but the competing offers veer to properties offering the most updates and deemed move-in-ready.

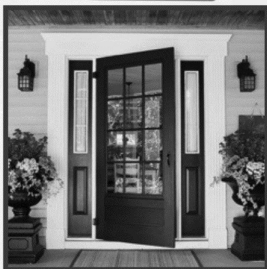
Preparing the home for the market inside and out, addressing deferred maintenance and overall marketing are still as important as ever. Buyers are hyper but selective! Also finding that right price makes all the difference so that money isn't left on the table or prolonging time on the market.

I love this time of year. And Ryan Place always beams in the spring! Enjoy!

2725 Willing Ave	4 bed	3 bath	2,888 sqft	\$435,000
2529 6th Ave	4 bed	4 bath	4,448 sqft	\$399,900
2509 Willing Ave	3 bed	2 bath	2,220 sqft	\$285,000
2824 Ryan Place Dr	3 bed	1 bath	1,285 sqft	\$175,000
2801 Ryan Ave	2 bed	1 bath	1,092 sqft	\$148,750
2937 Ryan Ave	3 bed	2 bath	1,452 sqft	\$ 82,000
2317 Ryan Ave	3 bed	2.5 bath	2,696 sqft	Contract
1506 Elizabeth Blvd	4 bed	2.5 bath	2,964 sqft	Contract
2713 5th Ave	2 bed	1.5 bath	1,633 sqft	Contract
1107 Elizabeth Blvd	3 bed	3.5 bath	3,784 sqft	Contract
2313 6th Ave	3 bed	2 bath	1,872 sqft	Contract

St. John's Choir to Offer Fauré Requiem, Sunday, April 6

On Sunday, April 6th at 5 pm
St. John's Chancel Choir will perform the
"Requiem in D Minor" by Gabriel Fauré,
to the accompaniment of organ and harp.
Soloists include Hillary Millican, soprano,
and David Robinson, baritone.
Featuring guest organist Glenda Robinson,
and Cynthia Shockley, harpist.
Ian Potts, conducting.
Reception to follow. All are invited!



THINKING OF SELLING?

If you are considering a move, please contact me. We can discuss a possible list price for your home and a timeline that works best for your family.

	Sold Price/ SF Range	Sold Price Range
Berkeley	\$152 - \$200	\$282K - \$800K
Mistletoe	\$130 - \$205	\$222K - \$840K
Ryan Place	\$110 - \$173	\$212K - 565K
Fairmount	\$105 - \$143	\$200K - \$332K

*The low inventory
of existing homes
is pushing prices
up in many
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and producing a
strong
sellers market!*



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Broker Associate
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askRuthStory@gmail.com



www.RuthStoryOnline.com

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.



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JOHN FILAROWICZ
RYAN PLACE RESIDENT
TEXAS A&M HORTICULTURIST

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Timely Tips for April Gardeners from Calloway's

The meaning of the word April is “to open” or “opening.” This is the month of rebirth and hope for the future. We celebrate Earth Day on April 22; a day when we express our concerns for the environment. Many organic products are offered to help you develop a naturally-inspired green environment. There are also traditional solutions for the gardener who is exploring the “greener” side.

A successful garden begins with good soil. Organic material is important to the soil composition. It helps with drainage and increases the soil mi-

crobe population. Expanded shale is used to break up hard, compacted clay soils. Top dress your flowerbeds and containers with organic mulches. This not only breaks down slowly—putting organic material back into the soil but, also prevents weeds, conserves moisture and cools the soil during the heat of our Texas Summer.

There is a large variety of planting materials available at this time as you “open” or give rebirth to your landscape. Foundation shrubs, trees, perennials, annuals, groundcovers and a large variety of vegetables and herbs can create new hope for your landscape's future.

April Clinics

Saturday, April 12, 10:15 am:
Butterfly and Hummingbird Gardens

Saturday, April 19, 10:15 am:
Proven Flowers for your Texas Garden –
Proven Winners

Saturday, April 26, 10:15 am:
Simply Spectacular Hibiscus, The Easy
Way!

*Information courtesy of Calloway's
Nursery ©2014, www.calloways.com.*



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4 07734 70926 9

Fairmount's 2014 Tour of Historic Homes

Mother's Day weekend is just around the corner and preparation for Fairmount's 2014 Tour of Historic Homes is in full swing. Be on the lookout for sneak peeks of the homes on the Fairmount facebook page and website.

The tour will be held Mother's Day weekend, Saturday, May 10 and Sunday, May 11 from noon-6 pm both days. Tickets are currently available online at www.HistoricFairmount.com and will also be available at various area locations soon.

Help is needed to docent, sell tickets or help with set up. Volunteering is fun and is also the only way to earn admission to Wine Down—the hottest party on Fairmount's social calendar! Volunteer forms are available on the Fairmount website or you can contact Kim Worley, the volunteer coordinator, at kim.worley@live.com. Your support is greatly appreciated.


If you would like more information about the tour or how you can get involved, please contact Sean Lynch at hometour@historicfairmount.com

The tour is getting close and we can't wait to see you there!

