

# Ryan Place Newsletter

May 2014

HistoricRyanPlace.org



## RPIA President's Update

Greetings Neighbors –

April brought many exciting events to our neighborhood including our annual Easter Egg Hunt, BBQ party and District 9 Candidate's Forum. I hope you had an opportunity to attend one or more of these events. Thanks go out to Nicole Havrilla for planning a very successful and well-attended Easter Egg Hunt for our neighborhood children, to Tim Keith for firing up a delicious BBQ once again, and also to Trey Eason for taking on the lion's share of organizing our joint RPIA/FNA District 9 Candidate's Forum.

On another note, you have likely heard that there has been an arrest on the car arsons in Ryan Place. What I know is this was a senseless crime to our neighborhood spurred by thoughtless people. Do not let this deter your commitment to our neighborhood. Ryan Place will always be a great place to live.

In other news, we continue to move forward with our internal neighborhood association initiatives including a new web site, long-term strategic plan, and updated by-laws. At the April 21 RPIA Board meeting, we spent a large part of our time discussing potential changes to our By-Laws. Proposed changes will most likely be communicated in the August newsletter. The new website committee continues to work on content, design and photos of the neighborhood. Our long-term strategic plan is in the final stages of review. We are making great progress on many of our initiatives.

That said, we can always use the help of others. There are several who are making a difference in our neighborhood objectives. I would like for there to be others. If you are interested in volunteering your time or talents in any way, please contact me. You can make our neighborhood efforts stronger.

Please feel free to contact me at any time with feedback or suggestions, as I am very interested in hearing from you.

**Leanne Kline, RPIA President**



## WELCOME!

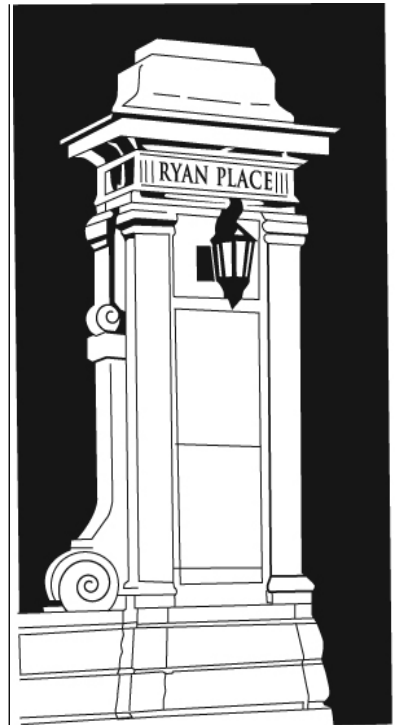
RYAN AVENUE

**Terrence Bilodeau** is a home appraiser with a degree in business and marketing from the University of Texas at Arlington. He moved from North Ridglea to Ryan Place because of a childhood dream of living here. In fact, his admiration of the neighborhood when he was a Daggett Elementary School student influenced his interest in architecture and landscaping. Also, he likes the Southside location with TCU and the hospital district nearby, both assets to property value. Terrence grew up in Miami and Fort Worth and has family roots in French Nova Scotia and Ecuador. He spends family time with his aunt and cousins and his recreational time, rock climbing and working out.

Please contact the Welcome Lady at [arkarbach@sbcglobal.net](mailto:arkarbach@sbcglobal.net) or 817-924-9653 to schedule a welcome visit or to alert her that a new neighbor just moved in.

Thanks to our current neighbor donors: Ted and Dana Settle of Sportswear Graphics for the Ryan Place tote bags, Christina and Nehme Elbitar for gift cards to Chadra Mezza and Grill, and to Randy and Lin Parham for dental products.

