



President's Letter

The weather has finally turned and that means a busy fall for Ryan Place!

First, on September 26th RPIA had its general membership meeting. Fort Worth ISD Trustees Ashley Paz and Dr. Matthew Avila attended the meeting to update the neighborhood on the boundary change for Daggett Elementary. As a refresher, despite Daggett Elementary being in the middle of our neighborhood, all of Ryan Place is not zoned for that elementary school. Therefore RPIA has requested that the school district change the attendance zones to incorporate our entire neighborhood.

There is still some work to do, but it appears that the change will occur for next year! Dr. Avila and Mrs. Paz presented a timeline and process for attendance zone to be changed.

According to FWISD staff, there will be one community meeting in October or November, and then the proposal will go to the Trustees for a vote in December. Keep an eye out for information regarding this meeting. I want to thank both Mrs. Paz and Dr. Avila for their leadership on this issue.

Next, Candlelight Christmas in Ryan Place is just around the corner! Mark your calendars right now for the weekend after Thanksgiving, which this year is Saturday, December 3 and Sunday, December 4. Again this year, all profits

will go to RPIA as the annual Home Tour is our major neighborhood fundraiser. We have six wonderful homes being readied for their moment in the spotlight! Plan now to be there, and let your family and friends know to save the dates too.

As you can imagine, it takes dozens of volunteers to make it all happen. We need you! Please sign up for one or more shifts as a volunteer docent so that you can put that on your calendar. You'll get a complimentary ticket for each shift worked, and of course an invite to the Wine Down! Know anyone else who would be a great docent? Students who need community service hours? Here's the link to sign up online: <http://goo.gl/cxeiER> or call Kris Savage, Volunteer Chair, at 817-507-6742 and she'll find the perfect spot for you.

Excitement is building! Together we can make this year's Candlelight Christmas in Ryan Place the best ever!

Also, RPIA is putting together an outdoor movie night. Right now it is scheduled for October 28th starting around 6 p.m. Keep an eye out for more information regarding this new event. We will post updates on the Facebook page, our webpage and through our email service. Next, take a moment to give us your opinion on the future of Daggett Park! The RPIA Daggett Park Committee has created a survey to analyze our

neighborhoods uses and desires for Daggett Park. Go to our website and under the Resources tab there is a link to a Survey of RPIA Members.

We will publish the results and discuss a potential park plan at a meeting on October 18th at 7 p.m. at St. John's. Come and join in renovating this park! Finally, the RPIA year is close to ending, and we are looking for volunteers for board positions, street directors, and to work on the Christmas Tour. If you are interested in any of these positions, please let me know!

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The Ryan Place Newsletter is delivered each month except July and January to every home in Ryan Place. It is typically hung on your front door handle. Delivery of the newsletters is a volunteer effort by Ryan Place residents. If you do not receive a newsletter, please contact any RPIA director so we may get you a copy.

Deadlines and Distribution Dates

2016 Month	Copy Deadline	Distribution
November	October 21	Nov. 05-06
December	November 18	Dec.03-04

Newsletter layout by Jerry Sullivan

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If you are interested in advertising in the Ryan Place Newsletter in 2017, please email rpianewsletter@yahoo.com.
Thank you for supporting our neighborhood!

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Streetlight Outages 817-392-8100

Officer Travis Menchaca 817-392-6339

RPIA Financial Report

Tour Revenue 2016
Mark your calendar!

Dec 3rd & 4th

YTD General Fund Revenue

Newsletter Advertising	
Sales	\$8,350.00
Tour Money General	
Fund Donation	\$10,000.00
Neighborhood	
Contributions	\$6,689.00
Sponsorships	\$1,000.00

Net Expenses YTD

Newsletter Printing & Bags	\$7,076.45
Web Domain set up	\$0.00
Constant Contact	\$0.00
D& O Insurance	\$0.00
PO Box Rental	\$106.00
meeting signs	\$0.00
Circles & 8th Ave Gates	
Water & Irrigation	\$641.67
Parks & Gate Maintenance	\$4,933.44
Irrigation Repairs	\$578.74
Neighborhood Welcome	\$0.00
Office Supplies	\$0.00
Misc. & online fees	\$46.82
Membership fees	\$285.00
Event Expense Paid	\$2,950.28
Improvement Projects	\$490.41

NET INCOME YTD	\$7,054.20
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Produced 9.15.16

Presented by Llisa Lewis, Treasurer

l.lewis0801@icloud.com

WE NEED YOUR DONATIONS

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Thank you to all the generous neighbors who have supported our neighborhood association by sending in donations for 2016.

