



## SUMMER IS HERE IN RYAN PLACE.

We had a fantastic summer with the July 4th Parade and the summer BBQ and swim party.

Thank you to all who worked to make those events fantastic. I also want to congratulate the Fairmount Ferrals for taking back the trophy at our annual softball game.

We will be ready next year!

At our August board meeting we will have Fort Worth Bike Share executive director Jennifer Grissom make a presentation, and will also welcome representatives from the Academy 4 mentoring program at Daggett Elementary.

This will be my sixth year to participate in Academy 4. Volunteers spend about an hour and a half once a month over the course of the school year mentoring a fourth grader on how to be a LEADER (lessons, playing games, etc). It's fun and the kids love it. We have many Ryan Place residents that participate in the program.

If you're interested in learning

more, please reach out to me or attend our board meeting on August 19.

We are starting to organize our business mixer for our RPIA September general meeting.

This is a fun event to network with your neighbors. This will be our third year to do this. We try to spotlight a few businesses each year as well.

Try to stay cool, and as always, please reach out to me with any questions you might have about the neighborhood.

Thank you!

*— Tim*

*The Ryan Place Newsletter is published each month (excluding January and July) for residents in Ryan Place. The newsletter is delivered to our homes through the volunteer efforts of Ryan Place residents.*

*If you not received a hardcopy newsletter - please contact any RPIA director (page 10) for a copy.*

*The newsletter also appears online at [ryanplacefortworth.com/newsletters](http://ryanplacefortworth.com/newsletters).*

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&  
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July 4th Parade Photos

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# A Candlelight Christmas in Ryan Place **TOUR OF HOMES**

*Save the date for Ryan Place's largest fundraiser!*  
**DECEMBER 7 & 8, 2019**

*Docent volunteer sign-ups and tickets available beginning in October.*



@candlelightchristmashometour



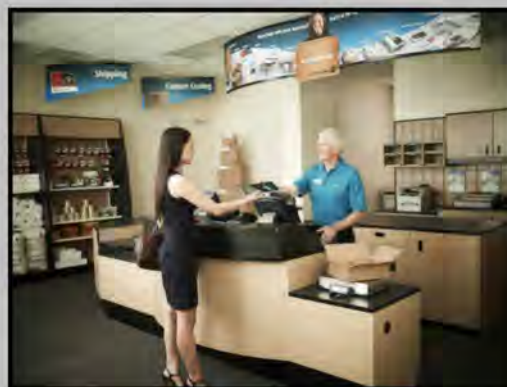
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August 2019						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19 RPIA Board Meeting  1st day of school FWISD	20	21	22	23	24
25	26	27	28	29	30	31 Annual Labor Day Weekend Garage Sale

## LOOKING AHEAD... Ryan Place Improvement Association 2019 Calendar of Events

Monday, AUG 19th - 7 p.m.	RPIA Board Meeting (St. John's Episcopal Church)
Saturday, AUG 31st - ALL DAY	Annual Labor Day Garage Sale (NOTE: This is a CORRECTION)
Monday, SEP 16th - 7 p.m.	RPIA GENERAL Meeting and Business Mixer (St. John's Episcopal Church)
Monday, OCT 21st - 7 p.m.	RPIA Board Meeting (St. John's Episcopal Church)
Friday, OCT 25th - 7 p.m.	Movie Night (Triangle Park)
NOV (Date & Time TBD)	New Neighbor Welcome Event (TBD)
Monday, NOV 11th - 7 p.m.	RPIA Board Meeting, General Membership Meeting & Elections, Potluck (St. John's Episcopal Church)
Friday, DEC 6th	Ryan Place Holiday Social (TBD)
Saturday, & Sunday, DEC 7th & 8th	Candlelight Christmas in Ryan Place Home Tour
	NOTE: No RPIA Board meetings are held in July or December

