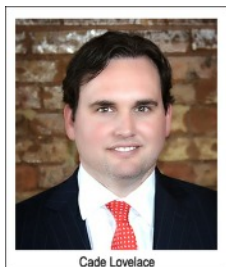


Ryan Place Newsletter

February 2015

<http://www.ryanplacefortworth.com/>

President's Letter



Cade Lovelace

I hope that everyone had a wonderful holiday season and celebrated the new year beginning cheerfully. We have been extremely busy working on behalf of the Association, and I would like to use this letter to update everyone on our activity.

First, we have planned a fundraiser for the Association that started the beginning of this month. More specific details are included in this newsletter. Historically, our neighborhood has many fun events, and we have new ones planned for this year. However in the past, individual, motivated members bore the expense of some of these events. We would like to relieve this responsibility and make our association fully, independently funded. Please take the time to review the fundraiser and participate!

Secondly, the committee responsible for the Elizabeth Avenue traffic circles is continuing to work with the City of Fort Worth to resolve the issues with the traffic circles. Following multiple meetings in January, the City agreed to follow the Association's requests regarding drainage. Therefore, work should start soon on implementing our requests. This is a great victory for our neighborhood. Our city councilwoman, Ann Zadeh, has been very attentive and helpful throughout this process and deserves recognition for helping to resolve these issues with the City.

Next, we have a general membership meeting planned for the end of March. This is a new event for our neighborhood. It will include home-cooked food, interesting speakers, and great neighborhood conversation. Please mark it on your calendar and plan to attend. More information will be forthcoming.

Finally, we have positions open on committees within the Association's board. We need people with skills in marketing, webpage management, sales, and event planning. If you have one of these skills, or if you would like to donate some of your time in another manner to help the neighborhood, please contact me at clovelace@lovelacekillen.com.

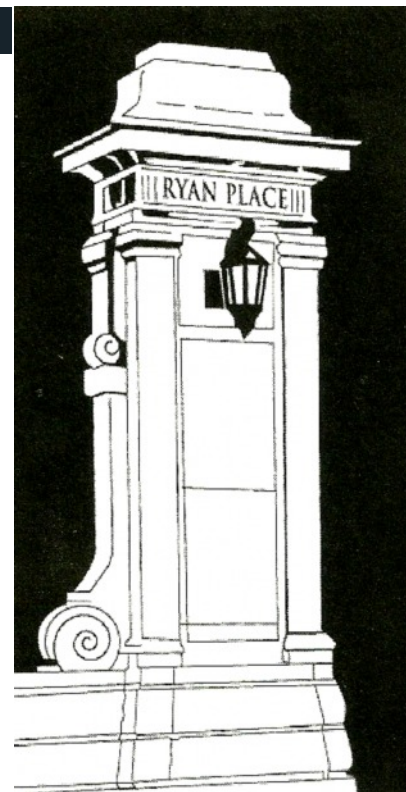
I look forward to seeing you all in March!

Cade Lovelace, RPIA President

Stay Connected

Community involvement is fostered by staying connected with news from the neighborhood and surrounding areas. RPIA uses email notification and monthly newsletters as the best way to reach everyone. Sign-up today to receive email notices! From the Ryan Place website www.ryanplacefortworth.com select News -> Stay Connected. In the EMAIL NOTICE section on this page, click the link to sign-up for emails.

Submitted by Cindy Belknap, neighbor



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2015 RPIA Board of Directors

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Ryan Avenue	Ben Gaffield	gaffield@gmail.com	313-258-8640
Ryan Place Drive	Stephen Shupee	stephenshupee@gmail.com	862-554-4738
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Willing Avenue	Kris Savage	savage.kris@gmail.com	817-507-6742

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Submitted by Cindy Belknap, neighbor

The RYAN PLACE NEWSLETTER is delivered each month 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.ryanplacefortworth.com.

RPIA Meeting

February 16th – 6:30 pm – RPIA Board Meeting (St. John's Episcopal Church)
 March 16th – 6:30 pm – RPIA Board Meeting (St. John's Episcopal Church)
 March 22nd – 2 pm – GENERAL MEMBERSHIP MEETING/Conclusion of Fundraising Campaign

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

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:

rpianewsletter@yahoo.com

817-996-0675

All submissions are subject to editorial review and approval.