These donors are listed as receipts through 8.15.16.

Submitted by Llisa Lewis, RPIA Treasurer

Sustaining Neighbor

Donation above \$200

Gary & Deborah Carl	5th
Spencer Tanke	Elizabeth
Cade & Jennifer Lovelace	5th
Gary & Terri West	5th
Kitty & Jim Loveless	6th
John Angle & Joel Burns	S Adams
Patricia & Glenn Polenz	College
Joan Kline	Elizabeth
Randy & Lin Parham	RPDr
Tom & Llisa Lewis	Elizabeth

Community Patron

Donation of \$101 to \$200

Jim & Mary Sadowski	Willing
Ted & Dana Settle	S Adams
Javier & Patricia Rodriguez	S Adams
Edward & Eugenia Furber	Elizabeth
Kurt Nielson	Elizabeth
Elzie & Michael Wilson	5th
Mary Orzel	5th
Erik & Kathryn Hansen	6th
Raul & Lisa Pena	Elizabeth
Ruth Karbach	RPDr

Neighborhood Builder

Donation of \$36 to \$100

Lou & Barbara Lucignani	8th
Larry & Sian Borne	Willing
Bob & Mary Weathers	Willing
Kipp Baker	6th
J. Carter Matheney Tiernan	6th
David & Diane Klein	RPDr
James & Kirsten Sluck	6th
Chris & Alison Gee	5th
John & Cindy Belknap	Willing
Ignacio Del Toro	RPDr
Sean Hower	
Joan Loicano	Willing
Hayne & Katie Shumate	5th
Rick & Angela Bettinger	5th
Tiernan	6th
Kipp Baker	6th
Robert & Lawrence Trimble	6th
Brack & Pamm Cox	S Adams
Steve & Diane Zemkoski	S Adams
Robert & Carol King	College
Mr or Mrs. Yates Brown	Elizabeth
John & Danielle Morris	Lipscomb
Rick Tucker	Ryan
Steve & Debra Flanagan	RPDr
James M Kwolek	

Good Neighbor Level

Donation up to \$35

Tracy Papa	Elizabeth
Kurt & Jill Sprenger	College
Teresa Crafton	Willing
Ron & Debra Hughes	Willing
Deborah Crow & Joan Loicano	Willing
Michael & Rita Utt	6th
Theodore & Paloma Homan	Willing
Paul & Minnie Harding	5th
Jason Allen & Sarah Kratky	6th
Diane McCusker	5th
Doug Baldwin	6th
Joe M Murphy	RPDr
J.P. & K. Ivey	Willing
Miguel & Marilyn Vivar	Willing

From Start to Finish

Remodel, Renovate, Restore, Fixer-up!



Our house in Ryan Place is my third historic/old home; the first two were located in other cities. When I was buying my second historic home, someone very wise said to me, **“You know you aren’t just buying a house but a way of life”**. They were right! I’ve always loved the sound of creaking floors, the look of wavy glass, the patina of worn woodwork and doors; I even look fondly at the cracks in my plaster walls. Give me an old white porcelain pedestal sink or claw foot tub, and my heart is full.

Another wise saying **“Once it’s gone, you can’t put it back.”** I was reminded of that saying when I surveyed my new-to-me Ryan Place house after I moved in. Previous remodels had removed some of the beautiful and unique features of the home. Only one of the beautiful original 1920s light fixtures remains today. The remnant brass circles of the butler’s call bells can be seen in the dining and morning room floors, but the bells are long gone. So is the front door calling horn that notified the occupants of the master bedroom that someone was at the front door. The cool original bathroom tile floors were overlaid with cheap modern floor tiles and ruined. The kitchen cabinets were removed and replaced with big-box hardware store pre-fab cabinets. The house still has the original staircase and fireplace mantel. The hardwood floors and French doors are still intact, and the beautiful hardwood doors, some with mirrors, have never been painted. These are the things that give the house warmth and character, and I love them!