### == Omissions, Retractions & Corrections ==

Our previous month's issue contained the article **TRAVEL HACKS...** by Aulstin Gardiner. The author's name was inadvertently omitted. Also our ANNUAL LABOR DAY GARAGE SALE was listed in error as SEPT. 1. (see above) we sincerely regret the errors.  
- The editors

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# RPIA MEMBERSHIP: YOUR DOLLAR\$ MAKE A DIFFERENCE

## 1. Select your level of donation:

\_\_\_ \$35: Good Neighbor    \_\_\_ \$100: Builder    \_\_\_ \$200: Patron    \_\_\_ Other

## 2. Submit payment via:    \_\_\_ Check to RPIA    \_\_\_ Credit Card (via RyanPlaceFortWorth.com)

## 3. A little bit about you\*: Name(s) : \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Best method of CONTACT:

\_\_\_ Text to phone    \_\_\_ Email

\_\_\_ Yes, you have my permission to show my name & donation in the newsletter

Mail this donation form to

**Ryan Place Improvement Association (RPIA)**

**PO Box 11122**

**Fort Worth, TX 76110**

...and become a member. Your donation contributes to the well being of the neighborhood. Beautiful homes, excellent public and private schools, convenient access to better living amenities - this is what a better neighborhood is all about...and RYAN PLACE meets all the criteria. Ryan Place occupies a unique and superb place in the urban & residential landscape of Fort Worth - but we can't remain that way without your help.

Please use this form - or go online to this page:

**<https://www.ryanplacefortworth.com/donations/>** ...and make your donation via credit card.

Any amount will do! Your funds enable these benefits to the neighborhood:

- BEAUTIFICATION and landscaping of entrances, etreets, and parks
- CANDLELIGHT CHRISTMAS in Ryan Place
- EVENTS for families & children and Adult SOCIALS which include
  - JULY 4th PARADE
  - FIRE TRUCK RESTORATION\*\*
- NEWSLETTER and WEBSITE with discussions of issues important to our neighborhood.
- PARKS and Infrastructure Improvements
- PROMOTION and PROTECTION of Historic Ryan Place
- WELCOME Program
- ...and much much more!

\* Submitting this form will put your name in our directory, a secure, online listing of our residents.

\*\*Notes a 1934 American LaFrance type 399 Pumper built on a GMC truck chassis. It's been our very own for about 40 years! But it fell into some disrepair...We have been looking for parts and fabricating others to complete the restoration - which, after FOURTEEN (14) years is nearing completion! With your help and a little luck, it should be ready for NEXT years JULY 4th PARADE! PLease donate today!



# RPIA DONATIONS LIST 2019

## Community Patron Donation of \$200+

Anonymous  
Jill Matson & Spencer Tanke  
Joan Kline Lin & Randy Parham

## Community Builder Donation

of \$100.00 - \$199.99

Anonymous  
Kipp & Bonnie Baker  
Yates & Janet Brown  
Mike & Karin Cagle  
Douglas Cooper  
Mary Beth & Christopher Ebert  
Steve & Debra Flanagan  
Josh & Amy Gardner  
Daniel & Jennifer Hernandez  
Tim & Kari Keith  
Robert & Carol King  
Bryant & Hannah Kopriva  
Cade & Jenni Lovelace  
John & Danielle Morris  
Gwen Green-Perez & David Perez  
Zoe & Glen Pierce