Designer: Jerry Sullivan



Ryan Place Neighborhood –Fort Worth

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 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

Contributions to Ryan Place Improvement Association

Good Neighbor: \$35 or below

Christina & Alberto Bautista
Cynthia Pustejovsky Belknap
J.P & K. Ivey
Patricia & Javier
Yvonne Johnson
Tiernan

Neighborhood Builder: \$35 to \$99

Yates Brown
Chris & Alison Gee
Kelly & William Gillham
Linda Hill

Community Patron: \$100 to \$199

KT & Francisco Hernandez
Sara & John Filarowicz
Cindy & Javier Lucio
Ellen Warthoe & John Hardy

Sustaining Neighbor: \$200 and above

Llisa & Tom Lewis
Cade Lovelace

Last year 108 households donated \$9862 to fund all the things that over 800 households in the neighborhood enjoy. What things you ask?

Fair question. Well here is just a partial list:

1. Our beautiful Daggett Park. Enjoyed by the whole neighborhood this is a community treasure. Not your average City Park by any stretch. Compare our park with others in the city and you will notice great GREEN space; no weeds, or stickers; mowed, fertilized, and weeded on a regular base. Trees trimmed, bushes kept cut back...in short always a perfect place to enjoy. This doesn't just happen. Five Star Landscaping (a neighborhood company) maintains it, and although at a fraction of the going landscape rate, still it cost the neighborhood to keep it looking so great for all to enjoy.
2. Newsletter: Keeping you informed of the goings on, delivered to your door. Police reports, local neighborhood events, calendar, etc. Along with this is the cost of supporting all social media efforts.
3. Neighborhood Events: (mark those calendars now!)
 - Easter Egg Hunt - April 4th
 - Fourth of July Parade - TBD
 - RPIA vs. Fairmount Softball Tournament & Picnic - TBD
 - Back to School Pool Party - August 15th, TBD
 - Boo on Boulevard - October 24 or 25th, TBD
 - Chili Cook-off - TBD
 - Newcomers Meet & Greet - total of 4 during year, TBD

There is also a growing assortment of street or block gatherings, porch mixers, and backyard BBQ events that RPIA promotes and helps sponsor to encourage neighborhood interaction and community socialization.

Ever notice that the first part of the word funding is actually FUN! Well to do all these FUN THINGS and so much more requires funding. We all reap the benefits depending on the level of involvement we choose, so let's all make sure to be a part of the support team that makes it all possible.

Dust off those check books or limber up those online banking fingers and make your pledge of \$35 per household so Ryan Place can maintain all the elements that drew you here in the first place.

Who knows with your support we might actually make it into the present with online payments!

Make checks payable to RPIA (Ryan Place Improvement Association)
PO Box 11122, Fort Worth, Texas 76110.

2015 FUNDING CAMPAIGN kicks off Feb 1st and runs through March 22nd.

Get plugged in and be a progressive part of your neighborhood. YOUR support with \$\$\$'s and participation are greatly needed for continued success of OUR neighborhood.

Submitted by Llisa Lewis, Treasurer

Welcome



Fifth Avenue

El Paso native Alison R. Hearst and Kristopher A. Pierce, who grew up in the Fort Worth area, have been married for five years. They spent one year looking at houses before finding a well-cared for mid-century Ryan Place home in their preferred part of the city. Kristopher is an experimental artist, designer, and animator in charge of motion-graphics at FUNamations. The Welcome Lady was intrigued by his Red Phone installation in three Fort Worth locations. Kris is a UNT grad in Fine Arts. Alison is an assistant curator at the Modern Art Museum and curates their Focus exhibitions. She holds an M. A. in Art History at TCU and is a well-traveled individual. Creative Kris is a guitarist who has performed with several bands.

Ryan Avenue

Outgoing Christina and Berto Bautista joined right into the RPIA-sponsored Fourth of July parade and baseball game and volunteered in Egyptian costumes at Boo on the Boulevard. Berto, who loves to cook, is one the neighborhood barbecue gang. He is a San Antonio native whose father is from the Dominican Republic. Christina is one of the Rangel family of Jennings Avenue, and she attended Daggett Montessori and Paschal High School. The Bautistas met at Our Lady of the Lake University and have been married for five years. Berto is a personal banker for Frost. Christina is a TCU program specialist working with executives who are pursuing an MBA degree. She and her sisters own Three Girls Events, which produces weddings, birthdays, corporate, and other events, and arrange specialty items such as a Candy Bar and a Cigar Bar. She enjoys crafting and travel and spending time with her close-knit family and is a member of HOLA. Berto is a devoted fan of the San Antonio Spurs and Dallas Cowboys.

Willing Avenue

Hospitable Kelli Cunningham was living in a downtown apartment when she started her search for an older house with character and near Magnolia Avenue. From the small city of Haskell where her father farms cotton, Kelli moved to Fort Worth for a job opportunity after graduation from Texas A&M. She is with a contract firm that serves the pharmaceutical industry and is responsible for locating clinical investigators to conduct clinical research. She loves to travel and visit places which locals frequent. Her favorite trip combined her love of friends and wine in a tour of Italy in a rented van. She's into live Texas country music and has volunteered with Alliance for Children.