As I write this, I am thinking about what else I might say to someone buying an old, historic house. I would probably advise them to live in the house for a little while before doing anything major like knocking down or closing up walls. **“Give your house a chance to be what it is”**. It’s easier to refinish floors before you move in, but just about everything else can be done after you’re living in it. If you decide to remove things, **“Keep everything original to the house”**. Obviously, I’m not suggesting you should hoard away bad fabric wiring and broken lead or iron water pipes. But I am talking about doors, wood trim, bathroom sinks and other unique features original to the house that the next owner may wish to put back.

Another lesson I’ve learned over the years because I’ve inherited them from previous owners is **“a lousy remodel is worse than no remodel”**. It will pay off in the long run to use quality materials and quality workmanship. I’ll never forget discovering duck tape wrapped around a broken iron sewer pipe leading down from the Master Bath to the basement when our contractor removed the Kitchen Hood tile. It wasn’t very expensive to replace the broken pipe, and I couldn’t help wonder why the previous remodeler had chosen to “fix it” with duck tape and then seal it up behind a tiled wall.

I love living in a neighborhood where others feel the same way about old houses. Our houses all have stories to tell no matter what decade they were built in, and we all get to share in their history, and they get to share in ours.

Submitted by Donna Darnier, RPIA Director of Historic Resource

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Academy 4 Needs Mentors!

Academy 4 is a mentoring program at Daggett Elementary where every 4th grader is paired with a mentor. It is designed to Shape Leaders 4 Life by building esteem and vision in the students through mentoring, clubs, and leadership training. Please support the students at our local elementary school and become a mentor! Sign up on the website site at **www.academy4.net** or email Ellen Scott at ellen.scott@academy4.net.

Time commitment is minimal. Academy 4 takes place one Friday each month during the school year from 1:15 pm – 2:45 pm. Dates can be found on the website.

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Ryan Place Improvement Association

Attendance Boundary Discussion
September 26th, 2016



FWISD Chief of Operations, Art Cavazos speaks at the RPIA General Meeting about the Daggett boundary changes.

WELCOME

Elizabeth Boulevard

Brad and Anne Bromstead, and their fourteen-year-old daughter and twelve-year-old son are the new residents of a gracious National Historic Register home in Ryan Place. Anne, originally from Mount Kisco, New York, and Brad, whose hometown is Boise, Idaho, graduated from Wake Forest University in Salem, North Carolina. During his 20 year career in apparel branding and marketing, Brad has handled household brand names such as Hanes, Champion, and Levi. It is easy to understand why Williamson-Dickie Manufacturing Company chose him as vice president for the Walls Brand of outdoor wear. For ten years, Anne has worked in the financial services industry and is in banking securities in Fort Worth. The Bromstead family loves soccer and enjoys travel together. They are a delightful addition to our traditional neighborhood.

Fifth Avenue

The Welcome Lady enjoyed a congenial visit with Aulstin and Jennifer Yamada Gardiner in their renovated forties brick home on tree-lined Fifth Avenue. A graduate of Texas Wesleyan University and the Texas A&M University School of Law, Aulstin is an associate attorney specializing in family law and civil litigation at the Allen & Weaver and is on the Executive Board of Tarrant County Young Lawyers Association. After four years as a vendor coordinator for United Way, Jennifer decided to make a change, and her own wedding last year was her inspiration. Now she is a planner for Grit and Gold, a boutique wedding group (www.gritandgolddfw.com), and does distinctive calligraphy for events and venues (www.prettypostcalligraphy.com). She volunteers for the Birthday Party Project which gives birthday parties for children at shelters. Aulstin has quite a track record as a community volunteer from being a student mentor to an Ambassador for Young Leaders at United Way, and he volunteers at and supports Family Pathfinders whose mission is economic empowerment of families. True to form, he has already volunteered to be on the Ryan Place Triangle Park committee. This charming couple adores their terrier puppy, travel, and yoga (more her than him). In a contribution to *Huffington Post*, Aulstin wrote about his weight loss program that included his creative exercise--salsa dancing. With foodie favorites like red wine, iced coffee, and brunches, the Gardiners and the Near Southside are a great fit.