*Submitted by Ruth Hosey Karbach, The Welcome Lady*



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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	Stephanie Gutierrez	stephaniefoerster@att.net	817-709-5800

## 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	214-414-0199
6th Avenue	Jennifer Renta	rentaj@sbcglobal.net	817-926-4606
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	817-923-5019
Elizabeth Boulevard	Donna Darner	drdarner@sbcglobal.net	817-924-5699
Ryan Avenue	Levi Howard	lwh0030@unt.edu	817-992-5461
Ryan Place Drive	Lamar Brown	brownlamarl@yahoo.com	214-732-3515
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, May 19  
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:**

**JUNE/JULY 2014 NEWSLETTER**

**Friday, May 23**

[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 Fernando Molnar** 817-392-6339

**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.**

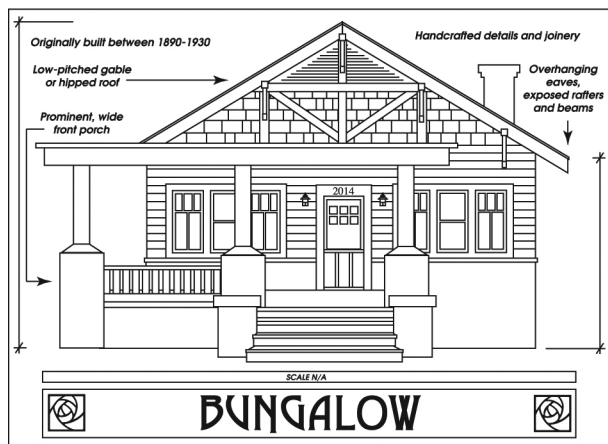
32nd  
Annual

# FAIRMOUNT

HISTORIC DISTRICT

## Tour of Historic Homes

A window into the past, a blueprint for the future.



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Advance Tickets \$12 • Day-of Tickets \$18  
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## YTD RPIA Treasurer's Report

Submitted by Lliisa Lewis, Treasurer

**Net Revenue YTD** **7,487.50**

Newsletter Advertising  
Sales \$2,635.00  
Event Advertising Revenue 0  
Sustaining Membership \$3,852.50  
Contributions  
Safety and Security \$1,000.00  
Funding

**Net Expenses YTD** **\$6,638.88**

Newsletter Printing \$2,491.25  
Newsletter Distribution \$761.70  
Circles & 8th Ave  
Gates Water & Irrigation \$319.36  
Parks & Gate Maintained \$2,580.20  
Irrigation Repairs \$397.80  
Neighborhood Welcome \$80.11  
Misc. (PayPal) \$8.46

**NET INCOME YTD** **\$848.62**



### 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 neighborhoods and producing a strong sellers market!*

#### Just Sold!

6232 Locke (\$136/SF)  
1928 6th (\$142/SF)  
2808 Ryan Place (\$139/SF)  
1111 Mistletoe (\$193/SF)

#### Under Contract!

2037 Windsor  
2713 5th  
2308 Stanley Avenue

#### New Listing!

2319 Stanley Avenue



**Ruth Story**  
**Broker Associate**  
**817.992.9232**

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



[www.RuthStoryOnline.com](http://www.RuthStoryOnline.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  
**Tracey & Frank Papa**  
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  
**Carol & Ross King**  
Barbara and Lou Lucignani  
**Lisa & Raul Pena**  
**Zoe & Glenn Pierce**  
Julie & Ross Vitek  
**Elzie & Evelyn Wilson**

### Neighbor

Barbara Bell	Ruth Kline
Courtney Chatfield	William & Susan Longworth
Leticia & Robert Clay	J. Carter Matheney Tiernan
Joyce Davidson &	<b>Becky &amp; Jerry Moody</b>
Christy Collard	<b>Nancy &amp; Steven Mosher</b>
<b>Pam &amp; Cullen Cox</b>	Joe Murphy
Trey Eason & Catherine Weil	<b>Mary Richardson</b>
<b>Sherry &amp; Paul Frantz</b>	<b>Patricia &amp; Javier Rodriguez</b>
Alison & Christopher Gee	<b>Loy Rooke &amp; Rita Cody</b>
Minnie & Paul Harding	Diane M. Satterlee
Lorraine & Norman Higgins	Kaci & Britton Strawn
William Hughes	Pamella & Charles Tynan
John Ivy	Rita & Michael Utt
Yvonne Johnson	Marilyn & Miguel Vivar

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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

## Greater Than The Sum Of Its Parts

While I was reflecting on the April neighbor meeting, it occurred to me that our neighborhood was greater than the sum of its various parts: a) our street grid that tends to equalize each street where no one east-west street gets you to Eighth Ave easier than another; b) our sidewalks which allow neighbors to meet, visit and get exercise all at the same time; c) our multiple house designs and sizes; d) our many different ages, economic status, and interests.

