

RYAN PLACE IMPROVEMENT ASSOCIATION

NEWSLETTER

October, 2012

HistoricRyanPlace.org

INSIDE THIS ISSUE:

Crime Prevention and Security	4-5
Sustaining Memberships	6
CCRP	7
Real Estate Corner	8
Events, Updates	9
Chris Ebert	10
RPIA Minutes	11
Welcome	12
Yard of the Month	13
Evensong Invitation	14
Ross King Comment	



The 1st Annual
Boo on the Boulevard
and
The 10th Annual
**Ryan Place
Chili Appreciation
Society Cook-Off**



**Bob and the
Yellow Fire Truck**

Saturday, October 27th
4 pm – 8 pm
Daggett Elementary
Parking Lot



**Returns to the
Ryan Place
stage!**

**Bring your lawn chairs, blankets, and coolers
for a FREE fun-filled evening!**

Details on page 3



Postal Problems in Ryan Place

*"Neither snow, nor rain,
nor gloom of night shall
stray these couriers from their appointed
rounds."*

The U.S. Postal Service is one of the few government agencies explicitly authorized by the United States Constitution. Its roots trace back to 1775 when Benjamin Franklin was appointed the first Postmaster General. But in 2012, this American institution is facing unprecedented challenges.

Some 574,000 workers are employed by USPS, reportedly making it the third-largest civilian employer in the United States, behind the federal government and Wal-Mart. These dedicated employees are facing uncertainty though as speculation of layoffs, post office closings and fewer delivery days dominate the headlines.

The USPS claims to deliver an astounding 177 BILLION pieces of mail annually. That's 359,756,097 pieces every day when you consider the current Monday-Saturday delivery schedule. Most of that mail is delivered expeditiously and accurately by hardworking USPS employees.

Unfortunately, we in Ryan Place appear to have

a postal problem. Recent comments on our neighborhood Facebook page indicate what some might call an epidemic. Residents are complaining about missing mail, stolen packages, undelivered items, late deliveries, employee mistakes at the 8th Avenue Post Office, and a variety of other problems.

There is not one solution that will solve all of these issues, and I'm sure other neighborhoods face similar challenges. In a neighborhood like Ryan Place, however, with a long-history of residents working together for the good of the entire community, we can get answers and take action.

I would like to suggest a special neighborhood meeting to discuss potential solutions to this issue OR this being added to the agenda of an upcoming monthly RPIA meeting. I think it would be helpful to invite the Branch Manager of the 8th Avenue Post Office, the Postmaster, our NPO, and our City Councilman.

There are not any easy solutions to this problem, but I think that if we all work together we can respond in an effective way.

— Anthony Kirchner
2417 Willing Avenue

(See Page 5 for Post Office response.)



RPIA MEETING

Monday, October

15

7 PM

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

**Meeting agenda at
historicryanplace.org
Discussion Forum**

2012 RPIA Board of Directors

Officers

President	John Kline john.kline90@charter.net	817-922-0732
1 st Vice President	Mariann Taccia mariannmt@sbcglobal.net	817-921-9976
2 nd Vice President	Kurt Nielsen kurtryannielsen@aol.com	817-308-6126
Treasurer	Olivia Flynn mslivia@sbcglobal.net	817-927-0075
Parliamentarian	Courtney Chatfield rightasusual@sbcglobal.net	817-680-4558
Secretary	Rachel Manning rachelzertuche@earthlink.net	281-799-9049

Street Directors

5 th Avenue	Katie Shumate katie@shumate.com	682-365-3631
5 th Avenue (Alternate)	Sharyn Peterson shewho824@yahoo.com	817-726-0531
6 th Avenue	Suze Diesel suzedeez@att.net	817-781-1929
6 th Avenue (Alternate)	Gary Guess gary@theblindsolution.com	972-757-9639
8 th /James/Stanley	John Belknap johnbelknap@swbell.net	817-927-0355
8 th /James/Stanley (Alternate)	(VACANT)	
Alston/Lipscomb/Page Streets	Derek Arneson derekarneson@hotmail.com	817-938-5007
Alston/Lipscomb/Page Streets (Alternate)	Rita Ramirez ritaramirez54@yahoo.com	817-726-2299
College Avenue and Cantey St.	Laura Crews lauracrews@rocketmail.com	817-715-2399
College Avenue/Cantey (Alternate)	Bill Vaughan	817-923-5019
Elizabeth Boulevard	Raul Pena rpena@transystems.com	817-926-9743
Elizabeth Boulevard (Alternate)	Joan Kline joankline@swbell.net	817-923-5287
Ryan Avenue	Rick Tucker Tucker.rick@sbcglobal.net	817-927-0197
Ryan Avenue (Alternate)	Levi Howard LWH0030@unt.edu	817-992-5461
Ryan Place Drive	Lin Parham rap32dds@aol.com	817-921-4027
Ryan Place Drive (Alternate)	Josh Lambert Josh@BuyFWTX.com	817-456-9613
South Adams Street	Chris Ebert cwebert@hotmail.com	817-926-2366 817-319-2363
South Adams Street (Alternate)	Marina Castillo followdamoney@hotmail.com	817-926-2243
Willing Avenue	Mike Lindner george.lindner@dfps.state.tx.us	817-271-2878
Willing Avenue (Alternate)	Kris Savage kris2@krissavage.com	817-507-6742

RPIA NEWSLETTER

Advertising Rates

One issue free when you prepay for a year / ten issues. Prices (per issue) are:
 Full Page: \$100 (7.25 x 9.75 inches)
 Half Page: \$65 (7.25 x 4.75 inches)
 1/4 Page: \$45 (3.75 x 4.75 inches)
 Business card: \$25 (3.75 x 2.25 inches)
 Ads must be paid for in advance of printing.

General Manager: Olivia Flynn

Advertising Manager: Kerry Coy

rpianewsletter@yahoo.com — 817-927-0075

NEWSLETTER submission deadline:

NOVEMBER, 2012 NEWSLETTER

Friday, October 19

West Nile Virus

Symptoms: fever, headache, body aches, nausea, vomiting, swollen lymph glands, or a skin rash on the chest, stomach, and back. Symptoms can last a few days to several weeks. Severe Symptoms: headache, high fever, stiff neck, mental confusion, muscle weakness, tremors, convulsions, coma, and paralysis.

DRAIN STANDING WATER!

USE INSECT REPELLANT!

(See ad on page 14 for discounted pest control.)

To receive Ryan Place e-mails, go to

HistoricRyanPlace.org



<http://www.facebook.com/group.php?gid=128874162910>

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. (non-emergency)	817-335-4222
NPO 8 on Magnolia	817-871-8885
Officer Russell	817-392-3610 (office) 817-944-1316 (cell)
Code Compliance	817-269-6225
Code Officer Oscar Reyes oscar.reyes@fortworthgov.org	817-879-4230
Animal Control	817-994-4208
Graffiti Abatement	817-212-2700
Streetlight Outages	817-392-7595

The RPIA 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 **Olivia Flynn**, at **817-927-0075**, or any RPIA officer or street director so that we may get a copy to you. The NEWSLETTER is also posted online at <http://www.historicryanplace.org>

BOO!

Boo on the Boulevard

**Halloween arts and crafts • Face painting • Bob and his Big Yellow Fire Truck
Trick-or-Treating**



Costume Contest - open to children ages 0-9. Prizes will be awarded for the best costumes. Age categories will include 0-2, 3-5 and 6-9. Please arrive early if your child(ren) plans to enter the contest. **Winners will be announced at 5:45** so that the little ones who need to get home early can do so.

