

Ryan Place Newsletter

September 2014

HistoricRyanPlace.org

RPIA President's Update

Hi Neighbors,

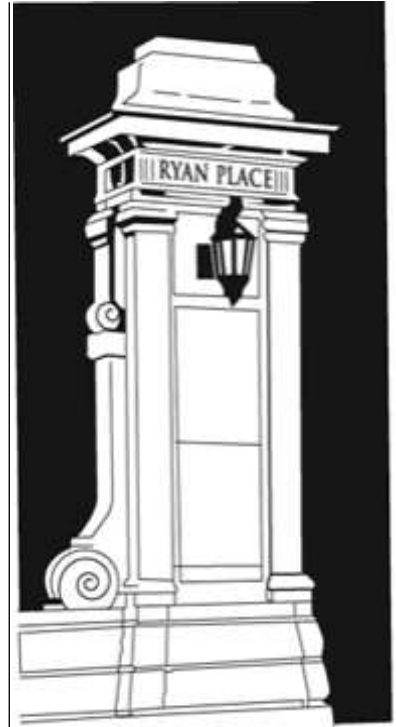
Hope your summer has gone well, either relaxed or productive. The bylaws committee has worked hard in creating a new set of bylaws which will be voted on at the September 15th meeting. It is extremely important that all read this document and

COME TO THE MEETING!

You can find the bylaws on the ryanplacefortworth.com website. We will be using the current bylaws procedure in voting on these new bylaws.

Other notes from the summer: September should bring work on the circles, more work this fall on the final resurfacing of the streets that had water line work, with sidewalks for some of these areas, and Triangle Park is back on the agenda. Boo on the Boulevard returns October 25th and this year we will add a Fall Fest. All are invited to break out the costumes, head to Triangle Park, feast on chili, and dance the night away. "Monster Mash," your opportunity for tricks & treats! See you all at the September meeting!

Submitted by Terri West, RPIA President



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**Ryan Place Improvement Association
Sustaining General Membership**

VOTE ON BYLAWS

**at RPIA Special General Meeting
Monday, September 15, 2014 at 7 pm
at St. John's Mitchell Hall**

2014 RPIA Board of Directors

OFFICERS

President	Terri West	terriopia@gmail.com	817-991-2838
1st Vice President	Open		
2nd Vice President	Trey Eason	jeeasoniii@aol.com	817-922-8180
Treasurer	Llisa Lewis	l.lewis0801@icloud.com	817-939-6565
Secretary	Cindy Belknap	cindy94ag@gmail.com	817-229-8138
Parliamentarian	Stephanie Gutierrez	stephaniefoerster@att.net	817-709-5800

STREET DIRECTORS

5th Avenue	Katie Shumate	katie@shumate.com	682-365-3631
6th Avenue	Suze Diesel	suzediesel@gmail.com	817-781-1929
8th/James/Stanley	Joyce Davidson	jdavidson@txwes.edu	817-320-4289
Alston/Lipscomb/Page	Rita Ramirez	ritaramirez54@yahoo.com	817-726-2299
College Ave/Cantey	Patricia Polenz	pperrypolenz@aol.com	817-923-5050
Elizabeth Boulevard	Kurt Nielsen	krnielsen@bh.com	817-308-6126
Ryan Avenue	Ben Gaffield	gaffield@gmail.com	313-258-8640
Ryan Place Drive	Ruth Karbach	arkarbach@sbcglobal.net	817-924-9653
South Adams Street	Diane Zemkoski	dwzemkoski@hotmail.com	432-349-1090
Willing Avenue	Open		