Neighbors new to Ryan Place in 2014 and 2015: Please contact Ruth, the Welcome Lady, at 817-909-3585 or email arkarbach@sbcglobal.net or pm on Facebook to arrange for delivery of the welcome tote bag and goodies. You may schedule an appointment for a visit to be featured in the Welcome column.

Submitted by Ruth Hosey Karbach, The Welcome Lady

got RP?



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www.pixure.com

Kipp@pixure.com
817.923.5477 (tel)
817.996.8222 (cel)

Web | Design | Photography | Video



The Fun is in the Raising !!!

Ok.... so maybe fundraising isn't everyone's cup of tea, but it is the focus of RPIA from the first of February through the end of March. Without financial means to support our neighborhood programs such as the Easter Egg Hunt, Boo on the Boulevard, Fourth of July Parade, and Chili Cookoff, these events would not take place.

As chair of the fundraising committee we are proposing the following elements to help raise both money and awareness of all that is accomplished through each donation:

Four contribution levels:

Good Neighbor	\$35 or below
Neighborhood Builder	\$35 to \$100
Community Patron	\$100 to \$200
Sustaining Neighbor	\$200 and above

Each level of contribution paid during the campaign drive will be entered in a drawing to receive a prize at the General Membership Meeting

Sunday March 22nd. Prizes to include:

Good neighbor level - Central Market gift card, Valued at \$25

Neighborhood Builder - Dining Gift Card, Valued at \$ 50

Community Patron - 4 tickets to CCRP tour of homes, Valued at \$100

Sustaining Neighbor - 2 tickets to Tour Dinner, Valued at \$300

The list of donors will continue in the newsletter, but giving will be listed year to date instead of just within previous month under each level of contribution. A little friendly street competition will be encouraged as % of street households donating will be posted on line & in newsletter during fundraising campaign months. Street with winning % of households will be eligible for street party funding up to \$150!

In addition sponsorship for each of the neighborhood main events is being sought at a level of \$350 each. These events include:

- Easter Egg Hunt in March
- Back to School Swim Party in August
- Boo on Boulevard in October
- Chili Cook Off & Park Party in early Fall
- Saturday with Santa in December (kick off for Home Tour)

Promotional support of these events includes your company name and logo attached to promotion of each, both in the newsletter and on the facebook page. Ability to promote your business through signage at each event, plus a "Thank You" spot which will stay posted in each newsletter and on the facebook page. Lots of positive business exposure for \$350 sponsorship.

The goal is \$13,000 in neighborhood contributions to support the 2015 approved expenses. Let's see just how far we can knock this one out of the park and make this year our greatest ever in both \$\$\$ and volunteering levels! Thanks to you it will be great for all.

2015 contributions eligible for prize drawings are those received from December 15th, 2014 through March 20th, 2015.

PO Box 11122, Fort Worth, Texas 76110

Make payable to RPIA.

Include your name as you want it to appear in the newsletter and your street address with each contribution.

Submitted by the Fundraising Committee, and Llisa Lewis, Treasurer



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

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

**How can you get involved
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Foster Care?**

Become a Foster Parent
Tutor After School
Mentor a Youth
Provide Donations
Create Welcome Boxes
Spread the Word
Host an Event
Become a Respite Provider



**For more information contact
817.289.0461 or ifc@ccdofw.org**

CatholicCharitiesFortWorth.org/ifc

Bon voyage, winter doldrums!

Unfortunately, it is still winter and I get in such a wretched mood after the holidays! Though I love to cook, those January resolutions to eat a more wholesome diet fall by the wayside when February doldrums set upon me. A long day leads to a frantic search for edibles at the end of the day. Convenience usually wins over delightfulness when it's dreary outside and we crave immediate comfort to end our day.

Let's cure those winter doldrums by getting you in the kitchen to make a simple recipe, which we will pair with a stellar wine recommendation. This will enhance your physical health as well as transport you to sunny France, I promise.

No protests, folks! Everyone can make scrambled eggs! Now that eggs have shed that nasty image of an artery clogging food, health experts are touting their nutritional profile. So let us take your basic kitchen talents and turn them into a refined dish from France, the classic cheese omelet! Accompany this with a green salad, and you have a healthy meal and a mini-celebration, mid-week, to boot!

The recipe I'm sharing is from the June 2013 issue of *Bon Appetit*. It's a ricotta omelet with cherry tomato vinaigrette. This couldn't be simpler to make. If you can make scrambled eggs, you can do this! To take this humble meal and make it sublime, I incorporated the help of Lindsey Crawford, proprietor of the WineHaus at 1628 Park Place Avenue. Lindsey is a trained wine expert who made me genuinely appreciate wine beyond the basic Chardonnay.