Please note: If you plan to attend **Boo on the Boulevard**, drop off one bag of individually wrapped candy to 2724 Willing Avenue **by Thursday, October 25**. Be sure to attach a note with your child's name and age. If no one is home, feel free to leave it on the porch. Also, you will need to bring a bag or plastic pumpkin to the event for trick-or-treating.

And finally, we still need volunteers! If you can work a "booth", please, *please* e-mail, call, or Facebook me with the time you can work. We would love to have volunteers sign up for hour-long increments (4-5, 5-6, 6-7 or 7-8pm). If you can face paint, please let me know that! See you there!

Kari Keith
817-682-2452 , karikeith1@gmail.com



Ryan Place Chili Cook-off

**Contestants arrive at 3 pm for set-up
Registration by 3:30, Judging begins at 5 pm**

Due to time schedules please arrive with your chili cooked and only needing heating.

Bring your own extension cords, serving bowls, spoons and table decorations.

Tables and electrical supply will be provided. Chili Cook-Off entries are limited to Ryan Place residents.

For additional information contact ryanplacecommunication@sbcglobal.net



Mediterranean flavors infused with Southern Hospitality.



CHADRA
MEZZA & GRILL

Southern Hospitality. Mediterranean Flavor.
1622 Park Place Avenue | www.chadramezza.com
Fort Worth, TX 76110 | 817.924.2372

Tai Chi

for Adults and Seniors



Research shows Tai Chi is good for:

- Arthritis
- Balance
- Breathing
- Diabetes
- High or Low Blood Pressure
- No Impact Physical Fitness
- Nueropathy
- Sleep Problems
- Stress Relief
- Weight Issues
- Much Much More!!!

First Class

FREE!!!

See below for details...

Beginner Classes Available At:

*Fire Station # 1 Community Center- 1601 Lipscomb
Class meets Mondays at 6:30pm
Classes are about an hour long and cost \$32.00 per month
Tai Chi can be started any time so just drop in any Monday
at 6:30pm to take your free class.*

Tai Chi with Sifu D

817-832-8653

fwtaichi@juno.com

CRIME PREVENTION & SECURITY

Police Reports from Ryan Place Internet Security Alerts:

From: Officer Mark Russell
By e-mail - September 5, 2012

On September 4, 2012 @ 1645 hours, Officer T. Leise responded to a theft call in

the 1800 block of Alston Ave. The victim arrived home to see the suspect riding out of the victim's driveway on his wife's bicycle. The victim yelled at him to stop and gave chase, but was unable to keep up with him. Please be on the look out for this individual and notify me or Det. G. Hernandez with any information.

The suspect is described as:

The SUS had shoulder length hair that was in braids, corn rows. The SUS had on shorts and he observed that the SUS had tattoos on both his calf muscles and both his arms. The SUS was a white male in his late 30's. Mr. Brock stated that he would be able to identify the SUS.

W/m 35-39 years of age with black hair. Silver and chrome woman's mountain bike.

From: Officer Mark Russell

By e-mail - September 13, 2012

Keep a careful eye on your work e-mail this week! Fake "visual voicemail" e-mails are making the rounds. These e-mails appear to contain a new voicemail message, but click the attachment and you'll end up at a scam website. This is new approach that we've not seen at BBB before. The scammers probably hope that the novelty of it will make you curious enough to click on the link. Don't do it!

How the Scam Works:

The e-mails appear to come from Microsoft Outlook on "Behalf of an Anonymous Caller," but the messages reference a variety

of URLs and phone numbers. Of the cases we've seen, employees are receiving e-mails that contain an "E-mail ID" that appears to be from an internal company e-mail address. For example, an employee at business ABC would receive a message citing e-mail ID:
voice.mail@ABC.com.mailto:voice.mail@ABC.com.

However, the one thing certain about scams is that they will change. Watch out for new variations on the theme. For example, we have seen multiple e-mails with a fake voicemail from a 703 (Northern Virginia) area code and from **BBB.org** e-mail addresses. But scammers are likely to change this up. Don't Click the Attachment:

The -email attachment appears to be a .wav audio file, but it's really an HTML link that redirects recipients to a malicious website. The destination website may download malware to scan for banking and other sensitive information on your computer. To find scams in your area, check BBB's scam directory. To learn more about phishing e-mails and how to spot them, see our information on the subject.

If you have been a victim of a crime please **call 911** and send an **e-mail** with information about the crime so that Ryan Place residents can be alerted.

Remember, Officer Russell's cell and office phone numbers are not answered 24/7. Call 911 and contact Officer Russell as a follow-up.

News we've been waiting for:

At the September RPIA meeting, Officer Mark Russell told us that there were only **two** reported burglaries and **one** theft in Ryan Place in the past month!
Outstanding!



Most design work is included in the fee. The homeowner's selected the stain and paint colors as well as the travertine and ceramic tile.

Call Steve at: 682-553-3161
housetailors@yahoo.com



LANDSCAPE COMPANY OF
THE RYAN PLACE GATES
& DAGGETT PARK

817.233.5411

JOHN FILAROWICZ
RYAN PLACE RESIDENT
TEXAS A&M HORTICULTURIST

DESIGN INSTALLATION MAINTENANCE IRRIGATION LI 10871

CRIME PREVENTION & SECURITY



Identity Theft

With school back in session and summer fading away, we are looking forward to cooler weather and getting back to doing whatever it is that we do when our kids are off learning. I want to remind everyone that we have five schools in the Fairmount and Ryan Place area. Each one has a safety zone in which speeds are reduced and we should have heightened awareness of pedestrian traffic.

Daggett Elementary is establishing a new drop off and pick up area to ease the traffic congestion on Elizabeth Blvd./Page St. Parents are being asked to drop off on the NORTH side of the school at the entry into the fenced area. A teacher is stationed there to open doors and point the kids in the right direction. On the east side of the school (Alston), we want the City to designate a large zone (with paint on the street) as a drop-off area monitored by teachers, as well. It will be close to the faculty parking lot. Children should only be dropped off in these safe zones so that we don't have kids running between cars.

You may have noticed that for some reason people think Alston has three southbound lanes and that all three lanes approach Page and try to turn there at the same time. If two lines are formed going south and the cars are dropping off their kids in the proposed safety zone, chances of an accident will be reduced (last year a crossing guard was struck by a car). The NO PARKING signs will be enforced around all of the schools to help traffic move more freely and to make room for the buses to drop off at their designated areas. Daggett's bus zone is actually on Page at the front doors of the school.

Many commuters have not noticed that there is a school zone in the 1300-1400 block of Hemphill St. for Casata High School, just south of W. Magnolia Ave. Many people are going 40+ MPH in that zone and claim that there is no school zone there. I have received several complaints from Casata and all of the schools on my beat about traffic congestion, speeders, parents dropping their kids off in the middle of the road, parking in NO PARKING zones for extended periods of time, and various other infractions. Please be patient while driving through these areas, obey the laws by adhering to the speed limits, no talking, texting, e-mailing, playing games on your cell phones, and please keep in mind the safety of our children.

On another note, crime continues to decline in our area and much of that is a direct result of people calling in suspicious activity and the outstanding work by our new and tenured members of Citizen On Patrol groups. I promise you if you and your neighbor and your neighbor's neighbor continue to be vigilant, calling 911 on EVERYTHING and ANYTHING that could be construed as suspicious or illegal, we can significantly reduce crime in the Fairmount and Ryan Place neighborhoods. You are the catalyst that makes the difference so please keep up the good work.