ALTERNATE STREET DIRECTORS

5th Avenue	Chris Gee	chriswgee@hotmail.com	214-414-0199
6th Avenue	Jennifer Renta	rentaj@sbcglobal.net	817-926-4606
8th/James/Stanley	John Belknap	johnbelknap@swbell.net	817-927-0355
Alston/Lipscomb/Page	John Morris		
College Ave/Cantey	Bill Vaughan	bill.vaughan@aol.com	817-923-5019
Elizabeth Boulevard	Donna Darner	drdarner@sbcglobal.net	817-924-5699
Ryan Avenue	Levi Howard	lwh0030@unt.edu	817-992-5461
Ryan Place Drive	Lamar Brown	brownlamarl@yahoo.com	214-732-3515
South Adams Street	Open		
Willing Avenue	Kerry Coy	kerrycoy@aol.com	817-343-3305

The RYAN PLACE NEWSLETTER is delivered each month (except January and July) to every home in Ryan Place. The NEWSLETTER is typically hung on your front door handle. If you do not receive a NEWSLETTER, please call **Heather Dills**, at **682-220-3482**, or any RPIA officer or street director so we may get a copy to you.

The NEWSLETTER is also posted online at www.ryanplacefortworth.com.

RPIA MEETING

**Monday, September 15
7 PM**

**St. John's Episcopal Church Mitchell Hall
(enter on Page St.)**

Ryan Place NEWSLETTER

Advertising Rates

One issue free when you prepay for a year / ten issues. Prices (per issue) are:

Full Page: \$100

Half Page: \$65

1/4 Page: \$45

Business card: \$25

Ads must be paid for in advance of printing.

**If you do not receive a Newsletter,
please contact**

Distribution Managers:

**Steven and Heather Dills
at 682-220-3482**

NEWSLETTER submission deadline:

OCTOBER 2014 NEWSLETTER

Friday, September 19

rpianewsletter@yahoo.com 817-996-0675

*All submissions are subject to
editorial review and approval.*



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

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

NEW Sustaining Members

Names included below have contributed since the last NEWSLETTER.

Patron

Diane & Steve Zemkoski

Friend

Donna Rogers Darner
Kathleen & Hayne Shumate

Your neighborhood needs YOU!

**Your contribution of \$35 or more will fund
Ryan Place events and maintain the improvements
we have already made.**

Mail your check today
to support the quality life and property values
in our neighborhood.

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

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*To receive Ryan Place e-mails, go to
www.ryanplacefortworth.com
NEWS -> STAY CONNECTED*

Name _____

Address _____

Phone _____ Email _____

Amount _____

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

Parties Outdoor projects Events Crime Prevention Newsletter

Other _____

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



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.

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Timely Tips for September Gardeners from Calloway's

September is a pivotal month for your landscape, with the official arrival of autumn later this month, and hopefully, a return to cooler and wetter weather. It's the gateway month between summer and fall gardening so get outside and improve your landscape. September is the time to apply lawn fertilizer to keep the grass healthy and growing up to the first frost. Always follow the directions on the package and avoid over fertilizing, which will only damage your lawn. Sow spring wildflower (like bluebonnets) seed now. For more reliable, uniform seed germination of our state flower, purchase acid-treated bluebonnet seed. This treatment pits the seed coat, allowing nearly 100% germination in one to two weeks. Divide your perennials about every third or fourth year to prevent overcrowded beds. Spread a liberal amount of organic matter evenly over the area and mix into the soil at least 6 to 8 inches deep. Space divisions at least one foot apart in all directions so root competition will not be a problem for several years. September is an excellent month to begin planting trees and most shrubs. Fall landscaping done now will be well-rooted by next spring and summer. Purchase spring blooming bulbs as soon as they become available. Tulips and hyacinths should be stored in a refrigerator until November. Plant your fall vegetable garden. Plant cool-season vegetable garden with transplants of broccoli, cauliflower, brussel sprouts, cabbage, chard, collards, lettuce, kale, endive and mustard. Water your new vegetables and lightly top-dress with mulch to discourage weeds. Replenish mulch in beds for winter protection. Change irrigation frequency with the shorter, cooler days of fall. Clean up debris from annual and perennial beds so insects won't winter there.