William and Keely Welder spend relaxing times on the wide front porch of their early twenties home and walking their long-haired Chihuahua on shady Fifth Avenue. Both were students at the University of Oklahoma when they met on a blind date for a night owls party which featured a lot of glitter. They have been married for two years. William is an associate with Vanguard Real Estate Advisors and active in livestock and wildlife enterprises which is explained by his heritage. He is a descendant of early South Texas colonizers Felipe Roque De La Portilla, James Power, and Francis Welder (see *Handbook of Texas Online*). William started as a cowboy in his branch of the family's ranch in Victoria where his great-uncle established the outstanding Welder Wildlife Refuge.

History is quite a passion of this Texan who has deep roots back to the 1807 *Tejas* territory of Mexico. Keely (Line) Welder grew up in Berkeley neighborhood and attended Paschal High School. Her love of children spurred her to become an elementary school teacher certified to teach kindergarten through sixth grade. Her previous teaching experience was in San Antonio classrooms, but, since she excels in small group teaching, she is thinking about tutoring students. With their move to Ryan Place, Keely has become a budding flower gardener. Keely likes to have mini-adventures that sometimes her husband wonders about such as the time she took him to a goat farm during their Hawaii honeymoon. She likes having a variety of experiences and trying out ethnic and native foods and customs and dreams of making her first trip to Europe. William and Keely golf and soon will be in golf tournaments for couples. Recently, they resumed biking, and the Trinity Trails is their favorite place to ride. The Welders are a friendly, engaging couple who are also



thoughtful and caring. They are a real asset to the Ryan Place family of neighbors.

Submitted by Ruth Hosey Karbach, Director of Membership

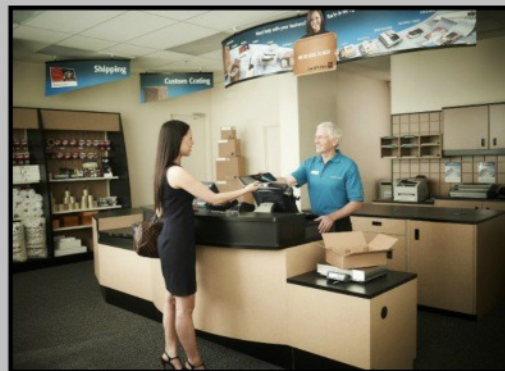
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What's happening in just two months? Candlelight Christmas in Ryan Place!

What do we need to pull off this major fundraiser for our neighborhood? **Volunteers!**

With six homes on tour this year, we need to cover at least 150 volunteer shifts. We're seeking House Captains to manage each home on either Saturday or Sunday, as well as porch managers and lots of docents.

What's a docent, you ask? A friendly, welcoming host who shepherds visitors through part of one tour home, sharing interesting information (which we'll provide for you) and answering questions. You don't need to live in Ryan Place to be a docent, so let your family and friends know about the opportunity. Responsible high school students in need of community service hours are also welcome.

What's in it for you? A complimentary ticket for each shift you volunteer so that you can enjoy the tour on your own time. Plus there will be a Wine Down (after-party) Sunday evening just for volunteers... and you'll have those warm feelings of knowing you stepped up to be a part of a neighborhood tradition.

To sign up for the shift(s) you prefer, please go online to SignUpGenius -- <http://goo.gl/cxeiER> -- or call Volunteer Coordinator Kris Savage at 817-507-6742.

As always, thanks for your support of Candlelight Christmas in Ryan Place. See you on the tour!



Volunteers Needed!
For
Candlelight Christmas
in Ryan Place!

To sign up for the shift(s) you prefer, please go online to SignUpGenius -- <http://goo.gl/cxeiER> -- or call Volunteer Coordinator Kris Savage at 817-507-6742.

LOVELACE KILLEN P.L.L.C.