For now, stay safe and go out and introduce yourself to one of the new residents in your area. Tell them I said HELLO!

NPO Mark Russell
 CELL: 817-944-1316
 OFFICE: 817-392-3610

Cooperation Offered by Post Office



When 6th Avenue Block Captain **Anthony Kirschner** contacted the Post Office on 8th Avenue, the Customer Relations Coordinator responded quickly and with offers to help. An excerpt of the response follows:

"As information, please be advised that if you notify the 8th Avenue Station manager of alternate delivery instructions, your packages won't be left in plain view upon delivery if you're not home to accept them. You can request packages to not be left if no one is home. They will be returned to the post office for pick up OR you can schedule redelivery for when you are home using the information on the PS 3849 (peach slip) that will be left in your mailbox. Redeliveries can be scheduled online or by telephone.

I hope you find this information helpful. We appreciate the opportunity to improve our service, as we'd like to keep you as a satisfied customer. Please let me know if you'll find a newsletter article or brochures helpful to the Ryan Place community. I've read the Facebook comments you submitted, and while some are not immediately solvable, we'll make every effort to resolve the issues we can, including accurate delivery.

Have a pleasant weekend, I hope to correspond with you soon.

V. Kelly Pinto
Customer Relations Coordinator"

We will continue to address our mail delivery problems with the Post Office.

Halloween Porches 🍁 *Fall Harvest Scenes*



Let us make your **Halloween** porch scream
 trick or treat...

those pumpkins now become your
Fall Harvest Scene...

then get ready, Ryan Place Candlelight Tour is all
Christmas

Vicki Metcalfe Heyer
 (817)564-1885
v.heyer@westcliffedesign.com
www.westcliffedesign.com

Fall Harvest Scenes 🍁 *Christmas Everywhere*



2012 Sustaining Members

Names in bold print have contributed since the last NEWSLETTER.

Patron

Fred Anderberg and Petra Rios
 Goah and Marjorie Barnes
 Ron and Maureen Brown
 Linda Clark
 Bernadette Davila
 David DeVlaming
 Tommy and Susan Drake
 John and Sara Filarowicz
 Francisco and KT Hernandez
 Joan Kline
 John and Leanne Kline
 Harva Kuykendall
 Jerrell and Donna Lemunyon
 Clarence and Liisa Lewis
 Ron and Nancy Livesay
 Jim and Kitty Loveless
 Lisa and Shannon Logan
 Frank and Tracy Papa
 Lin and Randy Parham
 Glenn and Patricia Polenz
 Kevin and Allisen Prigel
 Chris and Cathy Rogers
 Ted and Dana Settle
 Spencer Tanke and Jill Matson
 Kenneth Vicentini
 Kelly and Quinn Vidrine
 Kendall and Sunny Wells

Friend

Ken and Deb Armstrong
 Kipp and Bonnie Baker
Barbara Bell
 Mark and Nina Burrows
 Gary and Deborah Carl

Pamm and Brack Cox
 Linda and Randy Downey
 Floriane and Ronald Fernandes
 Edward and Eugenia Furber
 Michael Keith Gilson
 Rick and Renee Harding
 Rush and Janie Hart
 Marilee and Bill Haughey
 Ross and Carol King
 Mark and Diana Koch
 Tony L. Kroll
 Alan and Kendal Lake
 Eric Livesay and Denelle Greene
 Lou and Barbara Lucignani
 D. Michael Lynn
 Jason and Rachel Manning
 Kurt Nielsen
 Mary C. Orzel
 Murphy and Amanda Parks
David and Susan Parrish
 Lisa and Raul Pena
Gwen and David Perez
 Dawn and Andy Taft
 Charles and Pamella Tynan
 Ross and Julie Vitek
 Ellen Warthoe and Blake Hardy
 Elzie and Evelyn Wilson
 Steve and Diane Zemkoski

Neighbor

Carolyn and David Barros
 John and Cindy Belknap
 Sandra Boren
 Charlie and Jane Erwin Boulware
 Bart and Nancy Bradford
 Yates and J'net Brown
 Amy and Don Burch
 Drake and Mary Bush
 Mike and Karin Cagle

Courtney Chatfield
 Derrick and Christine Chisolm
 John and Kerry Coy
Layne and Matt Craig
 Marilyn and Taylor Crouch
Donna and Wayne Darner
 Ignacio Del Toro
 Steve and Suze Diesel
 Alexander and Lois Doak
 Eddie Dunn
 Chris and Mary Beth Ebert
 Steve and Debra Flanagan
 Michael and Olivia Flynn
 Steve and Melissa Fruscella
Paul and Holly Garrett
 Chris and Alison Gee
William and Kelly Gillham
 Michael Gonzales
Mitzi Gopffarth
 Paul and Lauren Hable
 Kathryn and Erik Hansen
Paul and Minnie Harding
 Sally Harger
 George and Nicole Havrilla
 Jeff and Pam Hayes
 Connie Head
 Lorraine Higgins
 Garry and Pam Hill
Nancy and Michael Hollier
 Theodore and Paloma Homan
 Michelle Howard
 Ron and Debra Hughes
 James and Anita Hunt
 John and Kay Ivey
Amanda Jefferies
 Al and Mary Nell Johnson
 Ruth Karbach
Anne Kline
 Mary Kline and Roger Sarsgard

Vicki Kygar
 Lisa Lankes
 Tom and Peggy Laskoski
 Joan Loicano
 William and Susan Longsworth
 Diane McCusker
Ben and Abbi Miller
 Stephen and Nancy Mosher
 Jim and Diane Newsom
 Kim Perrone
 Sharyn Peterson
Chris Phonituck and Raleigh Browning
 Mary Richardson
 Jamie and Dale Riddle
Dan Roberts
 Javier and Patricia Rodriguez
 Loy Rooke and Rita Cody
 Stephen and Amy Sheppard
 Kurt and Jill Sprenger
 Julia Stephan
 Sharon Stephan
 Dale and Diana Story
 Mariann and Robert Taccia
 Mack and Elaine Talbert
 J. Carter Matheney Tiernan
 Bob and Laurie Trimble
 Rick Tucker
 James and Margie Upshaw
 Michael and Rita Utt
 James and Nicole Vallee
 Miguel and Marilyn Vivar
 Chris Voigt and Rosemary Galdiano
 Laura Ware
 Stan and Nina Watson
Lisa Wilson
 Leo and Susan Zappa

Your neighborhood needs YOU! Your contribution of \$35 or more will fund Ryan Place improvements in 2012 and maintain the improvements we have already made. Mail your check to RPIA today to support the property values in our neighborhood.

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

Become a 2012 Sustaining Member of RPIA

Name _____

Address _____

Phone _____ E-Mail _____

Amount _____

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

Parties Outdoor projects Events Other _____

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



Candlelight Christmas in Ryan Place

The holiday home tour is two months away and we are still looking for one more home .
If you are interested in showing off your home please contact **Mariann Taccia**, 817-921-9976.

Get your party clothes ready because you will not want to

miss this year's Soirée! We are excited to announce the Soirée will be hosted by Christy and James Stanley at the Stanley Law Firm office on Hemphill St. and Central Market will be providing the hors d'oeuvres. The opportunity to be able to see this former magnificent home is rare. Tour and Soiree tickets may be purchased on our website.



*Christmas will be here
before you know it*



How are we doing?