How do we protect the many slices of the neighborhood's diversity? Some would say historic overlay zoning might work, others a city zoned conservation district or the development of a plan is the ticket. Would just not interfering with the process that got us here be the best? John Ryan's vision of a planned neighborhood development, interrupted by the Great Depression, spurred on by the growth of the West Texas oil field, and then completed by the return of World War II servicemen and women starting families are some of the influences that got us the Ryan Place we know today.

These are the influences I see today on Ryan Place: the success of TCU on the football field leading to gains in enrollment have put tremendous pressure on the housing stock to our west, the success of Fairmount's bungalows' restoration, the work Fort Worth South has done to promote Magnolia as a entertainment and dining destination. While I don't consider these issues as bad (or good) they are just some of the factors that will determine the look and shape of Ryan Place in the future.

Just as the best city councilmember for District 9 would be the sum of parts from each of our six candidates, I would like us to use all our talents from the many parts that are Ryan Place and continue to make Ryan Place better.

Greater than the sum of its parts.

*Submitted by Chris Ebert, Neighbor*

# VOTE! May 10

## Fort Worth Bond Election

## District 9 City Council



## Celebrating Sweet 16

### Old Neighborhood Grill



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# 28th Annual Ryan Place Croquet Tournament

## Ryan Place Croquet Tournament Memorial Day

Monday, May 26, 10 am  
2530 Ryan Place Drive

### Croquet Clinic

Sunday May 18 & 25, 4 pm  
2530 South Adams

The 28th Annual Ryan Place Croquet Tournament will be held Monday, May 26 in historic Ryan Place. The Ryan Place Croquet Tournament is a single elimination tournament with each team consisting of two players.

Play will begin 10 am Monday morning on the Croquet Tournament's Championship Court at the home of **Tommy & Susan Drake**, 2530 Ryan Place Drive. Winners of the Preliminary Round will play immediately in the Championship Final.

You may bring a partner or meet a partner at the Preliminary Round. Everyone who comes to the Preliminary Round is welcome to play. All ages and skill levels can compete for a chance to be in the Championship Final.

## Ryan Place Croquet Clinic 2530 South Adams

Sunday afternoons May 18 & 25 at 4 pm Croquet Clinics will be held to review the game rules, teach the techniques and learn the strategies of croquet. Previous winners will be the special guests to share their secrets for tournament success.

### Ryan Place Croquet Tournament Summary of Rules

The Game: American nine-wicket croquet

Teams: Each team shall consist of two players. Every age is welcomed and encouraged to play. Players do not have to reside in Ryan Place

Pairings: Teams will be paired with other teams by a drawing to be held at 10 am Monday, May 26.

Format: Single elimination until one team from each is declared the winner.

Preliminary and Championship Finals: At the Ryan Place Croquet Tournament Championship Court.

Check your email inbox and [historicroyanplace.org](http://historicroyanplace.org) for up to the minute information

For information contact the Tournament Director / Croquet Czar at 817-319-2363.



Pavani Bellary, DO



Stephanie Hiraki, DO



Aasia Janjua, MD



Niraj Mehta, DO



Morvarid Rezaie, DO

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**FAX** 817-870-3636

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

## The Yard of Month

The Nickelson home is this month's Ryan Place Yard of the Month winner. We love the concentration of cacti flanked by the beautiful Italian cypress trees. It has a very dramatic flair, while looking perfectly natural. Love it!