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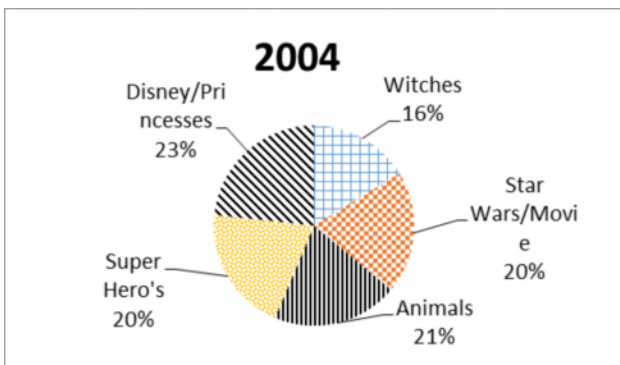
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Over the Years

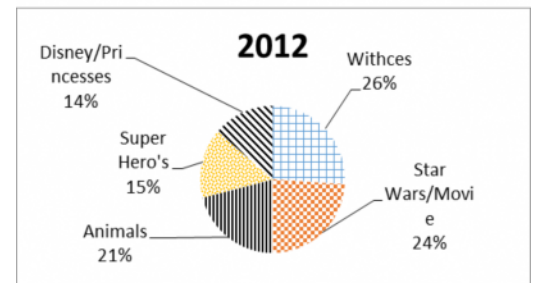
Over the years (OK, decades!) we have collected data on the stream of children enjoying the Trick-Or-Treat tradition on South Adams. Every four years we expect to be able to predict the outcome of the presidential election from the popularity of certain “indicator” costumes.

The perfect indicator would be if children dressed like their (or their parents) favorite candidate. Unfortunately in the high stress world of presidential prediction teasing information from obtuse data sets is never that easy. We have to look at the ‘trees in the forest’ to get the answers. For example in 2004, one individual was dressed as “Partly Cloudy/Chance of Rain”. This not only represented 0.2% of the trick-or-treaters, but also was a leading indicator of the rise of a politician from Chicago where it is often cloudy and rains 120 days in an average year. (vs 80 days in D/FW)

Often times the most important data is the trends within the data. Fortunately we won’t need any special knowledge of statistics to see these trends:



Between 2004 and 2012 the percent of individuals dressed as Super Heroes decreased by 25%, the percent of Disney inspired Princesses decreased by nearly one-half.



To our crack analyst team this indicated that staying the course with the current president was best, if not the easiest option.

Thus the importance of accurate and thorough data collection. You never know where the data will lead you. We can only guess what the 2016 data will indicate. We, of course, want indicators that are clear and easily understood, but this is seldom the case and certainly not in this election year.

Please be on the lookout for data that will help to understand the attitudes and voting patterns of the residents of Fort Worth’s Near South Side. Particularly voting precinct number 1608.

Submitted by Christopher Ebert, neighbor

(Editor’s note: Not all information provided in Mr. Ebert’s column is totally based in fact, or reality for that matter!)



SAVE THE DATE

The Ryan Place Improvement Association
Invites You to Join Us For

A Christmas Celebration at The Bastion



Friday, December 2nd

The Bastion
2100 Hemphill Street, Fort Worth



Reception and Dinner

Stay tuned for more details and announcements!

What Would Chauncey Rine Do?

Ridiculously Good Answers to Life's Pressing Questions

Hello, residents of Ryan Place. Please, allow me to introduce myself. My name is Chauncey Rine.

I spent my formative years traveling the world and collecting bottle caps, rocks and words of wisdom. But it was in Oxford's hallowed halls that I undertook my deepest, most passionate academic pursuit, delving headlong into the History of Advice Columns (HAC). Soon after graduating, I was the youngest person ever to earn the very rare Certified Lifelong Advice Columnist (CLAC) designation. I was on top of the world. Then, one warm August evening, tragedy struck. Driving their motorcycle and sidecar along a dark and winding section of the Autobahn, my parents—Sense and Wit—collided head-on with a car. (According to reports, the passengers of the car—twin brothers Blame and Shame—walked away unscathed). I abandoned all further academic pursuit and vowed to dedicate my life to my beloved parents, the dearly departed Sense and Wit. I've been traveling the world giving free advice ever since. But enough about me, residents of Ryan Place. I'm not here for me; I'm here for you. So pour yourself some Avoca coffee or a jigger of TX whiskey and settle in. For here, you'll finally find ridiculously good answers to those questions you've always been afraid to ask.