FINANCIAL REPORT

January 1, — September 17, 2012

We are coming into the final stretch for the 2012 Sustaining Membership Contribution drive. Currently we are moving toward our budget goal of \$13,000. There are quite a few projects still "hanging," contingent on financing for their completion. Dig out your check books, Ryan Place, and get your contribution in to put us over the top!

Sustaining Membership Contributions to date	\$ 10,734.50
Newsletter advertising to date	\$ 5,255.00
Event Contributions	\$ 700.00
Garage Sale Ad	\$ 120.00
Total revenue	\$16,809.50

Operating expenses to date	\$ 11,018.74
Newsletter printing	\$ 4,487.48
Total expense	\$15,506.22

Do you want neighborhood improvements?



If every Ryan Place resident contributed \$35 annually the annual RPIA budget would be \$29,000 that would go towards improving your neighborhood.
Have YOU made your RPIA annual contribution?



Premium pet food — For a healthier pet
Subscription service — Never run out again
Free delivery — No more running to the store

www.BaxtersDelivers.com

Located in Ryan Place
Get 10% off of your first bag of food with coupon code RPIA

PARK PLACE 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



Real Estate Corner

by Jan K. Aziz

Hard to believe we have made it to fall. School has started and football is on everyone's mind. Sales are still brisk and it looks as though they will stay that way through the year. It has been a busy time for real estate in Fort Worth and in Ryan Place over the summer and continues to be. From August 15th through September 15th, four properties have come up for sale, five properties have gone under contract with two pending to close and four properties have sold.

The active listings in the neighborhood range in price from \$134,900 to \$615,000. They include 2937 Ryan Avenue, 2813 Ryan Place Drive, 1107 Elizabeth Blvd., and 2900 6th Avenue. The average days on the market for these homes is 31 days, the shortest being on for ten days.

The five homes that are under contract range in price from \$74,995 - \$359,000. They include 2421 and 2736 6th Avenue, 2500 5th Avenue, 2917 8th Avenue, and 1604 Elizabeth Blvd. The average days on the market for these homes is about 105 days, the shortest being 83; the longest being 194 days.

The homes that have closed range in price from \$182,000-\$241,500. The properties that sold include: 2516, 2705, 2741 Willing Avenue, and 2519 5th Avenue. The average days on the market for these homes is 33 with the shortest time on market at three days and the longest being 97 days. As you can see from the range in price point, Ryan Place continues to be one of the most desired urban neighborhoods in Fort Worth. With the interest rates still at an all time low, this is a great time to sell.

There isn't a lot of inventory coming up for sale in Ryan Place each month, but what does come up for sale sells under the six month timeframe. Most of the homes sell within 100 days of being put on the market.



Associates of Internal Medicine

AIM for your health



Pavani Bellary, DO



Niraj Mehta, DO



Morvarid Rezaie, DO



Our Board certified physicians are home grown right here in Fort Worth. They graduated from University of North Texas Health Science Center-TCOM and trained at Plaza Medical Center of Fort Worth. Now, our physicians want to take care of you - right here in your own neighborhood.

2260 College Avenue, Fort Worth, TX 76110

TEL 817-870-DOCS (3627)

FAX 817-870-3636

www.associatesofinternalmedicine.com

Thanks *Central Market*
REALLY INTO FOOD

Early this year Central Market reached out to Ryan Place expressing an interest in participating in Ryan Place events. They have donated cupcakes for the Easter Egg Hunt and during the Labor Day garage sale they had their Central Market Foodie Truck in the neighborhood. Normally food trucks do not make a profit, but there was a steady line of Ryan Place residents and garage sale attendees in front of the truck from 7 am to 1 pm and the truck in Ryan Place made a profit!

Central Market has committed to donating cupcakes for Boo on the Boulevard, to provide gift cards to the Ryan Place Chili Cook-off winners, and to provide all of the hors d'oeuvres for the CCRP Soiree.

We look forward to Central Market's continued participation in Ryan Place events!



UPDATE! from the HOC
(Historic Overlay Committee)

Three public meetings on the new proposed Ryan Place Historic Overlay Guidelines took place in September. The HO Committee will work to incorporate the feedback received, coordinate with the City to finalize a document, and then publish the final version to the neighborhood. The next Committee update will be at the October RPIA meeting; all are welcome!

Katie Shumate, Chairman
Historic Overlay Committee



Ryan Place Youth Association

RPYA families have begun a rotating maintenance schedule of the Elizabeth Boulevard traffic circles. Thanks to all these kids and their families for contributing to the beauty of Ryan Place!



Banking Made Easy

Corner of Hemphill and Magnolia
817-927-7730

SOUTHSIDE BANK
Member FDIC

www.southside.com

Wine Gathering Draws a Crowd



Lamar Brown is new to the neighborhood, and he quickly found a way to meet people and get involved. After he suggested a Wine Tasting get-together on the Ryan Place Facebook page, the responses just kept coming in. By the time of the event, more than sixty Ryan Place neighbors had committed to being there. As the numbers grew, Lamar enlisted help from attendees to bring food along with a bottle of their favorite wine and found a suitable venue at the Taccia home. The resultant feast, ranging from pizza to smoked pork loin and homemade bread, stretched the evening past its 8:30 ending time.

Guests included Ryan Place "veterans," of course, but the majority were newer residents. Along with the sharing of a variety of favorite wines, there was a trivia contest and a tray of "mystery" cheeses for guests to identify. Thanks to Lamar, his neighbor, **Bernadette Davila, Mitzi Gopffarth, Ruth Karbach, Marissa Issa, and Mariann Taccia** for planning and feeding the "tasters." Thanks also to New York Pizza Express on Berry Street near Paschal (817-924-0156) for their special deal on the outstanding pizza!

Gina Roberts will host the next Wine Gathering in her home on November 13th; details to be announced. Start thinking about which favorite wine you'll be bringing!

Check out all the great happenings at Shaw's and . . . we are just around the corner!

Like us on Facebook! ♦ **Follow us on twitter!**
Take Out **Catering**



1/2 Price Burgers every Tuesday & Thursday, 4 to 7 PM
Paw's at Shaw's on Wednesday nights on the patio. Mutt Mingling, Yappy Hour & special Hot Dog Menu for Paw's Pals only available Wednesdays!

Happy Hour weeknights, 4-7 PM. . . Best one on the block!

Live Music every Friday & Saturday Nights

\$5 Margaritas ALL DAY Saturday

Sunday Brunch 10:30 AM to 2 PM

Now open EVERY Sunday until 9 PM!

Join us for "Pitchers on the Patio"

Thursday & Sunday 7 PM — close

1051 W. Magnolia Avenue

www.shawspatio.com

817-926-2116



Last Call for Lanterns

Time is running out to order yard lanterns and receive them before the Tour. Order deadline is the end of October for pick-up the last week of November. If you are new to the neighborhood, you will want to be prepared for the tour with this traditional neighborhood yard accessory that can be used year round. A few lanterns can make a lovely statement or you can line your front walk with as many as you like. The price is \$25 per lantern and the glass globe is included. If you need glass replacement globes for your lanterns, you may order those for \$8 each. Mail your check to CCRP, Attention Lantern Order, PO Box 11816, Fort Worth, 76110. Be sure to include your phone number, home address, and e-mail address for a call when your order comes in.

Mom's Group



Join other Ryan Place Moms and their preschool children each month for coffee and play. For more information, contact **Nicole Havrilla** at nicolehavrilla@gmail.com or 806-220-6455. She will connect you with the group's Facebook page and get you plugged into this community of moms. See you soon!