## Good Neighbor Level Donation

of \$35.00- \$99.99

Kevin Arndt  
William Aulstin  
Doug Baldwin and Susan Keller  
Larry & Siân Borne  
Buddy & Kelly Broeker  
David Claire  
John and Kerry Coy  
Matthew Davis  
Lloyd & Lisa Day  
Mary Jane and Mark Debenport  
Katie & Lindsey Dietrich  
Jeffrey Down  
Chris & Allison Gee  
Gilbert & Stephanie Gutierrez  
Jennifer & Jake Hughes  
Ruth Karbach  
Keith & Wendy Kessel  
Michelle Key  
Luke Leonard  
George Lindner  
Lou and Barbara Lucignani  
Sara Lynch  
Diane McCusker  
Jake Neal  
Jennifer and Ryan O'Connell  
The Pritchetts  
Coleman Roach  
Patricia & Javier Rodriguez  
Loy Rooke and Rita Cody  
Dana Settle  
Ryan & Bronwyn Scharar  
Jeff Schroeder  
J. Carter Matheney Tiernan  
Barbara Tumlin  
Pamela & Charles Tynan  
Miguel & Marilyn Vivar

Have an idea for something you'd like to see in the Ryan Place Newsletter? Recipes? Stories and photos from neighborhood events or an unusual hobby?

**We want to hear from you!** Use the ONLINE CONTACT US form ...or email us: [rpianewsletter@gmail.com](mailto:rpianewsletter@gmail.com)

**North Fort Worth Historical Society's**  
**14th Annual**  
***Saints and Sinners Tour***  
**Oakwood Cemetery**  
**701 Grand Ave., Fort Worth, TX**  
**October 26—27, 2019**