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

September 13: Fall Lawn Care

September 20: TX Gardening, Colorful Fall Flowers

September 27: Gorgeous Autumn Color in Containers

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

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1003

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WELCOME!

Our story of musical homes begins in Harlingen, Texas, with the three Garcia sisters. The three sisters' family roots in Harlingen reach back several generations. The sisters became Harlingen educators and married into the Davila, Espinosa, and Turner families. The children of the three sisters were reared to value strong family ties and friendships.

In the early '90s, Bernadette, a child of one of the sisters, moved to Fort Worth to attend Texas Christian University. Bernadette's parents followed her, and her father worked at Jones Audiology, owned by his sister and brother in law. Bernadette worked at the same company while majoring in psychology. A salesperson encouraged the college student to pursue a sales career in the medical field. In her fifteen years selling diagnostic services and medical devices, Bernadette has advanced to an Account Executive position providing services to patients that have been post implanted with an LVAD (left ventricular assist device) in 15 states for Alere, Inc.

Though her work and personal life took her to Harlingen and Austin, Bernadette kept returning to live in Fort Worth to be near her parents, brother and sister, and extended family. Visits to Ryan Place residents and friends Ken Vicentini and wife Amy, her college roommate, and Kris and Carmel Helsley convinced Bernadette in 2010 to select a Ryan Place Drive home.

Next, Bernadette's cousin Patty Espinosa moved to Fort Worth to attend TCU for her B. A. degree. Armed with a master's degree from Berkley, Patty secured a national NBC internship. Cousin Bernadette enthused about Ryan Place and encouraged Patty to move into a home just across the street from her. Patty now is in a permanent position as an Associate Producer at Channel 5. Sharing a love of fashion, Patty and Bernadette started Purple Stitch Monogramming (on Facebook).

When Patty's younger brother recently entered TCU, a second of three Garcia sisters moved to Fort Worth. The third Garcia sister Cynthia and her husband John Turner, a Harlingen high school band director, retired and were not far behind. At the time of the Turners relocation to Fort Worth, Bernadette was moving to San Antonio. Of course, Cynthia and John moved into Bernadette's former home across from niece Patty.

After a few months in San Antonio, Bernadette decided to return to Fort Worth and make it her home base. Friends Amy and Ken Vicentini sold their Ryan Avenue home to her and moved to Fifth Avenue. Thus the tale of the musical houses ends happily with friends, an aunt and uncle, and cousins living in and loving the Ryan Place neighborhood, and the three Garcia sisters of Harlingen together again in Fort Worth.

Submitted by Ruth Hosey Karbach, The Welcome Lady



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RYAN PLACE BOOK SALON

Tuesday, September 23, 7 pm
Hosted by Layne Craig

Book Selection: *Call the Midwife: A
Memoir of Birth, Joy, and Hard Times* by
Jennifer Worth

It's time for the resurrection of the Ryan Place Book
Salon! Please RSVP to alayneccraig@gmail.com.



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Web | Design | Photography | Video

Evensong and Organ Recital at St. John's

Following choral Evensong, on Sunday, September 28, at 5 pm, Timothy Shewmaker will play a recital of organ music at St. John's Church, 2401 College. Timothy serves as Director of Parish Music at Our Redeemer Lutheran Church and School in Dallas, where he directs adult and children's choral and hand-bell ensembles and serves as organist. He is nearing completion of the Master of Music Degree in Organ Performance at TCU, where he is a student of Joseph H. Butler.

He received his Bachelor of Music Degree in Parish Music from Concordia University Nebraska, where he was a student of Jeffrey N. Blerch. In 2013, he took first place and the prize for hymn playing excellence at the William C. Hall Pipe Organ Competition in San Antonio. His compositions are included in the ongoing series "Concordia Hymns Prelude Library" from Concordia Publishing House. Evensong is a historical Anglican service which includes prayers, Bible readings, hymns and anthems. All are invited. Reception following. Childcare available.