Christopher Ebert

Two Ryan Place Historic Survey Listings



The Smith-Garza House – The first owner of this relatively simple house returned from the great World War needing housing for his growing family. His wife and young son had been living with his in-laws during the war and each needed more space and privacy. The house his family chose to make their first real home is situated on a conspicuous corner on a busy Ryan Place street. This house gave them their own front yard and a safe enclosed play area for children. The names of the architect and builder have been lost. The house is representative of houses of that era which reflected the changing life styles of the times.

The house is well built and has served a succession of owners well. However, due to a reversal of economics the original family owned the home for only two years.

The owner had begun his civilian career as an accounting clerk at a national corrugated box factory located in the old Chevrolet Assembly Plant on West 7th Street. He steadily moved up the organization to head cost accountant, then to the administrative manager of the plant.

The family left Ryan Place in the mid-fifties to a much larger home in the Wedgwood Addition.

The Green-Tucker House – This well-kept example of a post war modern house has many of the features of the Smith-Garza house, a similar floor plan, location on the lot, an on the same street but not on a conspicuous corner. It too has had a succession of owners, each wanting the same for its family: an affordable home of their own in a stable neighborhood where they can begin life as a family. The first owners located in Fort Worth to take advantage of the improving economics of area. The husband worked "on the line" at first the Convair Aircraft, then he got a union covered assembly job at the new General Motors Assembly Plant in Arlington. The commute to Arlington was too time consuming so the family moved to Haltom City, then North Richland Hills. The second, third and fourth owners or occupants of this home had similar stories of moving up the social/economic ladder in Fort Worth.

Both of these homes built in 1944 are in the 2500 block of Ryan Avenue. Just like a bungalow in the Fairmount National Registry District these two houses are not individually historic unless, of course, you were member of these families but taken as a member of a district they represent the impact of solutions to Fort Worth's housing shortage after World War II.

These owners weren't the bank presidents but were the bank tellers and accountants. They weren't the grain elevator owners, but were the grain salesmen and warehousemen. They weren't the lawyers, but were the associates and legal secretaries. It is their contribution to the history of Fort Worth that makes Ryan Avenue an historic section of Fort Worth and Ryan Place.

— submitted by Christopher Ebert

ZMOVESFW.COM

PILATES BARRE ZUMBA
MOVES
FORT WORTH

ONLY \$75 A MONTH

- Mat Pilates
- Barre
- Body Sculpting Boot Camp
- Cardio Boxing
- Zumba
- Gyrokinesis

the studio
1289 Hemphill Street, Suite 101
Fort Worth, Texas, 76104
www.zmovesfw.com
817.924.4048

Anne Kline
Ryan Place Resident

Quality In-Home
Pet Services

817.734.6820
annekline40@yahoo.com

RPIA MEETING MINUTES

Minutes of the RPIA meeting are published after they are approved by the Board; the Minutes are published as approved and are not edited for publication in the Newsletter.

RPIA- Board Meeting August 20, 2012

Meeting was held at Mitchell Hall, St. John's Episcopal Church and was called to order at 7:03 p.m. by President John Kline

Present: John Kline- President; Mariann Taccia- 1st Vice President; Kurt Nielsen- 2nd Vice President; Olivia Flynn—Treasurer; Rachel Manning – Secretary; Courtney Chatfield – Parliamentarian; Raul Pena, Elizabeth Blvd, Street Director; Chris Ebert, S Adams, Street Director; Lin Parham, Ryan Place Drive, Street Director; Katie Shumate, 5th Ave, Street Director; Suze Diesel, 6th Ave, Street Director; Mike Lindner, Willing, Street Director; John Belknap, 8th, James, Stanley, & Livingston Avenues, Street Director

Motion to Approve May and June 2012 Minutes with correction to May minutes of Daggett Park location for Youth Committee Meeting by Mariann Taccia; 2nd Kurt Nielsen; All approve
Motion Passes

John Kline – Redistricting

City proposing to split neighborhoods Berkeley, Mistletoe Heights, and Ryan Place City Council is in favor of keeping all neighborhoods together
RPIA supports keeping the district neighborhoods together with Berkeley, Mistletoe Heights, and Ryan Place
Go to City website to see finalized redistricting plans at www.fortworthtexas.gov
Motion by Chris Ebert to instruct RPIA Board President to write a letter to City of FW addressing the common issues, common goals of keeping the neighborhoods together
2nd Mike Lindner; All approve
Motion Passes

NPO – Marcus Russell

Criminal mischief has been the main problem

If any neighbor sees suspicious activity Please call 911 immediately

Events—1st VP Mariann Taccia

Boo on the Boulevard will be held Sat. October 27, 2012. Chili Cook-off will be included in this event

Reminder if you would like to place an ad submitting home address in the newsletter for participation in RPIA Labor Day Garage Sale please give a \$10 check

Researching idea of having address stencil for neighborhood, and contractor. Only cost to RPIA would be the stencil.

Ruth Karbach – New Neighbors

Visited 23 households so far this summer Will visit with 5-8 households next month The neighbors are thrilled with the welcome totes containing gift cards, RPIA newsletter, RPIA Directory

10 gift cards were given by Chadra Mezza Possible Koozies available, Lin Parham will research

Need additional tote bags

Need additional donations for gift cards
Motion by Kurt Nielsen to spend \$200 from miscellaneous for new neighbor welcome committee tote bags; 2nd Raul Pena; All approve
Motion Passes

2nd VP-Kurt Nielsen

503(c) b-No Update
Triangle Park plans have been developed.
See insert

Need to establish planting events
We have bricks from CCRP, Railroad tiles from Willing Ave, hope to integrate
Need lots of volunteers
Need donations for benches, like the Daggett Park benches

Treasurer Report- Olivia Flynn

CD is due. Proposing to reinvest 30k in 1 yr CD in local bank
20k delegated for Triangle Park improvements
Motion by Mariann Taccia to reinvest 30k CD in 1 year CD in Local Bank; 2nd Bill Vaughn;
All approve
Motion Passes

Motion by Chris Ebert to add a line at the bottom of the Treasurers Report showing total year to date expenditures; 2nd Katie Shumate

Discussion: John Kline- we are currently using Roberts Rules of Order formatting the Treasurers Report which is used by numerous associations.

3 approve; Majority disapproves
Motion does not pass

Historic Overlay – Katie Shumate

Informational Meetings held Sept 17, Sept 22, Sept 27

Motion by Katie Shumate to approve informational meetings regarding Historic Overlay held Sept 17, Sept 22, and Sept 27; 2nd Chris Ebert

All Approve; Motion Passes

Youth Committee – Katie Shumate

Planning back to school get together
Possible Pool party

Clean Alley Initiative- John Kline

Proposes investing in a riding lawn mower
John Belknap volunteers to research possibility for Home Depot or Lowes to donate lawn mower

Mariann Taccia stated that there are not many alleys that are in need because a majority of homeowners take care of them

Private Security- Mariann Taccia

Neighbors showing not enough interest to continue research and providing updates on further progress

Motion by Mariann Taccia to take off agenda until someone else can take over Private Security. I do not want to focus on this anymore
2nd Kurt Nielsen; Majority approve, 1 disapprove-Lin Parham; Motion Passes

Newsletter - Olivia Flynn

Need volunteers or block captains to distribute newsletter or will have to hire out, apx \$150/mth
Motion by Lin Parham to hire distributor for newsletter, 2nd Chris Ebert, all approve, motion passes

Meeting Adjourned 8:40pm

Submitted by Rachel Manning, Secretary



KELLER WILLIAMS
REALTY


The Wilson Team
Together We Make the Difference!