**Walking Tours**  
**Saturday and Sunday at 1pm and 3:30pm**  
**\$10.00—adults**  
**\$5.00—Students/Children**  
**Pay Admission at the Gate**

~~~~~  
 For Reservations or information call 817-625-5082



Announcing a new music school in the historic southside!

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Dr. Jill Sprenger, Director (30-year Ryan Place Resident)

Registration for fall classes and lessons now open

2816 Hemphill Street

[info@fwconservatoryofmusic.com](mailto:info@fwconservatoryofmusic.com)

## FEATURES

### EXTEND YOUR SUMMER WITH A GOOD BOOK

By Layne Craig

August in Texas means school uniform sales, last trips to the lake, and settling into the scorching heat that makes it confusing that everyone is always walking around saying "summer's almost over." If your August reading goals are to recapture lazy summer days and ignore the responsibilities of fall, here are three shorter books set during summer break:

**The Penderwicks**, by Jeanne Birdsall. This is part of a five-book middle-grade series; although my daughter's friends love the whole series, we're only on the first one, and it is adorable. Four sisters with distinct personalities, along with their horticulturist father, rent a cottage behind a mysterious

mansion, and quickly befriend the lonely boy next door. *Birdsall* is clearly inspired by *Little Women*, but who doesn't need more *Little Women* their lives?

**Pride**, by Ibi Zoboi. Another classic literature remake, this one more literal. Zoboi takes the plot of *Pride and Prejudice* and sets it in a Brooklyn neighborhood, squashing the plot into one romantic summer when Zuri Benitez's sister Janae is home from college and two handsome boys named Ainsley and Darius move in next door. Zoboi picks up on the YA lit trend of combining prose with verse in this sweet and quick read, which touches on contemporary issues of gentrification and class conflict, picking up on the social commentary central to Austen's original work.

**Where We Come From**, by Oscar

Cásares. If you read one book set during the summer, one book set in Texas, one book that addresses current politics, make it **Where We Come From**.

In this short but powerful novel, Nina looks forward to her nephew and godson Orly from Houston spending the summer with her in Brownsville, but it turns out the timing of his visit couldn't be worse, as Nina has become unwittingly involved with a human trafficking ring smuggling immigrants across the border. Nina's and Orly's journeys become intertwined with one of the young immigrants, and the book's complicated and loving treatment of all of these relationships are matched by Casares's beautiful writing.

Wishing you happy reading and a smooth ending to your summer adventures, neighbors!

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### ***It's about SECURITY:***

By Kipp Baker, Director of Communications

In light of recent events and concerns about security, we offer an upcoming series of articles and information about VIDEO security systems. What are their various forms & configurations? What are the PROS & CONS of each? Costs?...and why?

The articles, lists and charts will be broad based (there are MANY variations) but as objective as we know how to make them. Hopefully, if you are considering a video security system we will be able to provide you a reference to help tailor the best system for your home (or business) and your dollar. (NOTE: Updates and extended charts may appear in the ONLINE version of our newsletter)

We'll start with a brief VIDEO SECURITY SYSTEMS GLOSSARY for camera types & variations:

All cameras will have resolution (quality of the image) specifications noted as megapixels (MP) The greater the MP number 2, 4, 5, 8 etc. the better the resolution. A 2MP camera might be good for identifying people in an office, store or warehouse situation where the camera to subject distance is no more than 20-35 feet. The higher resolution 8MP camera could identify objects (like an automobile license tag) at a distance of anywhere from 100-200+ feet.

In addition and in tandem with the MP resolution, all cameras will have ratings describing their ability to produce a particular scan rate on a monitor - HD is High Definition, often defined as 1080p (for 1,080 lines per progressive scan) some older cameras as 1080i (for an interlaced scan) or 720p. Newer (and more expensive) cameras are capable of the 4K resolution & scan rates. NOTE: this standard has been changing rapidly in recent years, but many people may not notice the differences.

All cameras will have a field of view (FOV) expressed in degrees. Security cameras typically have a wide to very wide FOV roughly equivalent to a 16mm lens on a 35mm type camera. (approx. 102°. For reference, "Normal" camera lenses have an FOV of about 40° across the horizontal)

