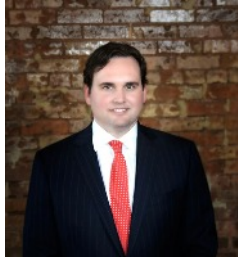


Ryan Place Newsletter

October 2015

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

President's Letter



Fall has finally arrived and with it comes great events and activities in Ryan Place! We also have had many busy people in the association doing many things to serve our neighborhood.

First, construction has begun on the improvements to the Elizabeth Boulevard Traffic Circles. This work is being done by the city of Fort Worth, pursuant to the requests of RPIA's Traffic Circle Committee. Obviously, the condition of the plants and soil was unacceptable and these folks worked to make it better for the neighborhood. The Committee donated many hours to forming a

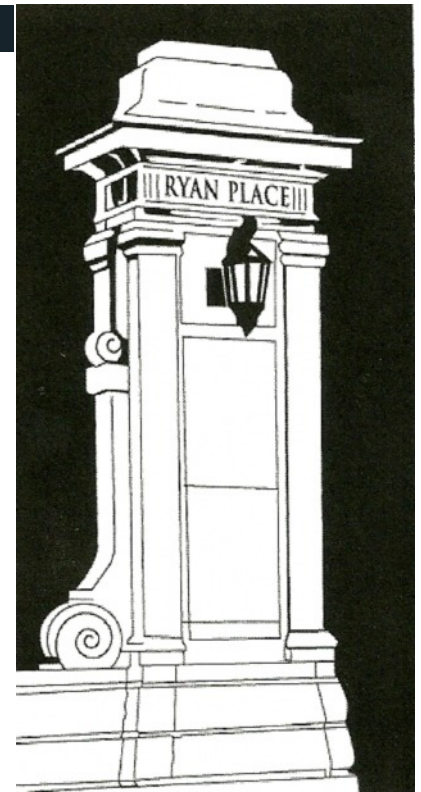
new plan for plantings and soil in the circles, and to working through the City's many departments and requests. The new plants should be in the circles, within the next few weeks, if not already. Thanks again to the RPIA Traffic Circle Committee!

Secondly, the Newsletter Committee has new and exciting announcements for the next year of newsletters. After reviewing the results from the survey and meeting with many neighbors regarding the direction of the newsletter, the Committee has decided to return to the prior publishing schedule. That means 10 issues in 2016! The Committee has also decided to freshen the newsletter with a new format in 2016, and they are also planning new and interesting articles. If you are interested writing or helping with advertising, please contact the editors at rpianewsletter@yahoo.com.

RPIA has also been busy with informative meetings. We had our quarterly general meeting in September and had two very interesting presenters. First, Suzanne Fritz from the Fort Worth Public Library addressed the members regarding "How to Research Your Home's History." She detailed many ways to find previous and original owners of our properties. Emily Leftwich of Recyclebank also presented, detailing her organizations recycling work and informing the group on how to get involved.

Also in our quarterly meeting, the RPIA Board approved bylaw changes, which will be presented to the general membership at the November meeting. We also discussed the RPIA Long-Term Strategic Plan. This is a document that discusses RPIA's goals for the neighborhood, development plans for the neighborhood, and ideas to help facilitate neighborhood cohesion.

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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

2015 RPIA Board of Directors

OFFICERS

President	Cade Lovelace	clovelace@lovelacekillen.com	817-681-7692
Vice President	Chris Gee	chriswgee@hotmail.com	214-414-0199
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
Membership, Director of	Ruth Karbach	arkarbach@sbcglobal.net	817-924-9653
Communication, Director of	Spencer Thompson	spencer.thompson@edwardjones.com	817-253-6021
Activities, Director of	Brian Holland	brianleeholland@gmail.com	615-397-4147
Historic Resource, Director of	Donna Darner	drdarner@sbcglobal.net	817-924-5699
Public Safety, Director of	Bob Plentl	ebplentl@gmail.com	
Infrastructure, Director of	Terri West	terriopia@gmail.com	817-991-2838