Lindsey enlightened me on the fact that sparkling wines were classic with egg-based dishes. For this omelet she recommends a Crémant d'Alsace Brut Rosé. This is a sparkling rosé from France's Alsace region. It is dry but with nice berry notes. It is cheerful, and lively, but it will not overpower the meal. Lindsey says that if you do not enjoy sparkling wine, a dry rosé from Provence or a French Sauvignon-Blanc from Sancerre would also pair nicely.

The recipe is below. I have been making this since it was first published. The vinaigrette is also good on toast spread with ricotta.

Cherry Tomato Vinaigrette

2 cups cherry tomatoes
3 TBS olive oil
1 shallot, chopped
1 TBS red wine vinegar

Cut half of the tomatoes in half. Cook shallot in 1 TBS of olive oil until softened. Add the tomatoes and cook until they release juices; 4-5 minutes. Mash some with a spoon. Add the vinegar and remaining oil. Season with salt and pepper.

Ricotta Omelet (Serves 2, easily doubled or make a larger frittata)

2 TBS butter
4 large eggs, beaten and divided
4 TBS ricotta
2 TBS grated Parmesan
2 TBS torn basil leaves

Melt 1 TBS of butter in an 8 inch non-stick skillet. Season the eggs with salt and pepper. Add half of the eggs to the skillet and cook gently until eggs are very slightly scrambled and almost cooked. Spread the eggs evenly to cover the bottom of the skillet.

Top eggs with half of the ricotta, Parmesan, and basil. Using your spatula, fold up the omelet and slide onto your plate. Repeat with remaining ingredients and top with the tomato vinaigrette. Uncork your bottle of wine and dream of sunny Alsace!

*Submitted by Stephanie Gutierrez, neighbor
Lindsey Crawford, contributor, owner of WineHaus*

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Community (is more than a brand of coffee)

We decided several years ago to only eat at restaurants where they appreciate us:

They have a long term owner or manager.
Their wait staff knows what we might order, recommends something we haven't tried, and
They might even know our names.

How can this happen in a world of so many choices and so much change. The answer might be one of the benefits of retirement being able to enjoy a meal whenever and almost wherever you wish. Many of our favorite restaurants are close to home, often family owned. It might be that we respect their efforts or maybe we just tip a little bit better than average. But I think it is because we are all part of the same community. Even though we might speak different languages, live in separate neighborhoods, or vote for different candidates.

Also, as we do with friends, we send them post cards from our vacations.

Steve-Fest

Saturday night we went to a celebration of the life of Steve Bratka. Many readers of this newsletter were there. It was a Memorial Party. The most interesting thing about Steve's party was his wide range of friends represented there. He was a BNSF locomotive engineer, a member of the Brotherhood of Locomotive Engineers, a card carrying member of the Tarrant County Democratic Party, our Precinct Chair and more. Even though Steve had only lived in Fort Worth since 1999, Steve's friends were from many sectors of our community. Steve was an active collector of friends. He was able to collect all these friends because of our community gave him that permission.

There was much talk Saturday night about what you leave behind can be measured by the quantity and quality of your friendships.

Community's Impact

I certainly don't mean to compare our lives to Steve's. But many of the same outside forces impact all of us. It is the impact of our community, the force created by combination of all our actions that enabled a locomotive engineer from Nebraska to have a meaningful impact on our neighborhood and our city.

That same community force might even foster restaurant entrepreneurs to treat their customers as friends.

Submitted by Christopher Ebert, neighbor

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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.

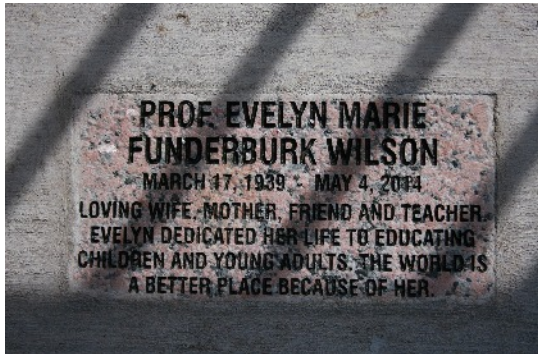
Compassionate Healthcare is the premier home care agency in Fort Worth. We take great pride in the ability to serve you and your family. We would love to come visit with you and your loved ones about our service and see if we may be of assistance.