## Timely Tips for May Gardeners from Calloway's

Due to the vast and diverse geography of our great state, Texas is home to nearly 5,000 native plant species! Often people envision "native plants" with mesquites and cacti but many of our basic landscape plants are native to Texas. Native plants tolerate the Texas summer heat better than most, require less water, less mowing, provide habitats for birds, butterflies and other wildlife, protect the soil and save on fertilizers and insecticides. Texas mountain laurels or desert willows are native trees that will add colorful blooms to your landscape. For additional blooms add a Texas sage with the purple summer flowers or a red yucca with its red spike-like blooms to the landscape.

Don't forget the reliable perennials for providing Texas tough color! Blackfoot daisy, gaura, coneflower and many of your salvias are native to Texas and will provide color year after year once they are established. Perennials are often those plants that can be divided, shared and passed on from generation to generation. You can also use perennials in a "cutting garden." Select varieties that will bloom at different times of the year so something will always be in bloom.

Don't forget Mom this month! Color in May comes from more than a bouquet of blossoms for Mom on Mother's Day! Plan ahead and give that special lady a naturally-inspired bouquet that changes with the seasons. Add an Encore® Azalea for beautiful blooms from Spring through Fall. This collection tolerates more sun and is more cold tolerant than the average azalea. Bloom-a-Thon® and ReBloom® Azaleas also give the additional blooming seasons but require more shade. Another flowering winner is the Knock Out® Rose, from single to double blooms, this family provides continuous flowers until the first freeze.

**Free Clinics at your nearest Calloway's or Cornelius Nursery! Saturdays, 10:15 am**

**May 10: Showstopping Shrubs - Colorful Roses and Azaleas**

**May 17: Perennials – Your Reliable Friend**

**May 24: Butterfly & Hummingbird Gardens**

**May 31: Create your own Masterpiece – The Basics of Landscape Design**

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

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# CRIME PREVENTION & SECURITY

Greetings my fellow Ryan Place/ Residents! This is your friendly NPO speaking. I know that I don't have to remind you that the silly season is coming. It seems that in some aspects that silly season has already arrived. As I'm writing this I know that many residents are still reeling from the senseless arson incidents that occurred in Ryan Place a few weeks ago. It was asked of me how incidents like this can be prevented. I wish that I could come up with an answer that would put everyone's mind at ease. I cannot sugarcoat an answer and I'm not going to guarantee that something like this will never happen again. These incidents occurred early in the morning and they were completely random. The only way we as a police department could guarantee that something like this doesn't happen again is to put a police car on every other block in the neighborhood. We don't have the manpower to do that. I will say that the beat officers are just as outraged and have stepped up patrols in the area. All we can do is be a visual deterrent at this point and that's what we plan to do.

The silly season (as I like to call it) is when the temperature raises above 80 degrees for long periods of time and it effects people's judgment and behavior. The silly season is right around the corner. Actually, it's more like to doors down on the right. From my experience crime does go up when it gets warmer. I don't know if there has been a scientific study done when it comes to weather and crime but one only has to look at the statistics. It is a real phenomenon that I can't fully explain but I know that when the silly season comes around I'm reminded daily as to why I became an officer in the first place. The city becomes a target rich environment and that's where we (police officers) come in.

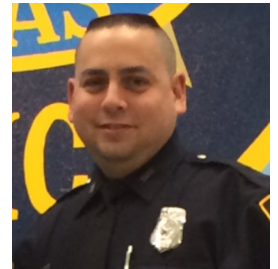
It's also a time for everyone to also be on the look out for suspicious activity. I've said before that when officers have caught bad guys it's because of one of two things. Either the officer was in the right place at the right time or a concerned citizen called in suspicious activity or a crime in progress. I know that everyone in the neighborhood is concerned with crime and obviously I am too so this calls for everyone to step up their game. That goes for us as police officers too. The only thing about the silly season is that call load also goes up which takes away preventative patrol for the beat officers. That's where yours truly comes in. When the silly season does get here I will be working into the night on most of my shifts. What we need from you is to keep doing what you're doing and call in suspicious activity. Remember what I've told you about "painting a picture" for the call taker. What kind of suspicious activity are you observing? Does it look as if someone is casing a neighborhood? Does their clothing not match the weather? Are you seeing the same vehicle go around the neighborhood as if the passengers are casing it? Paint that picture. Give the call taker as many details as you can. Tell them what direction they are headed. Give clothing descriptions from head to toe if possible. We all have a part to play when it comes to deterring crime. I will do my best to do whatever I can do but I need you all to be our extra eyes and ears.