STREET DIRECTORS

5th Avenue	Anne Menninger	annmenninger@gmail.com	817-821-1302
6th Avenue	Jennifer Renta	rentaj@sbcglobal.net	817-926-4606
8th/James/Stanley	- open -		
Alston/Lipscomb/Page	Rita Ramirez	ritaramirez54@yahoo.com	817-726-2299
College Ave/Cantey	Patricia Polenz	pperrypolenz@aol.com	817-923-5050
Elizabeth Boulevard	Lisa Pena	l.pena@tcu.edu	817-797-6618
Ryan Avenue	Ben Gaffield	gaffield@gmail.com	313-258-8640
Ryan Place Drive	Stephen Shupee	stephenshupee@gmail.com	862-554-4738
South Adams Street	Diane Zemkoski	dwzemkoski@hotmail.com	432-349-1090
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.



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.

2016 Yearly Newsletter Pricing

Ad Size	10 Issues Yearly	Size Specs
Full Page Premium Back SOLD	\$2500	7.5w x 10h
Full Page	\$2000	7.5w x 10h
Half Page	\$1250	7.5w x 5h
Quarter Page	\$650	3.25w x 5h
Business Card	\$350	3.50w x 2h

Deadlines and Distribution Dates

2016 Month	Artwork Deadline	Distribution
February	January 22	Feb. 6-7
March	February 19	Mar. 5-6
April	March 18	Apr. 2-3
May	April 22	May 7-8
June	May 20	June 4-5
August	July 22	Aug. 6-7
September	August 19	Sept. 3-4
October	September 16	Oct. 1-2
November	October 21	Nov. 5-6
December	November 18	Dec-15

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

Ryan Place Association 2015 Financial Report

Net Revenue YTD	\$10498.00
<i>Newsletter Advertising Sales</i>	<i>\$3890.00</i>
Sponsorships	\$0.00
<i>Event Advertising Revenue</i>	<i>\$0.00</i>
<i>Sustaining Membership Contributions</i>	<i>\$6608.00</i>
Net Expenses YTD	\$11062.01
<i>Newsletter Printing</i>	<i>\$2032.50</i>
<i>Newsletter Distribution</i>	<i>\$450.00</i>
<i>Web Domain set up</i>	<i>\$464.36</i>
<i>Constant Contact</i>	<i>\$460.56</i>
<i>D & O Insurance</i>	<i>\$809.00</i>
<i>PO Box Rental</i>	<i>\$0.00</i>
<i>meeting signs</i>	<i>\$0.00</i>
<i>Circles & 8th Ave Gates Water & Irrigation</i>	<i>\$849.77</i>
<i>Parks & Gate Maintenance</i>	<i>\$4812.70</i>
<i>Irrigation Repairs</i>	<i>\$134.16</i>
<i>Neighborhood Welcome</i>	<i>\$75.78</i>
<i>Office Supplies</i>	<i>\$63.98</i>
<i>Misc. (water deposit refund)</i>	<i>(\$189.34)</i>
<i>Membership fees</i>	<i>\$285.00</i>
<i>Event Expense Paid</i>	<i>\$813.54</i>
<i>Traffic Research Impact Fee</i>	<i>\$0.00</i>
NET INCOME YTD	(\$564.01)

Please Note:

This is from the working yearly budget.

Totals do not include investment CD or renovation funds.

Money Market 1% is in place until 12/1/2015

Ad money paid for next year: \$2,500.00

Presented by Lliisa Lewis, Treasurer

l.lewis0801@icloud.com

President's Letter Continuation from Page 1

RPIA's goal is to discuss parts of the plan at each meeting for the next few months, and then present an approved plan to the general membership sometime next year. If you are interested in participating in the discussion regarding the plan or in viewing the final document, come to our next meeting and participate.

RPIA has a few big events coming up. **The next General Meeting is November 16 at 7 pm. This is the annual meeting and will be a potluck dinner, so bring a dish.** We will discuss the year's accomplishments and vote on new board members. If you are interested in serving, our Nominations Committee is currently meeting to put together the nominee slate and you should contact me.

The Christmas Tour is also upcoming and many events are being planned around it. The Christmas Tour Committee is planning to do the progressive dinner again. Tickets were hard to get last year, so look for an announcement soon on those. Also, the tour needs volunteers and more information is included on this in this newsletter.