817-570-9901

Remembering Evelyn Wilson

On May 4 of 2014, long time Ryan Place resident, Evelyn Wilson, passed away after a brief illness. Many of us will forever remember the image of Evelyn walking her beloved dogs in the neighborhood. Evelyn was an active member of our community. Whether it was leading Girl Scouts, Little League, being a docent for the Christmas tour or simply taking our children to a theatrical production, she had an impact on many Ryan Place families over the years. She has been memorialized with a bench at the North end of Daggett Park, near the entry to the school yard. I am sure that many parents will make use of the bench when waiting for their children to be dismissed from school. That seems to be a fitting memorial to Evelyn.

Submitted by Joe Cox, neighbor



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Yard of the Month



2400 block of 6th Avenue

The Ruckers have lived in Ryan Place less than a year, but already they have made great strides in restoring their lovely Wiley Clarkson designed home and the landscape that compliments it. They tore out the old and overgrown plantings and started fresh with a variety of shrubs and perennials that provide year-round appeal in their part shade front yard. They planted large camellias that are covered with buds and will soon pop into full bloom. They included large gardenias planted around the front porch that will bloom later in the year and provide a wonderful fragrance. There are several oak-leaf hydrangeas that bloom in mid-summer with huge white flowers turning pink and then a copper color as fall approaches. There is a group of summer-blooming gerbera daisies in happy colors of bright pink and orange planted by the front door that welcome visitors to the Rucker home. The front yard is guarded by a huge old southern magnolia tree that has been expertly pruned and trimmed. This lovely design is completed with lower-growing Japanese holly

ferns and liriop. Many thanks go to Sarah and Will for contributing to the beauty of our wonderful neighborhood!

Submitted by Suze Diesel, neighbor

Timely Tips for February Gardeners from Calloway's

Keep in mind that the average last freeze for North Texas area is not until mid-March. Even so, many plants normally begin to show signs of growth in February, which makes it the perfect time, to get outside and work in the yard.

Pruning is both an art and a necessary maintenance function. Most trees and shrubs can be lightly pruned at any time; however mid-winter is generally the best time for major pruning.

Summer flowering trees and shrubs should be pruned before buds begin to swell for spring, generally they bloom on new growth; examples are crape myrtle, butterfly bush, spiraea and honeysuckle. If those seed heads on crepe myrtles bother you, remove them this month. Just clip back the ends of the branches, do not destroy the beauty of the gracefully sculptured trunks by severe pruning. Please never top a crape myrtle. Spring flowering plants such as azalea, Carolina jessamine, wisteria, forsythia, and quince should not be pruned until after the blooms are spent.

February is the best time for pruning most roses. Remove any old and diseased canes then cut the remaining canes back by 50%. Make your cuts above a bud that faces away from the center of the plant.

Trim back perennials and ornamental grasses before the new growth appears in spring. Clean up around plants and mulch well to protect.

This is a great time to visit your Calloway's Nursery. New plants are arriving now for late winter and early spring planting. By planting early, plants will be off to a better start and can become adjusted before the stresses of summer arrive.

In-Store Clinics

Saturdays, 10:15 am

February 7th - Real Food, Fruits from the Backyard Garden

February 14th - Create a Valentine Memory - Color Creation Class

February 21st - Earthkind Gardening Practices for Texas

February 28th - Make Your Lawn Luxurious, Spring Lawn Care

*Information courtesy of Calloway's Nursery ©2015, www.calloways.com.
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February Fun in the Garden



Here in North Texas, February 1st marks the time when hardcore gardeners like me hit the ground running. The cold temperatures of the last several weeks have kept us indoors where we could only dream of the fabulous gardens we will create this year. Well, it's time to turn those dreams into reality!

First, let's talk about vegetable gardens. If you already have a garden plot, the only things you need to do before planting is remove the weeds, and turn the soil over and fluff it up with a shovel or garden fork. It's always a good idea to add a couple inches of compost and/or peat moss as you are fluffing. If you are starting from scratch, choose an area in full sun. Dig up anything growing there, then turn, chop, and fluff up the soil as much as possible. Next, add a lot of peat moss. For a 40 square foot plot, use an entire large bail of peat moss. This will do two things for your soil. First, it will add larger particles and help improve the soil texture, which helps water absorption and increases oxygen to the plant roots. Peat moss also lowers the PH or acidifies the soil. Our dark, clay soil tends to be on the alkaline side of the PH scale. Most vegetable plants are happiest in slightly acid soil, so the peat moss fulfills that need. Also, add as much compost as you can get your hands on. There's no such thing as too much compost! Dig, turn, and mix these amendments into the soil, and level the surface.