Russ Wilson Cell: (817)602-5919
Email: Russ.Wilson@yahoo.com

Sally Wilson Cell: (972)955-7333
Email: SallykFrank@yahoo.com

www.WilsonTeamKW.com



UNIVERSITY ANIMAL HOSPITAL

JOHN R. MINNERLY, D.V.M.
KIM A. WISE, D.V.M.

3109 McCART, FORT WORTH, TX 76110
817-921-5429
UAH-VET.COM

WELCOME



RYAN PLACE DRIVE

Jenny Choa moved from St. Louis to be with her fiancé **Matt Shafer**. Jenny has a degree in child and family development from the University of Georgia. Matt is a sales team project manager for a company providing computer services for pharmacists. They accidentally found a Ryan Place house just on the market and love the neighborhood. They share a love of good food, the outdoors, and country western music. Jenny has a flair for decorating, and Matt is into sports. They've adopted a pyrenees--retriever rescue dog.

Jessica and Matt Lewis and children **James** and **Annalee** and their golden retriever relocated from Willing Avenue to a temporary home. In October they expect to break ground to build a new home compatible with the neighborhood on a lot where a house tragically burned. Jessica has always lived in Ryan Place. Her parents and sister and her family remain in the neighborhood too.

WILLING

Heather Fraass and **Stan Springer** met in the Air Force. Reared as an Air Force brat, Heather graduated from Kansas State University with a degree in marketing, business administration, and operations research, and has master's degrees in business administration and education. During her ten years in the Air Force, she purchased satellites and aircraft for the military. Stan is from McKinney and an alumnus of Texas A&M where he majored in aeronautical engineering. He has master's degrees in business administration and military strategy. The couple came to Fort Worth with their two cats for Stan's assignment to Lockheed on a one year fellowship awarded by the Secretary of Defense. The couple is expecting their first child in early October. Both are

foodies. Stan is into football and history, and Heather enjoys reading.

Rick Isaminger moved from Fairmount apartment to a charming duplex where his basset hound was welcome. Rick was a hospital administrator when he decided to enter social services for patients with AIDS. Currently he is the support services manager for the Samaritan House and has served as the education director there. Before returning to Texas five years ago, Rick was a program director in New York City for the first AIDS social service agency in the United States. An ardent fan of the New York Yankees and the Arkansas Razorbacks, Rick also participates in benefit walks and runs. He has traveled in Europe, Argentina, and Egypt. Now, with a friend of forty-eight years and his wife, he is on a quest to visit every county seat in Texas.

Sally and Tyler Patterson have been married for two years and until recently lived in Dallas where Sally attends SMU Law School. Tyler is a partner in Modern Day Casino Beach, a project combining Lake Worth's past with a contemporary entertainment park. It seems natural that the couple would move to a historic neighborhood in Fort Worth. Tyler, the grandson of a revered Arlington mayor, studied entrepreneurial management at TCU and has a master's degree in real estate from UT Arlington. Sally graduated from the University of Oklahoma with a liberal arts degree. Before deciding on the law as a career, she was a fashion market intern for Glamour magazine and an art museum intern. Through the Hosanna Institute, she instructed African woman to use their embroidery art on native textiles and established a pattern book for their business. She enjoys sewing and is decorating their home in an eclectic mix of antique and Spanish furnishings suited to their 1920s home's interior. Tyler is a fly fisherman and hunter.

COLLEGE AVENUE

Kathryn "Kate" Little and Christopher Stevens looked at houses in several neighborhoods before their new Ryan Place home won out mainly because of the big back yard patrolled by their two German shepards. Vivian, age 2, attends Angel Montessori, and Ella recently arrived in a dramatic way. Kate is a family practitioner with a degree from the University of Buffalo Medical School, and Chris, who received his M. D. degree from the University of Arkansas, is a physician of obstetrics and gynecology for UNT Health Science Center. Kate was born in Albany, New York, and spent her childhood in Afghanistan where her parents worked for medical development. For her education beyond elementary school, she was sent to a boarding school in India. Her family visited their home and relatives in Albany every two years. Though Chris grew up in Little Rock, his family has roots in Houston; and, after his parents moved to Plano, he wanted to settle in Texas. The couple married three years ago. Kate plays piano, and Chris's hobby is woodworking. Both love travel and made a recent trip to Spain.

NEW ARRIVALS

Brenna Katherine Netting born to **C. J. and Ashley** and sister **Cailiegh**.

Eleanor "Ella" Jane Stevens born to **Kate Little and Chris Stevens** and sister **Vivian**.

Kinsie Ditto born to **Marcie Finney** and **Kyle Ditto**.

Sullivan Decker born to **Rose and Tristan Decker** and sister **Isla**.

THANKS FOR WELCOME GIFTS TO OUR RYAN PLACE NEIGHBORS:

Ryan Place Tote Bags by **Sportswear Graphics: Ted and Dana Settle** and family.

Chadra Mezza and Grill gift cards: **Nehme and Christina Elbitar**.

Baxter's Pet Food Delivery, Orijen Dog Food Samples: **Ben Miller**.

Contact **Ruth Karbach**, 817-924-9653, arkarbach@sbcglobal.net, about your new neighbors or to arrange a welcome visit if you have recently moved into Ryan Place.

NO TIME LIKE THE PRESENT TO KEEP YOUR FUTURE ON TRACK.

Lots of times, changes in life also affect your investments. That's why there's never been a better time to schedule your free portfolio review. We'll talk about the changes in your life, and help you decide whether it makes sense to revise your investments because of them.

A portfolio review will help ensure your investments are keeping pace with your goals. Call your local financial advisor today.



Bruce C Border, CFP®
Financial Advisor
2453 Forest Park Boulevard
Ft Worth, TX 76110
817-926-8056

www.edwardjones.com Member SIPC

Edward Jones
MAKING SENSE OF INVESTING

Yard of the Month: 2500 block of 6th Avenue



Photo by Lisa and Raul Pena

Owners: The Diesels

One look at this property will tell you - a Master Gardener lives here! After decades of neglect, this home and yard have been transformed in the last year. Section by section the owner has painstakingly cultivated the soil and then selected a variety of shade-loving plants and shrubs. Center front is a three-tiered working fountain shadowed by a large southern red oak tree. Some plants, given by friends, or bought 'for a song' happily mix with their neighbors: a dainty Japanese maple nears a sturdy African iris; Mexican short and tall petunias dance with salvia and flox. Exotics such as spotted leopard spiderwort mingle with trusty old standbys like hostas, oxalis, dianthus, and sage. Circling the fountain are large caladiums and three desert willow trees will front this section. Four pots of white geraniums, ivy, and yellow snapdragons drape the balustrade. And for the enjoyment of all Ryan Place residents, this gardener is responsible for the beautification of the East Gate at the entrance of Elizabeth Blvd. Both gardener and her handiwork are welcomed additions to our blessed neighborhood.

Sharyn Peterson

From Calloway's Nursery

Timely Tips for September Gardeners

All hail the great pumpkin! Wow your neighbors with stand-out Autumn décor

Pumpkins, gourds and ornamental corn provide limitless creative possibilities! With some extra effort and innovation you can move beyond standard jack o' lanterns to stunning displays. Here are some tips to get you started!

Go for height! If one pumpkin is good, two or three are definitely better! Instead of placing pumpkins/gourds side by side on the porch, consider stacking smaller ones, securing them with super glue or another strong adhesive.