Finally, we are introducing a new event this year, the Ryan Place Christmas Party. Tim Keith is heading up the party and is will be at Chadra Mezza and Grill on Sunday, December 13 at from 6 pm to 10:30 pm. Tickets will be \$25. Tim has more information on this event within the newsletter.

It has been a busy few months for RPIA! **Our next board meeting is October 19 at 7 pm at St. John's.** Looking forward to seeing you!

Submitted by Cade Lovelace, President

clovelace@lovelacekillen.com



Candlelight Christmas in Ryan Place

Progressive Dinner Friday, December 4

Tickets will be available for the dinner and tour, online at ryanplacefortworth.com.

Advance tour tickets will be available beginning November 15 at Butler's Antiques on 8th Avenue.

Home Tour

Saturday, December 5
10 am to 5pm

Sunday, December 6
noon to 5 pm



RPIA Bylaw Revisions 2015

The Board of Directors reviewed and approved some proposed amendments to the RPIA Bylaws at the September meeting, and we would like to put the membership on notice of these proposed changes. We intend to take a formal membership vote at the General Meeting on November 16. Below is a summary of the revisions, and you can also find a copy of the changes on the Ryan Place website at www.ryanplacefortworth.com under About > Administration.

Summary of Suggested Revisions

Street Director

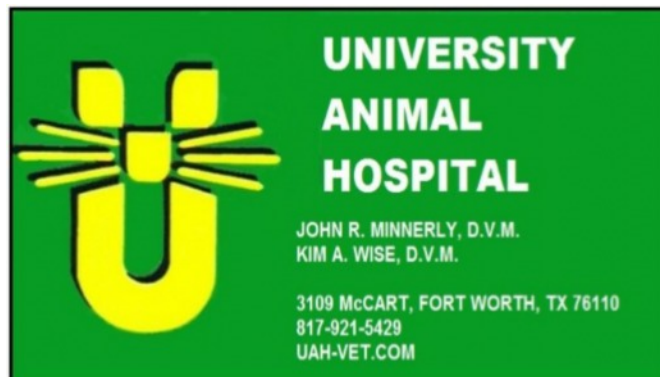
- The Current Bylaws Section 4.2 excludes James Avenue from representation. The proposed revision would add James Avenue to the Street Director representing 8th Avenue, Stanley, and Livingston Avenues.

Committees

- The current Bylaws does not have a standing committee for the Ryan Place Home Tour. The proposed revision would create a Ryan Place Home Tour Standing Committee with specific provisions regarding leadership, committee membership, and deadlines for submitting a budget and recruiting volunteers.

Vacancies

- The current Bylaws does not create a vacancy when a Board member no longer lives within the association's boundaries. The proposed revision would create 8.3(2)(e) and states a vacancy occurs if a Director becomes ineligible for membership.



Welcome

Fairmount Community Library Schedule

Located at 1310 W. Allen Ave.



RYAN PLACE DRIVE

Michelle and Steve Brannan chose Ryan Place for the “character of the houses.” When Lily, their German Shorthair Pointer, escaped from their fenced yard soon after their move, the couple soon learned about the warmth and support of their Ryan Place neighbors. Concerned neighbors followed

the saga of Lily who was hit by a car and found in north Tarrant County by a Good Samaritan. After surgery, Lily returned home needing TLC but had the best of care since Michelle is an Emergency Physician Assistant at a local hospital. Steve is an accountant for an oil and gas company and is a member of a bike racing team sponsored by Elevate Credit. Michelle is on a triathlon team sponsored by attorney Brian Loncar.

FIFTH AVENUE

Erik and Katharine Esser were looking for a “quiet, well-kept neighborhood with a sense of community” when they moved from Alvarado to Fort Worth. A licensed professional counselor, Katharine works as a coordinator of research and training at a center which provides services to women in crisis. Erik, a Beaumont native, is a veterinarian with special interest in oncology and is associated with the Southlake Crossing Animal Hospital. Baby, an elderly mixed breed dog, and Sophie, a domestic shorthair cat, are their beloved pets. Soccer and basketball are Erik’s passions; and the couple enjoys running, camping, fishing, reading, barbecuing, and playing with their dog.