Now it's time to plant! The seeds of all cold crops need cool soil to germinate and should be planted now. These include broccoli, cabbage, Brussels sprouts, and Kohlrabi. Root veggies such as turnips, carrots, beets, and radishes should be planted now. It's time to plant seeds of leafy veggies, such as lettuce, spinach, Swiss chard, collards, kale, and arugula. Baby onion plants or starts should be planted. Plant English peas, sugar snap, and snow peas this month. All varieties of Irish or white potatoes should be planted.

Be sure to thoroughly but gently water your garden after planting. You can use a water-soluble fertilizer at this time, but wait until your plants are up and growing before adding additional fertilizer.

As you can see, we need to get busy! In coming months, we'll talk about warm season vegetable planting, as well as garden secrets for beautiful flowers and lawns. Here's to our best gardening season ever, and happy New Year to all!

Submitted by Suze Diesel, neighbor



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JOHN R. MINNERLY, D.V.M.
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3109 McCART, FORT WORTH, TX 76110
817-921-5429
UAH-VET.COM

LIFE IS SHORT. WE'RE MAKING IT LONGER.



Blue Zones Project® KICK-OFF EVENT

Feb. 21 • From 1–4 p.m.
Will Rogers Memorial Center
Round-Up Inn - *FREE!*

FEATURING...

DAN BUETTNER:

*National Geographic explorer and
best-selling author of *The Blue Zones*
and *Thrive**

BETSY PRICE:

Mayor of Fort Worth



BUILDING HEALTHY NEIGHBORHOODS Built Environment Workshop

Sunday, March 1, 2015 from 1-5 p.m.
Smith Hall Conference Center – TCU
2805 West Lowden Street

Be a part of this opportunity to own, defend and be inspired to see the potential in your neighborhood! The Building Healthy Neighborhoods workshops will show you how you can play a role in making sure your neighborhood is more walkable and livable for all users, ages, and abilities.

Join us on Sunday, March 1 as we focus on Ryan Place and surrounding zip codes (76008, 76102, 76104, 76107, 76109, 76110, 76115, 76028, 76036, 76123, 76132, 76133, and 76116). At the workshop, Dan Burden, nationally recognized walkability expert, will explain the concept of context-sensitive design and Complete Streets and show you how to view streets through a walkable livable lens.

The workshop is free. Please RSVP at <http://tcubuiltworkshop.eventbrite.com>

Visit bluezonesproject.com for information on workshops covering other areas of the city and other Blue Zones Project Events.

Blue Zones Project is making healthy choices easier.

bluezonesproject.com



Real Estate Corner



So if you're in the real estate industry, you know this...we are about to approach the hottest time of year for selling homes! It's always exciting to see what will happen in our local real estate market as spring approaches. However, if you're not in the market to sell or buy, then enjoy the simplicity of your life right now. No boxes. No stressful planning. Sip your warm beverages in tranquility. Anticipate your plans for a great spring garden. Turn your compost bin. Burn fires in your fireplace. Go pin something. Be grateful for what you have. It's a great time of year to dream and anticipate the cheerful days of spring. It's coming!

Yours, Jeff Anderson, neighbor

Address	SqFt Total	Beds	Baths	Current Price
2904 8th Avenue	1036	2	1	79900
2945 8th Avenue	1366	3	1	122900
3021 Willing Avenue	1218	2	2	169000
3032 6th Avenue	1324	3	2	240000
2533 Ryan Avenue	2440	3	2.1	355,00
2612 Ryan Avenue	New Build	3	2.1	400000
2501 S. Adams	2867	3	2.1	450000
2900 6th Avenue	3990	4	2.1	599000
1111 Elizabeth Blvd	3856	4	3.1	724500
2739 6th Avenue	1955	3	2	Contract
2418 5th Avenue	3068	3	2.1	Contract
2412 Ryan Avenue	892	2	1	Contract
2725 Willing Avenue	2888	4	3	Contract
3021 Ryan Avenue	1148	2	1	Sold
3024 Willing Avenue	1125	2	1	Sold
2625 Ryan Place Drive	1616	3	2	Sold
2728 Ryan Place Drive	1329	3	2	Sold
3017 6th Avenue	1514	2	1.1	Sold
2311 Alston Avenue	1890	4	2	Sold
2927 5th Avenue	1465	2	2	Sold
2748 Willing Avenue	1533	2	2	Sold
2733 Willing Avenue	1849	3	2	Sold
2601 Ryan Place Dr.	1711	3	2	Sold
2500 Willing Avenue	2190	3	2	Sold
2416 Ryan Place Dr.	3657	4	2.1	Sold

The most convenient storage to Ryan Place!!