Submitted by Diane Klein

YTD RPIA Treasurer's Report

Submitted by Lllisa Lewis, Treasurer

l.lewis0801@icloud.com

Net Revenue YTD	\$12,309.68
Newsletter Advertising	
Sales	\$4,495.00
Event Advertising	
Revenue	\$0.00
Sustaining Membership	
Contributions	\$6,814.68
Net Expenses YTD	\$13,273.29
Newsletter Printing	\$4,285.75
Newsletter Distribution	\$1,322.20
Web Domain set up	\$192.00
Constant Contact	
D&O Insurance	\$0.00
PO Box Rental	\$100.00
Circles & 8th Ave Gates	
Water & Irrigation	\$978.75
Parks & Gate Maintenance	\$4,644.36
Irrigation Repairs	\$531.37
Neighborhood Welcome	\$80.11
Office Supplies	\$64.82
Misc. (paypal)	\$40.38
Membership fees	\$535.00
Event Expense Paid	\$408.55
Traffic Research Impact Fee	\$90.00

NET INCOME YTD

(\$963.61)

Out of 660 or so households we have a grand total of 80 that have paid membership fees this year. Grab that check book and help turn our negative number for the year into a positive one.

Patron \$150+ Friends \$75-\$149 Neighbor \$35-\$74

**Save that stamp and drop it off at my house
1101 Elizabeth or mail it to PO Box 11122
Fort Worth, TX 76110**

Submitted by Lllisa Lewis, Treasurer

History, Social Significance, Purposes of Pedestrian Infrastructure in Ryan Place

At the August RPIA Board Meeting a motion was approved to encourage the completion of sidewalks throughout the neighborhood. Sidewalks will be built or replaced by the city at no cost to the homeowner on streets that are being repaired as a result of the water line replacement program. Ryan Place Drive is one of those streets.

Why do some streets have sidewalks and some don't? The original plan for Ryan Place streets included sidewalks for all streets, but as the neighborhood development slowed, particularly during World War II, house builders were under economic pressure to save the cost of sidewalk installation. Our street blocks built primarily during this time period do not have sidewalks.


However, no one would suggest taking down trees just to have a sidewalk in a perfect straight line. Street trees are important to encourage the use of sidewalks. Sidewalks should be built to accommodate the existing landscape.

In the 50s & 60s suburban developments excluded sidewalks because neighborhoods were platted with smaller lot sizes. A sidewalk would make the lots appear even smaller. Also housing developments were built automobile centric. Retail was a further distance from housing requiring transportation other than walking to reach "neighborhood" services. High traffic volume wide streets made walking more dangerous or almost impossible. Seen anyone walking across Hulen Street lately?

Now we have a greater knowledge of the value of sidewalks: walking is healthy exercise, walking is an inexpensive and enjoyable activity; sidewalks promote neighborliness, the more people walking in the neighborhood reduces crime, the more "eyes on the streets" the safer a neighborhood becomes.


Our neighborhood organization spends much of its resources in building the positive experiences of a neighborhood. It could be a softball game, a parade, a landscaped entry, benches in a pocket park, a garage sale weekend or a croquet tournament or a chance sidewalk meeting of neighbors that makes it all worth living in Ryan Place.

Submitted by Christopher Ebert, neighbor



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- 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

SAVE THESE DATES



— Fridays from 7–10 p.m. —

September 12

TELEGRAPH CANYON

PATRIOT | SALIM NOURALLAH

October 10

WHISKEY FOLK

THE LONGSHOTS | UN CHIEN

November 14

THE UNLIKELY CANDIDATES

SON OF STAN | WAR PARTY

NO COOLS, NO OUTSIDE FOOD & DRINK | MAGNOLIA GREEN PARK | 1201 LIPSCHUM STREET | ALIENETS, CHAIRS, & PETS ALLOWED



SATURDAY, OCT. 11

NOON - 10 PM

Enjoy work from **hundreds of artists** and music from **more than 50 bands** at venues throughout the Near Southside during this family-friendly **FREE EVENT**.