Submitted by Ruth Karbach, The Welcome Lady

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PHARMACY**

Business Hours:
Monday - Friday
9:00am to 6:00pm
Closed Weekends
& Holidays

Craig Nicholson, RPh
Monique Nicholson, RPh

Your Neighborhood Pharmacy

Phone: 817-924-9292
Fax: 817-924-9264

1601 Park Place Ave, Suite B
Fort Worth, TX 76110-1303

Homework Hour

Every Tuesday & Thursday 3-5pm

Whether your kid needs a quiet, safe place to study or needs a little help with homework, library staff is on hand to assist!

Children's Story Hour

1st & 3rd Saturdays at 11 am

Start your day with music and movement, incorporated into our story hour! Geared toward ages 3-7, there is always a coordinating craft sure to delight your kids.

Open Craft Time

2nd & 4th Saturdays 10 am-noon

Bring your creative side and come hang out at the library. We have a wide variety of supplies available or bring your own. Don't worry about the mess, we clean up for you!

Scrabble Club

Weekly on Saturdays at 4 pm

Bring your words, we provide the boards!

Chess Club

2nd & 4th Sundays at 4 pm

Geared toward beginners through level 1400, all ages are welcome! We have two expert players in hand ready to help you increase your skills and just have fun.

Poetry Night

Every 4th Sunday at 7 pm

Come enjoy featured local poets as they share their work, followed by open mic time.

Zine Fest

Sunday, October 18, 1-8pm

We are excited to celebrate Fort Worth Zine Fest! Buy and Swap Zines and Comics from local artists! Booths featuring jewelry, art, etc. Buy records from Dreamy Life Records, Comics and Succulents from Ephemera. We will provide a Keg and Taco Heads Food Truck will be parked outside.

Fall Festival

Saturday, October 31, 3-6 pm

Come have fun in the Fairmount Park before taking the little ones out trick or treating. We will have plenty of games, a bounce house, pumpkins, costume parades for the little ones and for your furry friends!

**Lower your chances of becoming a victim.
Sergio says “TAKE ALL VALUABLES OUT
OF YOUR VEHICLE.” That is all. Carry on.**

The Best of the Rest

After reading *Fort Worth Weekly's* 'Best Of' annual issue I realized that there were almost as many categories as there were advertisers. What if the Ryan Place Newsletter had a 'Best Of' issue and what if that issue was this month? The selection of appropriate categories is, of course, the first problem. Here are some, but there could be more:

Best PA Announcement at the Grocery Store

Best Elvis Statue

Best Traffic Switch Ahead

Best Treat on Halloween

Best Excuse for Driving into our beloved traffic calming circles

Longest and Most Boring Newsletter Column, (Oops, that's getting a little personal)

Best Execution of Garbage Cart Placement

Well, I searched for the Best Snow Cones in Fort Worth. Could I provide the same service to the community for some of these categories? Let's give it a try!

The Best Christmas Tour is the one you have with your family driving slowly around looking at all the Christmas potential in each Ryan Place home.

The Best Parade Float is one that your block organizes through the efforts all your neighbors whether that be a lawn mower drill team or marching human American flag.

Best PA Announcement is from Fiesta Mart – "Attention All Departments, the rear door is now open for trash disposal." Coming in as a close second place: "Clean Up on Aisle Two!"

Best Traffic Switch must be somewhere between the 2300 & 2800 blocks of Eighth Ave.

Best Treat on Halloween is the one (or two or three) you eat while serving those costumed little witches, princesses and Captain Americas.

Who said I know anything about driving into traffic circles, unless you count the time in my youth I was driven across Bluebonnet Circle by someone who should have known better!

Best Photo on 'Lost Pet' sign hasn't been posted yet. *Submitted by Chris Ebert, neighbor*

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Real Estate Corner



Having renovated a few homes in Ryan Place and also having built a home on Willing, I understand something to be true about Ryan Place. Ryan Place residents both love and disdain change. There is a wonderful tension in this treasured, historic pocket of FW for preservation and yet also for revitalization.

Appreciating values can mean increased taxes. Updates next door usually accompany construction debris. Re-paving streets inconveniences daily life. Energy efficient windows never capture the charm of historic glass. Capturing the trend of today will likely compromise a piece of yesterday to some degree. This balance of maintaining and improving is messy, but essential to making a good, historic neighborhood.