As this is my first column, I will share with you one of my favorite historical advice column questions, from a 1703's Athenian Mercury Oracle:

Q: Why is thunder more terrible in the night time?

A: *In the dead of night, noises are rendered more distinct and consequently more terrible by the universal stillness everywhere else.*

So now, residents of Ryan Place, I call upon you: ask me anything! Bestowed with the prestige of my HAC and CLAC, and with Sense and Wit always by my side, there's no question too great for Chauncey Rine.

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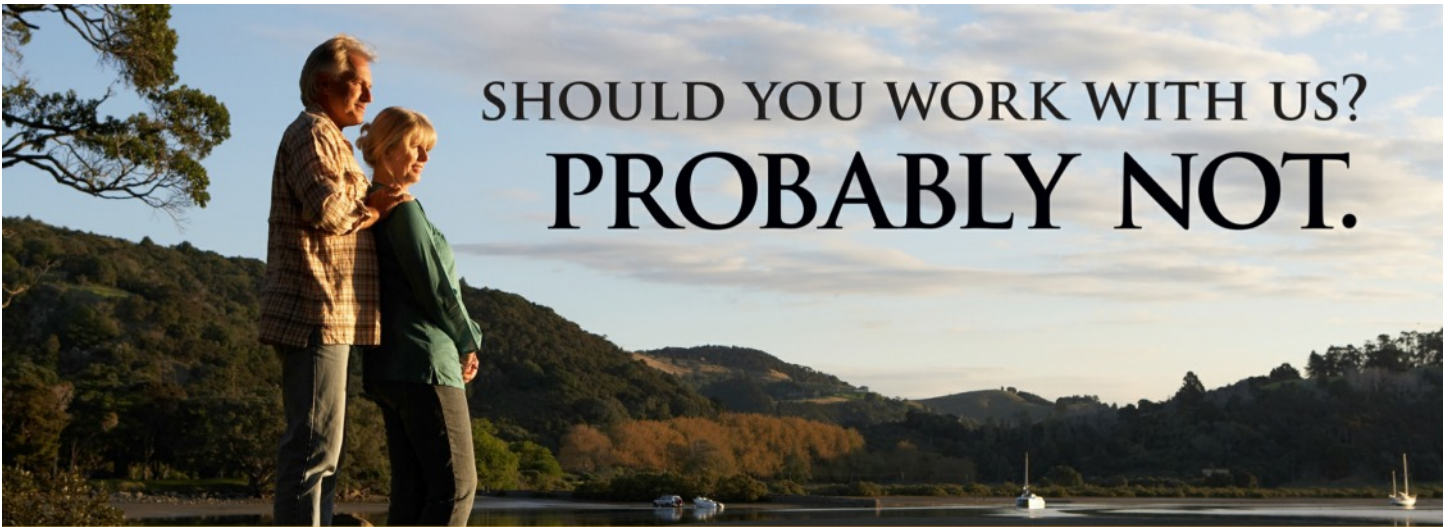




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October 2016

S	M	T	W	T	F	S
2	3	4	5 Trash Pick-up	6 Wine Social – October 6, 7-9 pm	7	8 Arts Goggle - October 8
9	10 Columbus Day	11	12 Trash Pick-up	13	14 Friday on the Green	15
16	17	18 RPIA General Meeting – October 18, 7 pm	19 Trash Pick-up	20	21	22
23	24 Big Trash	25 Big Trash	26 Trash Pick-up Big Trash	27 Big Trash	28 Big Trash	29
30	31 Halloween					

Timely Tips for October Gardeners from Calloway's

Usher in the autumn season with creative displays for indoors and out! Transformation quickly occurs with pots of mums, pansies, cabbages, and ornamental peppers when combined with pumpkins, gourds, and bales of hay.