Add adornment. A bit of ribbon goes a long way. Add a bow to the stems of pumpkins, with streamers trailing down. The same method can be used to tie-up husks of ornamental corn.

Break out the paint. Puffy fabric paint is an excellent way to dress up pumpkins. Create intricate swirls and "beadwork" by using small drops of paint. Or just let the kids go crazy, creating their own unique designs. No sharp knives required!

Hollow it out. A hollowed-out pumpkin presents a well of opportunities. Drop in a potted Mum or make your own arrangement out of cornhusks, cut flowers—even twigs and Fall-colored leaves from your yard!

Looking for more great ideas or want to share some of your own? Join the My Texas Garden Club and connect with other gardeners! Visit www.calloways.com/mytexasgardenclub to learn more. Looking for more great ideas or want to share some of your own? Join the My Texas Garden Club and connect with other gardeners! Visit www.calloways.com/mytexasgardenclub to learn more.

GOOD NEIGHBOR COUPON



\$5 OFF

a purchase of \$25 or more

CALLOWAY'S CORNELIUS
NURSERY® NURSERY®

One coupon per customer. Must be presented at time of purchase. Redeemable on in store regularly priced items only. Not good for Gift Cards or with any other coupon, discount or previous purchase. No cash value. Offer expires 12/31/12.

902



4 07734 70819 4

© 2012 Calloway's Nursery Inc.



Invitation

Concert at St. John's Episcopal Church

On October 7, there will be a 5 PM Evensong service followed by a concert by staff soloist, Blas Canedo. Often praised for his beautiful tone, strong performance skills, and singular charisma, Mr. Canedo is an emerging artist who has performed over twenty roles in operas across the United States, South America, and Europe. Mr. Canedo recently obtained his Graduate Artist Certificate in Music Performance from the University of North Texas. He also earned a Master's of Music degree in Music Performance from Texas Christian University. In 2011 Mr. Canedo was invited to participate as principal soloist at the Crescendo Institute in Hungary. He was also a member of the Opera Singers' Initiative in New York City. Currently, Mr. Canedo serves as a Fine Arts Chamber Players' Teaching Artist at Booker T. Washington High School for the Performing and Visual Arts in Dallas. Mr. Blas Canedo lives with his wife, Dani, a native Texan, in Fort Worth.

For the St. John's concert, Mr. Canedo will perform Spanish songs by Manuel de Falla, arias from operas, and sacred songs in English. Blas will be accompanied by Mark Metcalf who serves on the faculty at TCU as vocal coach and Music Director for the TCU Opera Summer Institute. All are invited to attend this beautiful and historic worship service and vocal recital at St. John's Episcopal Church, 2401 College Ave. on Sunday, October 7 at 5 PM.

Submitted by Alan Potts
Organist Choirmaster
St. John's Episcopal Church

Ross King Editorial

From the Heights



Scripts

Did we really learn everything we need to know by the 8th grade? Do we really live by scripts? Or do those scripts help us to deal with new things as they come along? One of the scripts I heard a dozen times by the 8th grade went like this: "Looks like your bike has a flat tire." "Yeah, but it's only flat on one side."

I keep thinking about flat tires. I've decided that the script still applies, and it applies to more than just tires. The management consultant Peter Drucker said something similar about employees, that no employee is perfect, that every one of them has a flat spot (Like a flat tire?), and that it is the manager's job to fit the workers together so that not all the flat spots hit the road at the same time. Even if Mr. Drucker didn't say that, I will say it, and I will also say it about families and churches and neighbor associations. I tried and tried to get my wife and kids to like both the vegetables I like. I've tried and tried to get my co-workers to think like I do. But they don't, and Mr. Drucker, I expect, would say that our firm is better off for it, with one person liking fewer options and therefore turning out her projects faster, while another person likes to consider different ways of doing things and therefore is more flexible when new situations come along.

Over the years, I see similar things going on in RPIA – one person liking to dream and plan, another liking to preserve; one liking to work alone, another liking to socialize. Put them all together, and it's a productive organization (though not without friction occasionally). Churches and clubs can afford to dis-fellowship, excommunicate, or cold-shoulder people, because they can invite new people and hold membership drives to get new members. Likewise, voters can elect a different party. But families and neighborhoods have to keep on living with people they didn't invite, can't drive off, and can't vote out. I do believe we are better off for it. It takes years to see that the very fact of having to live together means we learn to live together, and that doing so produces stronger, more independent individuals, families, and neighborhoods.

Allied Antimite

Mosquito, Termite, & Pest Control

Fall Perimeter Special \$49.99 +tax. Call for details.
Good thru December 31, 2012

817-336-4279 • 817-282-3479 • Fax 817-831-2120
P.O. Box 470038 Fort Worth, TX 76147

A DIVISION OF ALLIED  ANTIMITE CORP.



 **urbanYOGA**
YOGA
NIA
PILATES
BARRE

urbanYOGAfw.com

1706 8th avenue, fort worth
817-908-flow

urbanYOGA 

general dentistry

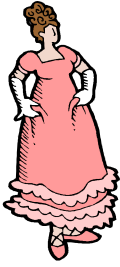
RANDY A. PARHAM D.D.S.

P 8 1 7 - 9 2 6 - 1 3 0 0

F 8 1 7 - 8 8 2 - 6 9 2 9

1612 PENNSYLVANIA AVE.

FORT WORTH, TEXAS 76104



Fort Worth History
**Reforming the Women
of Hell's Half Acre**

On Saturday, October 6th, our own **Ruth Karbach** will present "Reforming the Fallen Women of Hell's Half Acre: Delia Collins Home" at 10:30 am at the Central Library, Tandy Lecture Hall. The Community History Workshop Series: Preserving Our Past is presented in conjunction with The Center for Texas Studies at TCU to increase historical awareness at the personal and local levels. The series is underwritten by the Meadows Foundation and is offered from 10:30 am to noon on the first Saturday of each month at the Fort Worth Central Library.

According to a promotional release, "Evangelical reformers in late 19th century Fort Worth attempted to rescue women in Hell's Half Acre from prostitution and addiction to drugs and alcohol. Woman's Christian Temperance leader Delia Collins successfully established an early rescue home for 'fallen women,' which operated for two decades."

Ruth Karbach is described as an ". . . [i]ndependent scholar [who] brings extensive knowledge from a career in social work to her research in women's history." Here in Ryan Place, we know Ruth as our Welcome Lady.

Estate / Moving Sale

**Friday, October 12th
and Saturday, October 13th**

2500 5th Avenue 8 am to 5 pm
All sale items in driveway and garage.

Take a minute NOW and write your check to sustain our neighborhood events, programs, and improvements. Do your part to keep Ryan Place ahead of the rest! Mail your contribution to RPIA at P.O. Box 11122, Fort Worth, TX 76110.

Sustaining Membership Report

Street	# of Houses	# of Contributions	Participation Rate
College Ave.	43	6	14%
8th Ave.	47	1	2%
Elizabeth Blvd.	44	18	41%
5th Ave.	96	38	40%
James Ave.	28		0%
Lipscomb	25	2	8%
6th Ave.	106	26	25%
Ryan Ave.	138	6	4%
Ryan Place Dr.	101	17	17%
So. Adams	75	17	23%
Willing Ave.	121	19	16%
TOTALS	824	150	18%

DOUBLEXPOSURE
Junior League of Fort Worth
Resale Store

Men's, Women's, Children Clothing
& Housewares

**Shop for quality resale merchandise
right in your own neighborhood!**

\$5 OFF

1714 8th Avenue at West Allen
817.924.8038

**THE JUNIOR LEAGUE OF
FORT WORTH, INC.®**
Women building better communities

Store Hours:
Monday - Friday
10 a.m. - 6 p.m.
Saturday
10 a.m. - 5 p.m.