However, these two clashing values share a harmonizing goal: the future of Ryan Place. I'd like to suggest six points or three contrasts for us to relish and appreciate about contributions made to Ryan Place's future:

1. Preservationists provide longevity, continuity and history.
2. Revitalization provides necessary rehabilitation, renovation, and restoration to old homes.
3. Preservationists protect a community from being too trendy.
4. Revitalization protects a community from devaluating.
5. Preservationists would be bored without the wake of revitalization.
6. Revitalization would be unaccountable without preservation interference.

All this said, my favorite homes to behold are a wonderful hybrid of yesteryear's charm with today's innovations. Similarly, the fusion of viewpoints in Ryan Place contributes to some of the great properties and, though it makes it more challenging, Ryan Place is a better neighborhood because of it.

"The modernity of yesterday is the tradition of today, and the modernity of today will be tradition tomorrow." - Jose Andres Puerta

Submitted by Jeff Anderson, Virginia Cook Realtors

Address	SqFt Total	Year Built	Beds	Baths	Current Price
2813 Ryan Place Dr.	1,524	1948	2	2	250,000
2320 Ryan Place Dr	1880	1949	3	2	269,900
2509 Willing Ave	2,200	1919	3	2	314,000
3041 6th Ave	2,280	2003	2	2	389,000
2529 6th Ave	2,389	1928	3	3	399,500
2611 S Adams St	3,491	1920	4	2	489,000
2317 6th Ave	4,536	1915	4	4	575,000
1302 Elizabeth Blvd	6,074	1913	5	4.2	1,695,000
2824 Ryan Ave	980	1939	2	1	116,000-Con
2904 8th Ave	1,132	1925	2	1	115,000-Con
2625 5th Ave	1,656	1948	3	2	210,000-Con
2301 S Adams St	1,543	1932	3	2	249,000-Con
2741 Willing Ave	1764	1929	3	2	295,000-Con
2901 5th Ave	2,546	1949	3	2	360,000-Con
3008 Ryan Ave	1,092	1939	2	1	SOLD
2701 Ryan Place Dr.	1,560	1950	2	1.1	SOLD
2912 6th Ave	2,455	1946	3	2	SOLD
2504 6th Ave	2,759	1922	3	2.1	SOLD
2418 5th Ave	3,068	1925	3	2.1	SOLD
2836 Ryan Place Dr	1,758	1951	3	2	SOLD
2832 Ryan Place Dr	2,051	1950	3	2	SOLD
1111 Elizabeth Blvd	3,856	1916	4	3.1	SOLD

Some things in life are scary.

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JASON ALLEN

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*Your Neighbor
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Office 817.984.7738

Cell 817.205.2502

jrallen@cenderafunding.com

NMLS#: 1317588



Live Your Life
LOVE YOUR MORTGAGE



St. John's Chancel Choir will offer Choral Evensong on All Saints' Day, Sunday, November 1st at 5 pm.
Childcare available. All are invited!

Ryan Place Holiday Social at Chadra Mezza & Grill



In the spirit of our Ryan Place BBQ events, we will be having a Ryan Place holiday party this year. The event will take place Sunday, **December 13 from 6 to 10:30 pm** (or later) at Chadra Mezza & Grill. This is the weekend after the RPIA Candlelight Christmas and Progressive Dinner. There will be a special buffet prepared by Nehme as well as a cash bar for drinks. The patio will be open and there will be a DJ for holiday music and more. The cost of the event is \$25 per person plus a \$2.37 service charge.

We are using Eventbrite for tickets to the event. You will need a password to access the link and purchase tickets which I will make available on the Ryan Place Facebook page. Tickets must be purchased in advance. **There will not be any tickets sold at the door.** The cutoff date will be December 1. Anyone who lives in the neighborhood or friends of Ryan Place are welcome to attend. This will be a kids-free event so start booking those sitters now. More details to come, but mark your calendars and feel free contact me with any questions.