We also need to watch those alleys. Those alleys are favorite entry and escape routes for the bad guys. Let's do our best keep those alleys clear of brush and trash so emergency vehicles can go through there if need be. There has been discussion of putting lights at both ends of the alleys to light them up. I will look further into that to see if this is doable. Together we can fight crime and have many successes in the end. As always please feel free to contact me with concerns. The

Be safe out there. Keep your eyes and ears open.

**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)



## general dentistry

**RANDY A. PARHAM D.D.S.**

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**F 8 1 7 - 8 8 2 - 6 9 2 9**

**1 6 1 2 PENNSYLVANIA AVE.**

**FORT WORTH, TEXAS 7 6 1 0 4**



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& DAGGETT PARK

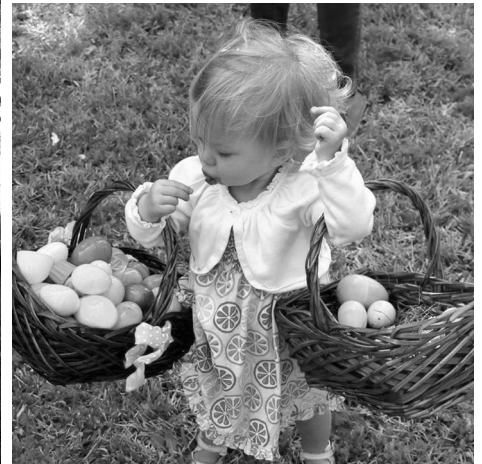
**817.233.5411**

**JOHN FILAROWICZ**  
RYAN PLACE RESIDENT  
TEXAS A&M HORTICULTURIST

DESIGN INSTALLATION MAINTENANCE IRRIGATION LI 10871



# Ryan Place Easter Egg Hunt



# Ryan Place BBQ





## Real Estate Corner by Jeff Anderson



Last week I was acquainting a relocating physician and his family to Ryan Place. He had worked in our hospital district over a decade ago and it was fun to see the look on his face as he took in Ryan, Fairmount and the movement of activity around Magnolia. Since he left, he's been engaged in medicine in a 3rd world country. Coming back to the states in a major culture shock, but the timeless, charming homes, the friendly people and the diverse foodie selections make coming back feel pretty exciting. What a special community Ryan is that one could walk to work and make new friends just by investing a little time out on their front porch! Enjoy May in Ryan!

2416 Ryan Place Dr	3 bed	2.1 bath	3,657 sqft	\$530,000
2725 Willing Ave	4 bed	3 bath	2,888 sqft	\$435,000
2515 Willing Ave	3 bed	2.1 bath	2,255 sqft	\$299,900
2313 6th Ave	3 bed	2 bath	1872 sqft	\$289,900
2922 Willing Ave	3 bed	1 bath	1,164 sqft	\$159,000
2801 Ryan Ave	2 bed	1 bath	1,092 sqft	\$138,000
2821 Ryan Ave	2 bed	1 bath	980 sqft	\$124,500
2900 Willing Ave	2 bed	1 bath	1,020 sqft	Contract
2713 5th Ave	2 bed	1.1 bath	1,633 sqft	Contract
2529 6th Ave	4 bed	4 bath	4,448 sqft	Contract
1107 Elizabeth Blvd	3 bed	3.1 bath	3,784 sqft	Contract
1506 Elizabeth Blvd	4 bed	2.1 bath	2,964 sqft	SOLD
2824 Ryan Place Dr	3 bed	1 bath	1,285 sqft	SOLD
2509 Willing Ave	3 bed	2 bath	2,220 sqft	SOLD

## Living in the Now, Preparing for the Future

www.edwardjones.com

For many of us, our goals in life remain constant: financial independence and providing for family. Striking a balance between saving for goals, such as education and retirement, and allocating money for daily expenses can be challenging. But you can do it.

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