A-Thrifti Self Storage and A1 Self Storage
are here to fulfill all of your storage needs! We offer:

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Ann Grove
Certified Academic Language Therapist
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2501 Forest Park Blvd.
Suite 2C
Fort Worth, TX 76110

New Development Breaking Ground Near Ryan Place



For those of you who were not able to attend RPIA's November General Meeting, we wanted share some news about a new mixed use development scheduled to break ground near Ryan Place! Many of you are probably familiar with the space on the northwest corner of Berry and Cleburne Road where the Ewell Fuel Company sign resides. Everyone has probably thought to themselves that the space could use a facelift and has a great deal of potential. Well, Trey Neville and his team at Transwestern Retail had the same idea! As a result, they are building a two-story mixed use building with 3,600 square feet of retail space and 3,600 square feet of office space. It will also have a large green space that they envision as a park-like setting where patrons and members of the community can use for different activities. According to

Trey, they would like to break ground this month and deliver the project by late summer. So far they have a lease with Bahama Bucks and another potential tenant is a yoga studio. They envision some smaller restaurant concepts occupying the remainder of the space on the ground floor in the first phase.

According to Trey, "the project will be unique, aesthetically appealing, and be a nice addition to the neighborhood." He also added, "we plan to put a little more Funk in the Fort!"

Submitted by Chris Gee, neighbor

VOLUNTEER Fairmount Tour of Historic Homes, May 9-10




The Fairmount Tour of Historic Homes is coming Mother's Day weekend, May 9-10 and volunteers are needed both days of the event. Shifts are three hours each and volunteers will receive a free ticket to the tour and an invitation to the Wine Down party.

If you can volunteer to help, please email Kim Worley, Home Tour volunteer coordinator, at volunteers@historicfairmount.com.

This year's tour will include seven unique properties including a work in progress, a new build and a bungalow celebrating its centennial birthday this year.

Online ticket sales will begin March 1 and are \$15 each if purchased prior to the tour and \$20 on the weekend of the event.

Please visit Fairmount online at www.historicfairmount.com and watch the Facebook page at www.facebook.com/historicfairmount for updates.

February 2015						
Mon	Tue	Wed	Thu	Fri	Sat	Sun
						1
2	3	4 Trash Day	5	6 FWISD Waiver Day	7	8
9	10	11 Trash Day	12	13	14 	15
16 Big Trash day President's Day RPIA Board Meeting, 6:30 pm	17 Big Trash day	18 Big Trash day Trash Day	19 Big Trash day	20 Big Trash day	21 Blue Zone Project Kick Off 1 pm	22
23	24	25 Trash Day	26	27	28 Cowtown 5K/10K	MARCH 1 Cowtown Ultra/Marathon

Pet Connections



TheYellowDogProject.com - The Yellow Dog Project is a global movement for owners of dogs that need space. It hopes to educate the public and dog owners to identify dogs needing space, promote appropriate contact of dogs and assist dog parents to identify their dog as needing space.

Ryan Place Microchip Scanner – Please call Cathryn at 817-921-6121 or message on facebook.

Fort Worth Animal Care and Control - <http://fortworthtexas.gov/animals/>, 817-392-1234

Animal Care and Control helps keep Fort Worth citizens safe by providing pet-care education and services. These programs work to reduce the number of unwanted stray animals in the city, minimize the threat of diseases such as rabies, and prevent injuries caused by animals.