<http://www.eventbrite.com/e/ryan-place-holiday-party-chadra-mezza-grill-tickets-18908934131>

December 13, 6 to 10:30 pm Dress: Holiday Chic

www.chadramezza.com

1622 Park Place Avenue Fort Worth, TX 76110 817-924-2372

Submitted by Tim Keith, neighbor tkeith78@gmail.com

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Randy Parham DDS to Gather Halloween Candy For US Armed Forces with Operation Gratitude

For the fourth consecutive year, the office of Randy A. Parham, D.D.S. will be working with Operation Gratitude to collect Halloween candy for U.S. Service Members, veterans and their families.

According to The Nielsen Company, Americans buy roughly 6000 million pounds of candy during the Halloween season, spending almost \$2 billion each year. Much of that ends up being thrown away. Dr. Parham is asking that his patients and their children, as well as the rest of the community, donate a portion of their left-over Halloween candy to help show our appreciation, and bring a smile, to those making the ultimate sacrifice.

Last year, we had hundreds of people from all over the city come into our office to donate candy. And with the help of our surrounding neighborhoods, Berkley, Mistletoe, Fairmount and Ryan Place we were able to send over 100 pounds of candy to the troops. We found it very inspiring, and yet another way our office can bring a smile to someone's face.

Donations will be accepted from Monday, November 2 after Halloween, through Friday, November 12, at Dr. Parham's office, 1612 Pennsylvania Avenue, Fort Worth, TX. Once collections are completed, Dr. Parham's office will ship the candy directly to Operation Gratitude. For office hours, of any additional information, participants may call 817-936-1300.

About Operation Gratitude:

Operation Gratitude seeks to lift morale and put smiles on faces by sending care packages addressed to individual Soldiers, Sailor, Airman, and Marines deployed in harm's way, to their children left behind, and to Veterans, Wounded Warriors and First Responders. Operation Gratitude care packages contain food, hygiene products, entertainment items and personal letters of appreciation, all wrapped with good wishes of love and support. Since its inception in 2003, Operation Gratitude volunteers have assembled and shipped more than one million care packages.

RPIA Traffic Circles

Wow!” Was the first word that came to my mind as I drove up to the South Adams traffic circle on Elizabeth Blvd. to see if the City of Fort Worth’s contractor had really started work on the circle improvements. “It finally happened!” is my next thought, then, “That was a long time and a lot of effort! I hope third time’s the charm!”

Last summer, I was asked by the departing Chair of the RPIA Traffic Circles Committee, John Kline, to lead the final neighborhood efforts to select plants for the new traffic circle landscaping that the City of Fort Worth was planning to install in September 2014. I said “Sure,” thinking that this volunteer opportunity would not be a huge commitment... how hard could it be to ensure that the City plant selection was appropriate, attractive, and approved by RPIA. Within the next month, we received word that the City had misunderstood the neighborhood position on a drainage solution for the circles and had already hired a contractor to install manual pump drains throughout the three circles that the neighborhood would be responsible for pumping out in future years. An emergency RPIA Circles Committee meeting was held, and Terri West, then RPIA President, requested a work stop order until the neighborhood could respond to the City’s drainage pump proposal. That was the beginning of the latest chapter in the Ryan Place neighborhood efforts to ensure the City’s traffic calming circles were attractive.

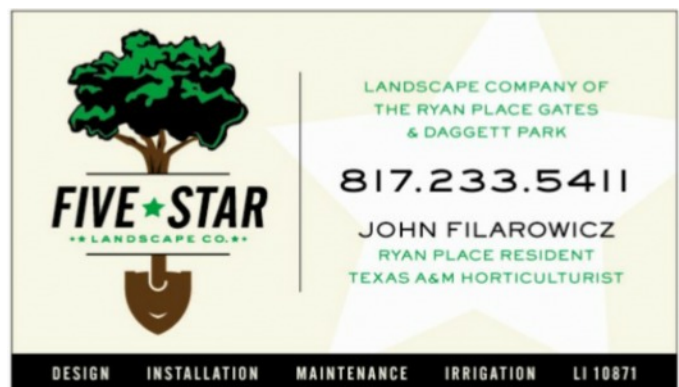
After the first emergency meeting last year, many meetings and phone calls ensued over the next 12 months. My small neighborhood volunteer opportunity had turned into a something much bigger.