The "form factors" of most cameras have three basic forms: bullet, turret and dome, which refers to the exterior shape of the protective container of the camera. Requirements for powering the cameras and how these may vary with each camera will be covered in later discussions

**Network IP Camera:** (Internet Protocol) a type of digital video camera that receives control data and sends image data via the Internet over Ethernet or network CAT 5 or CAT 6 cable with RJ45 connectors. Unlike analog closed-circuit television (CCTV) cameras, they require no local recording device - only a local area network. However, to view saved recordings later, a compatible DVR would be required.

# NEIGHBORHOOD NEWS & CULTURE CORNER

## ...SECURITY (CONT.)

**HD-TVI Camera** - is a type of analog to digital high definition CCTV (closed circuit television) security camera (megapixel video over coaxial cabling / HD [high definition] over coax) that supports up to 1080p (this standard was released in 2014)

**PTZ Camera** - has **Pan** (left to right), **Tilt** (up & down) and **Zoom** (in & out) viewing capabilities from remote operator location. Camera is motorized and often referred to as a "robo"

If you are not familiar with computer networking protocols, requirements for Ethernet or coax cable runs, most, if not all of the above camera types and their systems may require professional installation and setup due to power and transmission needs.

You can expect to pay anywhere from \$300 + labor for a low-res basic 4 camera setup to well over \$5,000+ for 6-8+ cameras in a high res environment, with a 1-8+Tb digital video recorder (DVR) and monitor.

**Doorbell Camera** - several brands are available (prices range \$40-\$360+). RING PRO, for example, has 1080p resolution, 160° (almost a fisheye) FOV. Custom motion zones and units to extend the WiFi signal are available in some models.

Other types of cameras which are available, but not really suitable for exterior home security include:

**Hidden Camera** - just what it sounds like and typically used for indoors or weather protected applications. May come as a clock, or other device to cloak its purpose

**Micro Camera** - variation on the hidden camera. Design and use in your own small space. Ideal for monitoring internal theft activities.

**Board Camera** - another variation on the hidden camera - sees through pinhole size aperture, usually has superb low-light capabilities.

**Snake Camera** - video lens at the end

of a wire/tube. Law enforcement uses these in a car's A/C vents for...well, you can use your imagination...

There are also complete Security System Bundles, Wireless Transmission, various Access Controls and a multitude of accessories, including the special monitors and connectors needed to let you see what your cameras are seeing... (not just any old monitor will do...)

## Next time:

A look at complete systems, systems from big box stores and Digital Video Recorders - DVRs)

If you have a specific question about this article, don't hesitate to contact us!  
**rpianewsletter@gmail.com**

Ryan Place Director of Communications, photographer/web designer and TCU graduate Kipp Baker has produced, directed and edited award winning productions since 1979.

## RYAN PLACE: A PERSONAL HISTORY UPDATED

By Christopher Ebert,  
Senior RPIA Columnist

We moved into the Knox and Evelyn Thomas Home in 1976. Our decision to buy a Ryan Place house was a reaction to the lessons we learned from our parents whose definition of success was to move away from where you grew up, to move west, to move out of the city center, from urban to more and more suburban environments. We weren't the first wave of young families to discover Ryan Place with its sidewalks, shaded tree-lined streets, neighborhood schools, homes that reminded us of our grandmother's, and neighbors that actually knew each other.

The Ryan Place 4th of July Parade was already a tradition when we got here, and the neighborhood had fought city hall several times with varying degrees of success. Traffic calming along 8th Ave was yet to be accomplished by a combination of Italian Cypress trees and the late afternoon "picket-fence" effect on drivers' windshields as they headed to the suburbs. Speed Humps and Chicanes were a long way off. Traffic calming on Elizabeth Blvd. was simply a No-Thru-Trucks sign at 8th Ave. No one had ever even thought of traffic circles.

When you live in a neighborhood, you automatically become a part of its history. You become what President Obama called "part of our patchwork heritage." Our neighborhood patchwork was in part created by the economic cycles and history of Fort Worth and the nation. This patchwork is what makes

it possible even now for young families to rent, buy, and buy again as their family economics dictate.