Proceeds from the tour are the primary source of funding for Fairmount Neighborhood Association endeavors.




Dining room at the Robinson's house, one of this year's houses on the Fairmount Tour of Historic Homes, awaits tour visitors on Mother's Day weekend. Photo by Stacy Luecker



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CCRP Annual Meeting Announcement

Spring is here and it is time for the Candlelight Christmas in Ryan Place Annual Meeting. The meeting will be held on **Wednesday, April 16th at 1315 Elizabeth Blvd** beginning at 7 pm. This is the meeting to elect Trustees for any expiring terms or vacancies. Nominations can be made at the meeting. The qualifications to serve are that you must be a Ryan Place resident and have participated in a prior Tour.

I want to thank the home owners who participated in the 2013 Tour, Tracy and Frank Papa, Jonathan Shipley, Llisa and Tom Lewis, Rainey and Randy Dukes, Linda and Rowland Hill, Donna and Wayne Darner, Sara Woodward and Henry Fella, Cathy and Chris Rogers, Eric Prokesh and Carlos Gomez.

They all went above and beyond with good humor during the treacherous weather conditions. Also, a quick thank you for everyone who worked so hard to make the 2013 Tour a success.

Mary Edwards, CCRP President

Ryan Place Easter Egg Hunt

Saturday, April 19 at 10 am * 1111 Elizabeth Blvd

Age Groups:

3 and under

4-5 years

6-9 years

Piñatas * Easter Bunny * Cascarones for everyone!

For all those wishing to participate, please deliver (1) dozen plastic eggs per child filled with wrapped candy or surprises by Friday, April 18th to 2529 Willing Avenue. Please include on the bag of eggs, the child's name and age. In the event of rain, the event will be moved to St. John's Church.

*** Don't forget your Easter Basket!!

Needing teen volunteers to hide eggs at 9 am.

Please email Nicole at nicolehavrilla@gmail.com



**OPEN FOR
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Our brand new club is now open and we're excited to meet you! Anytime Fitness is unlike other gyms – we build relationships while we're building muscles. Here you'll find the support you need, and see your fitness goals become our goals too. *Join now to receive:*
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Ryan Place's Two Percenters

As we have previously discussed, you can please some of the people some of the time, but you can't please all the people all the time.

The summary results of the Ryan Place Neighborhood Traffic Management Plan showed indications of success for the five-year-long plan and implementation process. At the RPIA board meeting much time was spent discussing the speed of traffic on W. Cantey. Measured speed prior to removal of speed humps and the installation of traffic chicanes was 28 MPH vs. now of 29 MPH. (Actually an increase of one and one-half miles per hour.) That difference to difficult for the untrained observer to notice or to consider an inappropriate result of many years of work to rid the neighborhood of excess traffic volume and speed.

Volume - The good news is that W. Cantey Street carries 49 fewer vehicles. Which led our traffic experts to theorize that the folks traveling on Cantey weren't using our neighborhood as a "cut-thru," but they just might be our neighbors.

Speed - As it turns out the Traffic Engineering Manual requires the removal of the top 15% of the speed data when calculating the traffic's average speed. This fact got me thinking that maybe the top 15% of traffic is now driving much faster than the previous top 15%. And just maybe those drivers live in Ryan Place.

Back in the day of Paschal High School during the days of Principal O. D. Wyatt he always talked about how 98% of the students followed the Paschal Honor Code: they followed the rules, did their work and got along just fine. Some students, the other 2%, were the ones who got into trouble by not following the rules. They were the ones who had most of the contact with the deans of boys or girls. They were the ones sent to the principal's office.

Now as you have probably have guessed. I didn't meet O.D. Wyatt until graduation night right after they announced my name and I walked across the stage, shook his hand to receive my diploma. But since then I have, at times, acted like a Two Percenter behind the wheel.

Maybe some of Ryan Place drivers are also Two Percenters. They drive faster than the speed limit, coast through stop signs, and all that other wrong stuff. Therefore, if for no other reason than to make our neighbors of W. Cantey happier, I will slow down at least 1.5 MPH!

Lets try that on all our streets!

**Submitted by Christopher Ebert,
Observer of Ryan Place traffic since 1976 and neighbor**

www.edwardjones.com

Will You Get the Most from Your Social Security Benefits?

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

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



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April 2014

SUN	MON	TUE	WED	THU	FRI	SAT
		1 April Fool's Day	2 Trash	3	4 Friday on the Green 7-10 pm	5 Low Cost Pet Clinic 10 am-noon
6 St. John's Choir 6 pm	7	8	9 Trash	10	11	12
13	14 Passover begins Sunset	15	16 Trash CCRP Annual Mtg 7 pm	17	18 Good Friday	19 Easter Egg Hunt 10 am
20 Easter	21 BIG TRASH RPIA Meeting 6:45 pm	22 BIG TRASH Candidate Forum 7 pm	23 BIG TRASH	24 BIG TRASH	25 BIG TRASH	26
27 Magnolia Open St Noon-4 pm	28	29	30 Trash			

THE BANK NEXT DOOR

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of West Rosedale and Jerome.



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President
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