The local Texas A&M Extension water, landscaping, and horticulturist experts gave the Circles Committee advice. The Fort Worth Transportation/Public Works Department worked with the Parks Department and worked with the Public Arts Department to receive and give direction. Additional drainage and soil tests were conducted. Always, throughout the entire process, representatives from the RPIA Circle Committee (which had now grown to 8 volunteers) were giving their time to coordinate or participate in meetings, volunteering their homes for meetings, consulting experts, traveling to City Hall for discussions with our City Councilwoman, and were taking or giving advice to the City to make sure Ryan Place had a successful landscaping plan that would be attractive and sustainable. Whenever the RPIA Circles Committee ran into a snag or received confusing or conflicting information, we almost always found a new neighbor with the needed expertise who could advise.

The RPIA Circles Committee also wanted to ensure that the safety of the traffic circles was improved in addition to the landscaping; and for the moment, it appears the new reflectors and street paint that were requested from the City are helping. There were frustrating times and funny meetings as we built new neighbor and friendship bonds. The RPIA Circle Committee offered expert solutions to the City, and now the contractor has begun the work. “Wow”!

Some neighbors have asked, “what about the chicanes”, “what about Triangle Park”. I don’t know what the solutions will be for other public spaces in Ryan Place, but I do know it took Ryan Place neighborhood volunteers with vision, creativity, willingness, and lots of determination to give some of their time to get new landscaping installed by the City at the traffic circles. There were also Ryan Place neighborhood volunteers who worked on the earlier circle landscapes. A big Thank You to all who volunteered since 2004! Who knows what other neighborhood volunteers can accomplish? Still hoping third time’s the charm....

Submitted by Donna Darner, neighbor





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

Mise en Place: A Tale of Two Bakeries

(putting the local restaurant scene in [Ryan] place)



Two bakeries moved into West Magnolia's 1200 block this summer. They're practically next-door neighbors.

Stir Crazy Baked Goods adds a second location (to the original on East Daggett) at the southwest corner of West Magnolia and 5th avenues. It takes over the space, warmly remodeled, from defunct Magnolia Cheese Co. The large case now displays savory quiches, pies, cakes, and other treats like scones and muffins (some vegan).

On a recent breakfast run, my husband and I shared broccoli cheddar quiche (\$5)—starring the flakiest, buttery-est crust—and a cinnamon sweet roll (\$3). The latter resembles a dense, biscuit-like cinnamon roll slathered in icing. A sampling of cupcakes (\$2.25 each) hit on raspberry-lemon—a seasonal pairing of white cake and brightly fruit-flavored icing—and missed on double chocolate with too-heavy chocolate buttercream that overwhelms the light cake. For a winning combination of texture and flavor, opt for an “Adam” bomb (\$1.25 each)—fluffy vanilla frosting sandwiched between chewy, salty miniature chocolate chip cookies!

Stir Crazy borrows from the market aspirations of the space's predecessor, selling local wares: freshly cut flowers; jars of seasonal jam; and crusty, tangy loaves of sourdough bread fermented naturally by Le Boulanger Barbu. Saturdays feature a rotation of unique donut creations like FunkyTown's double stuff and Dough Boy's caramel corn. The place offers ample seating for dining in or for hosting Stir Crazy-catered parties.

Appropriately located “catty”-corner from there is **Le Chat Noir Cupcake Bordello & Bakery**. In a small suite of shared retail space, one tiny case displays a rainbow of French macarons, “bordello” cake ball bites, and a selection of cupcakes (some vegan) piled high with buttercream frosting that sweats in the direct sun flooding the shop window.

Unpredictable business hours and a cramped arrangement make Le Chat Noir a tough sell across from the competing bakery, despite ambitious offering of cupcakes (\$3.50 each). The “Buxom Blonde” disappoints this sweet tooth, with a dense buttermilk cake and vanilla icing that's billed as Swiss meringue but tastes strongly of unsalted butter—and little else. The “Salty Seductress”, on the other hand, gets double chocolate right! The cake holds up well to dark chocolate ganache filling despite some unfortunate separation several bites in. Flaky sea salt adorns the surprisingly airy chocolate ganache buttercream.

Welcome the neighborhood's newest bakeries by visiting 1251 West Magnolia Avenue (Stir Crazy) and 1208 West Magnolia Avenue Suite 100 (Le Chat Noir) soon.