Why was I qualified to write a personal history of Ryan Place? (Glad you asked!) Back in the 1980s, I raised my hand at the wrong time and became the newsletter editor; that was when "cut and paste" meant just that. At my work, our group "clerk steno" didn't seem to mind doing a little extra typing. My plans were to write a "Ryan Place - Then and Now" column using the old RPIA Newsletters I had saved. However a review of the stories five, 10, 15 years ago, from 2009 revealed that things were pretty much like they are now, you could just change the names: Councilman Herman Stutte became Councilmember Joel Burns, became Councilmember Ann Zadeh. Gas "pot" meters become natural gas wells, Lone Star Gas became Chesapeake became Atmos, 1985 became 2019.

I drew on the written record when it agreed with the points I wanted to make. The interviews with people that have gotten Ryan Place to where it is today were mostly true (as true as personal histories ever are).

Other articles were my opinion on stockade fences, protecting set-back requirements on new construction, and some other stuff that was just fun. We are back to where we began my journalist journey, almost to the Labor Day Garage Sale Weekend.

Thanks for staying tuned in to my ramblings!



## Free "Home Buyers Class"

Please join me, Barbara Tumlin on the 2nd Tuesday  
of each month for this 1 hour class.

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### 2019 SCHEDULE

Mar 12—Apr 9—May 14—Jun 11—Jul 9

Aug 13—Sep 10—Oct 8—Nov 12—Dec 10



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**Jennifer Lovelace**

Board, Ryan Place Christmas Tour

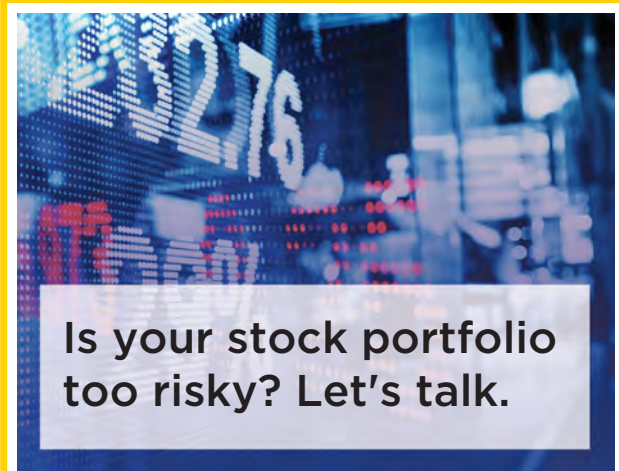
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President, Ryan Place Improvement Association

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## NEWS & FEATURES - AROUND FORT WORTH

### FROM THE CITY OF FORT WORTH & TARRANT COUNTY DESK:

Public Health Senior Public  
Information Officer  
Richard Hill, Tarrant County Agency

#### **Topic: Illegal dumping**

Have you witnessed illegal dumping in your area? Cities in Tarrant County, Tarrant County government and area law enforcement agencies are working to prevent this illegal activity, but they need your help.

If you see illegal dumping, contact local law enforcement or call the North Central Texas :

**Stop Illegal Dumping Hotline at 1-888-335-DUMP (3867).** Leave a message with all the details including the location of the activity. Information provided is strictly confidential.

Residents are also reminded to protect the environment by disposing of household chemicals properly. Most Tarrant County residents can take their materials to the Fort Worth Environmental Collection Center (ECC), 6400 Bridge St. (At I-30 and Loop 820)

Examples of hazardous household chemicals include paint, pesticides, automotive fluids, household cleaners, solvents and batteries. Household chemicals should never be poured down the drain, onto the ground, into storm sewers or into trash bags. Health experts note that a single quart of used motor oil can pollute up to 250,000 gallons of water.

Most Tarrant County cities and some surrounding cities and counties allow citizens to use the ECC for hazardous waste disposal. To use the ECC, residents of unincorporated areas of Tarrant County can get a free voucher by calling the County Environmental Specialist at (817) 884-2634.

### New state law cracks down on roof scams

A new state law makes it clear that it's illegal for a contractor or roofer to waive an insurance deductible.

"This new law will help further protect consumers," said Texas Insurance Commissioner Kent Sullivan. "Roofers who waive deductibles are cutting corners. Take your business elsewhere."

Under the new law effective September 1, violators could get up to a \$2,000 fine and up to six months in jail.

Read more: <https://www.tdi.texas.gov/news/2019/tdi08072019.html>

### NTTA toll rates to increase July 1

North Texas Tollway Authority will increase toll rates July 1, implementing a biennial toll rate schedule approved by the board.

On average, TollTag rates will adjust one penny per mile, from 18 to 19 cents. <http://fortworthtexas.gov/news/2019/06/NTTA-Toll-Increase/>

### Register your surveillance camera system

The Police Department is asking residents and business owners across Fort Worth to register their privately-owned surveillance camera systems. Camera footage from a Fort Worth neighborhood helped solve a recent high-profile crime.

Read more: <http://fortworthtexas.gov/news/2019/05/PD-community-camera-program/>

For more info about city matters: <http://fortworthtexas.gov/>

### WATER GARDENS

<http://www.fortworth.com/things-to-do/attractions/fort-worth-water-gardens/>