R



LIVING WITH SQUIRRELS

Squirrels are highly intelligent, inquisitive and skillful creatures—all characteristics that often lead people to rank

squirrels number one on the list of troublemakers. They are seldom far from trees and rely on them for shelter, to escape from predators, and to bear and raise their young. However, they have also adapted to utilize almost anything that looks or acts like a tree for their activities. As a result, squirrels often make their way into attics, chimneys, and crawl space along upper levels of houses.

Fortunately there are ways to live peacefully with the squirrels in your environment. The best way to prevent squirrels from nesting in your attic is to keep them away from the beginning. Continued maintenance on your house is essential; prevent wildlife problems from occurring by sealing up all possible entry holes, trimming all overhanging tree branches, and installing a chimney cap.

Squirrels have two litters per year, one in early spring (February-May) and one in late summer (August-October). If you have a squirrel in your attic for more than a few days at those times of the year, the animal is most likely a mother with her babies. The best thing to do is to wait 6-8 weeks until the young are old enough to follow their mother on outings. When you observe this occurring, you can install a one-way door (available from Tomahawk Live Trap) over the entry hole, which will allow the squirrels to go out but not come back in.

If you absolutely must evict the squirrels before they are old enough to leave on their own, you can place rags sprinkled with ammonia, along with a blaring radio in the attic. Be careful not to place the rags too close to the nesting site. Also, illuminate

the nest by shining lights on it. If the mother knows of an alternate nesting site, she will often move her young that day. If she has to find or build a nest, it may take longer. (This will also work for sending raccoons on their way.)

Once you have not heard any sounds coming from the attic for several days, make sure they have left before you seal the entry hole. Place a "soft plug" such as a paper towel or crumpled newspaper in the entry hole and check the next day to see if it has been pushed out. Once you are sure they have abandoned their nest, you may remove the one-way door and patch the hole using ¼" or ½" hardware cloth. Next, spray the area with Ropel (found at some garden stores or ordered online) to prevent chewing. To make sure no squirrels were inadvertently trapped in the attic, put flour down in front of the entry hole and check for footprints of any squirrel(s) left behind. Watch to see if a squirrel is persistent in attempts to gain entry from the outside—a mother squirrel will go to great lengths to reunite with her young, and can cause extensive damage in the process.

Relocating a squirrel by trapping may sound kind, but it is usually a death sentence for the squirrel. In the winter, squirrels bury a food cache that supports them. If relocated at this time of year, they will most likely die. Trapping and relocating squirrels at other times of the year subjects them to being run out by other territorial squirrels, being preyed upon, and being hit by cars as they frantically search for the habitat they know.

— Linda Hill



Forest Park Tower Condominiums

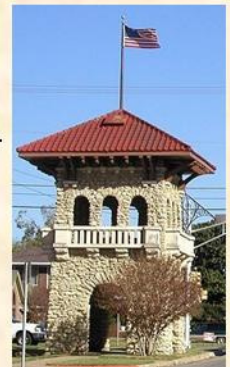
SALES RESERVATIONS NOW ACCEPTED



Hurry, these condos are going fast! This is a rare opportunity to own a fully renovated, affordably priced historic high-rise condominium. This 12 story architectural jewel is comprised of only 36 condos with 3 condos per floor. The first closings are projected for Spring 2013.

Situated high atop a bluff overlooking the Trinity River, the iconic Forest Park Tower was completed in 1930 and is an official Fort Worth Cultural Landmark. Both extraordinary and unique, Forest Park Tower is close to the historic Ryan Place, Berkeley Place, Fairmount, Mistletoe neighborhoods, the Medical & Cultural Districts, the Fort Worth Zoo, TCU, and Downtown Fort Worth.

Each condo will feature all modern amenities including new energy efficient windows, stainless appliances, granite countertops, refurbished vintage hardwoods, separate HVAC, individual hot water heaters, washer/dryers, one year homeowners warranty . . . and much more.



MODELS OPEN DAILY

MONDAY - FRIDAY 10 - 5

SAT. / SUN. CALL FOR APPOINTMENT


1 BEDROOM / 1 BATHROOM FROM \$151,000

2 BEDROOM / 1 BATHROOM FROM \$191,000

3 BEDROOM / 2 BATHROOM FROM \$256,000

2306 PARK PLACE AVENUE, FORT WORTH, TX 76110 817-926-2306 FORESTPARKTOWER.COM

October 2012

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3 Trash day	4	5	6
7	8	9	10 Trash day	11	12	13
14	15 RPIA Meeting BIG TRASH WEEK	16 BIG TRASH WEEK	17 BIG TRASH WEEK	18 BIG TRASH WEEK	19 BIG TRASH WEEK	20
21	22	23	24 Trash day	25	26	27  Fico on the Boulevard Chili Cook-Off
28	29	30	31 Trash day			



Featured Listings

2433 Colonial Parkway
3756 Country Club Cir.
3717 Bellaire South
2517 Old Trinity Way
2105 Fairmount

Recently Sold!

- 2208 Huntington
- 2230 Ward Parkway
- 4104 Altura
- 3705 Black Canyon
- 3505 Plymouth
- 2200 Huntington
- 4110 Ridgheaven
- 4216 Ridglea Country Club
- 2200 Huntington

Curious about the current value of your home?

Visit www.RuthStoryOnline.com



We're on Facebook now!  www.facebook.com/ruthstoryandassociates
Come "like us" and get a free market analysis for your neighborhood!

Experienced - Trusted - Reliable
Ruth Story



Broker Associate/Keller Williams
CNE - Certified Negotiation Expert
ILHM - International Luxury Home Marketing
817.992.9232
askruthstory@gmail.com
www.RuthStoryOnline.com



A Simple Pleasure

1633 Park Place
Between 8th Ave & Forest Park
817-923-2282
Open 7a - 9p • Mon - Sat



Swingin Porch



Just Modern Enough



Dinner Time



Love the Bench



Not-So-Shabby Chic Kitchen



Deck Espace



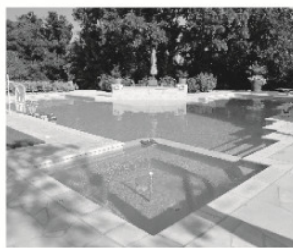
Classic Estate



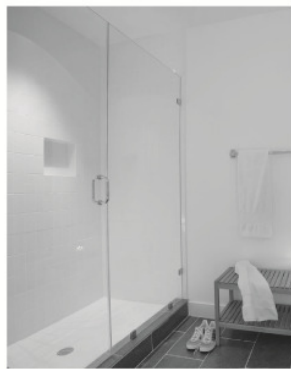
My Dream Yard



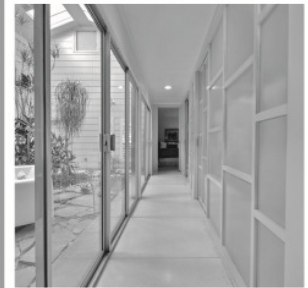
Modern Welcome Home



Pool! Pool! Pool!



Shower So Simple and Clean



Hall of Fame



Jeff Anderson

817.880.5905

janderson@virginiacook.com



2900 South Hulen #10, Ft Worth, Texas 76109