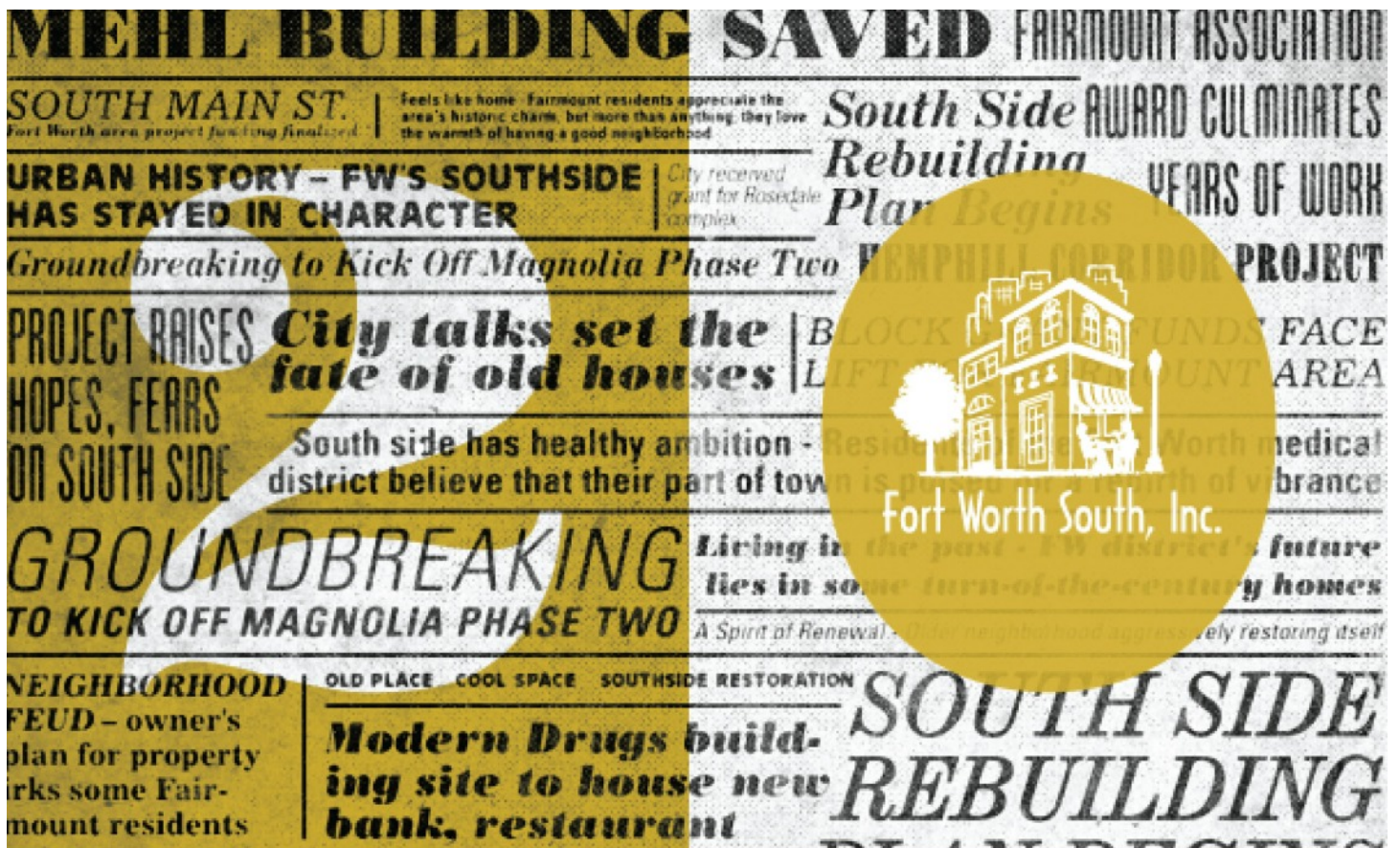
PetSmart Charities Adoption Centers

4800 SW Loop 820, Fort Worth, TX 76109. 817-731-4353 ext. 7

2901 Texas Sage Trail Fort Worth, TX 76177. 817-392-7117, 817-741-7923

Humane Society of North Texas - <http://www.hsnt.org/>, HSNT has found homes for hundreds of thousands of abandoned and abused animals. HSNT places animals into loving adoptive homes each year. Potential adopters are carefully screened and counseled before an adoption is ever approved. HSNT chooses quality over quantity when it comes to adoptions. All adopted animals are inoculated against diseases, received an initial treatment for parasites, altered, and microchipped before going home.

Fort Woof Dog Park - fortwoof.org, Fort Woof is Fort Worth's first off-leash dog park, an ideal place for dogs and their owners to have fun. Fort Woof has two large fenced areas for dogs to roam, a "large dog" side for dogs 40 pounds and more and a separate "small dog" side for dogs weighing less than 40 pounds. Each area has picnic tables (no food of any type in the park, please) and park benches for humans, a watering station for both humans and dogs, and multiple poop-disposal locations, each with a supply of plastic bags (for humans to use when cleaning up after their dogs).



THE NEAR SOUTHSIDE STORY

Hear the tale of our twenty-year overnight success recounted by Fort Worth South's visionary urban pioneers.

Featuring Joan Kline, David Motheral, Dr. John Freese, Don Scott, Quentin McGown, Ray Boothe and so many other Fort Worth South, Inc. founders who shaped the Near Southside into the district now celebrated as one of Fort Worth's greatest comeback stories. Join us as we reveal landmark decisions that changed the course of a once-blighted district into an economic powerhouse, thriving mixed-use neighborhood and flourishing community.

Their accounts, as never before told, one night only.

2.20.15

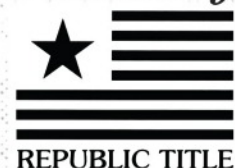
FRIDAY, FEBRUARY 20, 2015

5:30pm – 7:00pm Cocktails & Camaraderie

7:00pm – 9:00pm Dinner & Storytelling

Texas Ballroom • Omni Fort Worth Hotel

Presented by



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Sponsorship & ticket information at

www.fortworthsouth.org • 817.923.1658

Megan Henderson, megan@fortworthsouth.org