### PARKS & TRAILS:

Athletics  
Community Centers  
Fishing  
Parks & Trails  
Pools & Aquatics  
Tennis

### PROGRAMS:

Graffiti Abatement

[fortworthtexas.gov/athletics](http://fortworthtexas.gov/athletics)  
[fortworthtexas.gov/parks/centers](http://fortworthtexas.gov/parks/centers)  
[fortworthtexas.gov/parks/fishing](http://fortworthtexas.gov/parks/fishing)  
[fortworthtexas.gov/parks/info](http://fortworthtexas.gov/parks/info)  
[fortworthtexas.gov/aquatics](http://fortworthtexas.gov/aquatics)  
[mclelandtennis.org](http://mclelandtennis.org)

[fortworthtexas.gov/parks/graffiti](http://fortworthtexas.gov/parks/graffiti)



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Cameron Holmes - Owner, Landscape Designer  
Masters Degree Landscape Architecture  
Member - American Society of Landscape Architects  
972-849-4772

REFERENCES AVAILABLE BY REQUEST  
OPTIONAL HOURLY CONSULTATIONS AVAILABLE

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## IMPORTANT NUMBERS:

**Fort Worth Police Dept.**  
(non-emergency)  
817-392-4222

**NPO 8 on Magnolia**  
817-871-8885

**Officer Sergio Guadarrama**  
817-944-1316 (cell)  
817-392-3619 (office)

**Code Compliance**  
Javier Mata 817-392-6339

**Code Blue/Central Division**  
Coordinator, Alison Golden  
817-392-3973

**Animal Control**  
817-994-4208

**Graffiti Abatement**  
817-212-2700

**Streetlight Outages**  
817-392-8100

## About our Ryan Place Newsletter

Newsletter Deadlines & Distribution Dates are the 15th of the month for both content and advertising inserts (or changes), with distribution the first weekend of the following month.

The Newsletter is delivered each month (excluding January and July) to every home in Ryan Place. The newsletter is typically hung on your front door handle and is delivered through the volunteer efforts of Ryan Place residents.

If you do not receive a newsletter, please contact any RPIA director for a copy. The newsletter is also posted online at [ryanplacefortworth.com](http://ryanplacefortworth.com).

More information, as well as updates about these and other important CITY and RYAN PLACE resources can be found on our website: [RYANPLACEFORTWORTH.COM](http://RYANPLACEFORTWORTH.COM)

Chart updated 2/26/2019

## 2019 RPIA BOARD OF DIRECTORS

|                  | POSITION                        | NAME              | EMAIL                         | PHONE            |
|------------------|---------------------------------|-------------------|-------------------------------|------------------|
| BOARD MEMBERS    | President                       | Tim Keith         | tkeith78@gmail.com            | 979.220.5932 (m) |
|                  | Vice President                  | Ryan Scharar      | rescharar@gmail.com           | 713.412.2180 (m) |
|                  | Secretary                       | Sarah Darley Geer | srdarley@gmail.com            | 469.396.5467 (m) |
|                  | Treasurer                       | Jen O'Connell     | jennifer.a.oconnell@gmail.com | 757.593.0330 (m) |
|                  | Parliamentarian                 | - OPEN -          |                               |                  |
|                  | Membership, Director of         | Jake Neal         | jneal@hlfortworth.com         | 817.606.7820 (m) |
|                  | Communication, Director of      | Kipp Baker        | kipp@pixure.com               | 817.996.8222 (m) |
|                  | Activities, Director of         | Jason Allen       | jasonallen_25@yahoo.com       | 817.205.2502 (m) |
|                  | Historic Resources, Director of | Chris Ebert       | cwebert@hotmail.com           | 817.319.2363 (m) |
|                  | Public Safety, Director of      | Chip Mansfield    | mansfield.chip@gmail.com      | 214.207.3367 (m) |
|                  | Infrastructure, Director of     | Terri West        | hatwest@gmail.com             | 817.991.2838 (m) |
|                  | Home Tour Director Elect        | Cade Lovelace     | clovelace@lovelacekillen.com  | 817.681.7692 (m) |
|                  | Home Tour Director              | Allison Gee       | aw479@hotmail.com             | 210.414.4277 (m) |
| STREET DIRECTORS | 5th Avenue                      | Chris Gee         | chriswgee@hotmail.com         | 210-414-0199 (m) |
|                  | 6th Avenue                      | Josh Gardner      | josh.gardner@sbcglobal.net    | 817.875.7407 (m) |
|                  | 8th/James/Stanley               | Joyce Davidson    | jdavidson@txwes.edu           | 817.320.4289 (m) |
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|                  | Ryan Avenue                     | Hayley Wateska    | hbwateska@gmail.com           | 214.457.3367     |
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## THAT'S ALL FOLKS!

Hoping you've had a great summer!