Create a spectacular vignette in your landscape with bales of hay, a scarecrow or two, multiple sizes of pumpkins and gourds, pots of garden mums, corn stalks, and for more texture consider adding old tools, a set of antlers, or birdhouses. The autumn color palette offers a myriad of wonderful colors from which to choose; purples, rusts, gold's, yellows, oranges, deep greens, and browns can be used. Whether you are mixing colors or working with only one, use color abundantly to create massive appeal. Create a pyramid of pumpkins and gourds by selecting different colors and stacking them one on top of the other. Simply displaying a "pile" of pumpkins in the same color palette and different sizes will draw ones eye and interest to an area of your landscape.

Color creations filled with blooming or colorful foliage plants can be used on patios and porches. Freshen up existing containers by nestling an interesting pumpkin or gourd in amongst the plants. Fill a favorite basket or pot with a mixture of produce for a simple, impressive look. Add a bit of nature into your containers with branches, corn husks, berries, and other materials to enhance the overall look.


If you did not apply a pre-emergent herbicide to your lawn in September; apply it by the first two weeks of October. You should also fertilize your St. Augustine or Bermuda lawns no later than the first week of October.

October is bulb buying month. They are in fresh supply and will provide welcome late winter and early spring color for the landscape. Refrigerate tulips and hyacinth bulbs for at least 45 to 60 days to provide enough chilling to bloom properly. Plant them in late November or early December.

Information is courtesy of Calloway's Nursery at www.calloways.com.



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RYAN PLACE - FREE TREE PROGRAM SIGN-UP FORM

*** Please fill-out this form and return it to 2519 5th Ave. ***
Submission Deadline is October 31, 2016

As a resident of Fort Worth, you have the benefit of participating in the Neighborhood Tree Planting Program.

This program provides property owners with FREE 5-gallon trees (courtesy of the *Fort Worth Parks and Community Services Dept.*) for planting in the parkways (the strip between the curb and sidewalk).

The number of trees you are eligible for is based on available space in your parkway.

All participants will be responsible for planting and watering the trees until they are fully established.

For more information, visit: **www.FortWorthTexas.gov/forestry**

Contact the **Ryan Place Tree Program Coordinator** (Brian McCorquodale) at 817-907-0272 or

hp.brian@gmail.com for questions or to receive an electronic sign-up form.

NOTE: The personal information you provide will be kept confidential and used strictly for Tree Program purposes.

1. NAME: _____

2. ADDRESS: _____

3. EMAIL: _____

4. PHONE: _____

5. HOW MANY TREES ARE YOU REQUESTING?: _____

6. Please select the tree(s) that you prefer and write the name on the "Preference" line below. Be sure to state how many trees you are requesting. There is no guarantee that you will receive the tree you request. However, we will try our best to fulfill your request based on tree availability.

a.) *Bald Cypress*

b.) *Bur Oak*

c.) *Cedar Elm*

d.) *Chinese Pistache*

e.) *Chinquapin Oak*

f.) *Live Oak*

g.) *Mexican Buckeye*

h.) *Mexican Oak*

i.) *Texas Redbud*

j.) *Shumard Oak*

1ST PREFERENCE: _____ HOW MANY: _____

2ND PREFERENCE: _____ HOW MANY: _____

3RD PREFERENCE: _____ HOW MANY: _____

Your participation is greatly appreciated!

Brian McCorquodale
 Ryan Place Tree Program Coordinator

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Ruth Story



817.992.9232
askruthstory@gmail.com
ruthstoryonline.com

Ruth's Recent Market Activity

Just Listed

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2323 Edwin
3105 Westcliff West

Just Sold

860 N. Bailey
3407 Westcliff South

Under Contract

2132 Park Place
12456 Bella Vineyard
1293 Roaring Springs

"Ruth's skills could guide anyone selling or buying a home."

"It was our best real estate experience ever!"

"Ruth exhibited outstanding attention to detail and always put our needs first."

"You can't go wrong if you choose Ruth as your Realtor."

Curious what your home might sell for
in today's market? Visit my website and
request your free market analysis!