PARK PLACE VILLAGE

MAGNOLIA VILLAGE

SOUTH MAIN VILLAGE

Questions? Megan Henderson
megan@fortworthsouth.org

fortworthsouth.org



Fort Worth South, Inc.

Real Estate Corner

Inventory is slimming & demand increasing for Ryan Place with it's established charm in the happening Southside! The bad news, there isn't much for sale. The good news is that appraisers have more inventory to work from, the selling experience is more exciting and properties are trading for higher prices.

Regarding available inventory at the time I write this, 2900 6th and 2416 Ryan Place are stunning from the curb and both offer remarkable opportunity for the right buyers. 2725 Willing is touted as almost like new with it's extensive renovation.



If you're considering selling this fall, store away these 3 tips:

1. Fall in Ryan is gorgeous and best not to wait until deciduous landscaping sheds it's seasonal beauty.
2. Values are dynamic right now, get an educated perspective from a trustworthy realtor before making improvements, etc.
3. Less is more. Clean up. Thin out. Keep it fresh and simple.

If you're staying put, enjoy autumn in Ryan. Such a magical time. Go on walks. Barbecue with neighbors. Take time to breath in deeply the smells of the season.

Yours,

Jeff Anderson, neighbor and realtor

817.880.5905

2900 6th Ave	4 bed 2.1 bath	3,990 sqft	\$634,900
2416 Ryan Place Dr	4 bed 2.1 bath	3,657 sqft	\$499,900
2725 Willing Ave	4 bed 3 bath	2,888 sqft	\$435,000

1418 Elizabeth Blvd	4 bed 2.1 bath	3,384 sqft	Contract
2924 Ryan Place Dr	2 bed 2 bath	1,480 sqft	Contract
3025 Ryan Place Dr	3 bed 1.1 bath	1,862 sqft	Contract
2925 5th Ave	4 bed 2.1 bath	1,992 sqft	Contract

1200 Elizabeth Blvd	4 bed 3.1 bath	3,847 sqft	SOLD
2317 Ryan Ave	3 bed 2.1 bath	2,117 sqft	SOLD
2529 6th Ave	4 bed 4 bath	4,448 sqft	SOLD
2317 Willing Ave	3 bed 2 bath	1,853 sqft	SOLD
2515 Willing Ave	3 bed 2.1 bath	2,255 sqft	SOLD
2617 Ryan Ave	2 bed 1 bath	922 sqft	SOLD
2817 Ryan Ave	3 bed 1 bath	1,238 sqft	SOLD
2844 S Adams St	2 bed 1 bath	1,120 sqft	SOLD
1005 W Cantey St	3 bed 1 bath	1,316 sqft	SOLD

Stage 1 Watering Restrictions In Effect

Monday -

No watering with sprinklers or irrigation systems.

Tuesday & Friday -

Non-residential sites (apartments, businesses, parks, common areas)

Wednesday & Saturday -

Residential addresses ending in 0, 2, 4, 6, 8

Thursday & Sunday -

Residential addresses ending in 1, 3, 5, 7, 9

For additional information please go to the City's website:

<http://fortworthtexas.gov/savefwwater/irrigation/>



September 2014

SUN	MON	TUE	WED	THU	FRI	SAT
	1 Labor Day	2	3 Trash	4	5	6 Gallery Night 5-9 pm
7	8	9	10 Trash	11	12 Friday on the Green 7-10 pm	13
14	15 RPIA Special General Membership Meeting, 7 pm	16 BIG TRASH	17 BIG TRASH Trash	18 BIG TRASH	19 BIG TRASH	20
21	22	23 Ryan Place Book Salon, 7 pm	24 Trash	25 Rosh Hashana	26 Rosh Hashana	27
28	29	30				

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