Submitted by Diana Cullum, neighbor

Fort Worth Litter Stomp Saturday, October 24



Ryan Place will be participating in Fort Worth's Fall Neighborhood Litter Stomp on **Saturday, October 24**. We will kick things off at the Gee's house at 2600 5th Avenue at 9 am with coffee and light refreshments while supplies last. We will also have a limited number of event t-shirts that will be handed out to volunteers on a first-come, first-served basis. Bags and gloves will be provided, so mark your calendars and join us as we all pitch in to clean up our beautiful neighborhood! Please let Chris know if you plan to participate at chriswgee@hotmail.com.



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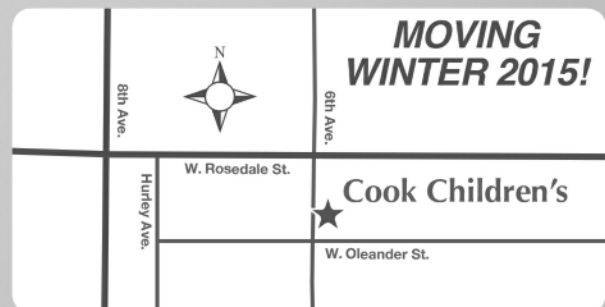
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Timely Tips for October Gardeners from Calloway's

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, golds, 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.



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 bulb for at least 45 to 60 days to provide enough chilling to bloom properly. Plant them in late November or early December.

*Information courtesy of Calloway's Nursery ©2015,
www.calloways.com.*

MODERN ROUNDABOUTS MYTH-BUSTING!

Presented by Blue Zones Project, a community-wide well-being improvement initiative working to make healthy choices easier in Fort Worth.

ROUNDABOUTS — circular intersections that move traffic counterclockwise around a central island — are different than traffic circles which are large, often as big as a baseball field. Roundabouts are calmer and safer than conventional intersections and have been deemed a “proven safety counter-measure” by the U.S. Department of Transportation. They cause drivers to slow down which reduces the risks to both pedestrians and drivers. An aesthetically pleasing roundabout can also help create a sense of place and frame a neighborhood.

MYTHS

- “Fire trucks, emergency vehicles, buses and semis can’t use roundabouts.” A “truck apron” in the center of a roundabout can accommodate emergency vehicles, buses and large trucks, including those with wheelbase lengths of 50 feet or more.
- “Roundabouts aren’t safe for bicyclists and pedestrians.” By using space to pause on the “splitter island,” pedestrians need to watch only one direction of traffic at a time, which simplifies the task of crossing the street. The low vehicle speeds through a roundabout also allow more time for drivers and pedestrians to react to one another, which reduces the chance and consequences of error.
- “Roundabouts aren’t good for older adults.” By 2025, about 25 percent of all drivers in the United States will be over the age of 65. Forty percent of all car crashes that involve drivers over the age of 65 occur at intersections. As we age, we lose our ability as drivers to judge left turn gaps. Roundabouts don’t require those decisions, and they eliminate head-on and right-angle crashes. When collisions do occur, they are generally at lower speeds and less harmful.
- “Pedestrians with limited vision can’t cross roundabouts.” A known issue with roundabouts and other street crossings — such as mid-block crossings and right-turn slip lanes — is that it’s difficult for pedestrians with limited vision to determine when traffic has stopped and it is safe to cross. Solutions are being sought to address this problem

Learn how Blue Zones Project is helping to transform well-being in Fort Worth through sustainable safe environments and social networks at bluezonesproject.com



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October 2015

S	M	T	W	T	F	S
18	19	20	21	22	23	24
Firmount Community Library Zine Fest October 18, 1-8pm	RPIA Board Meeting October 19, 7 pm					Fort Worth Litter Stomp October 24, 9 am
25	26	27	28	29	30	31
	Bulk Waste Pickup	Bulk Waste Pickup	Bulk Waste Pickup	Bulk Waste Pickup	Bulk Waste Pickup	Bulk Waste Pickup
						Halloween
						Fairmount Community Library Fall Festival October 31, 3-6 pm

November RPIA General Meeting at Saint Johns Anglican Church
November 16, 7 pm



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