



PRESIDENT'S LETTER

Ryan Place Residents,

I hope this letter finds you well. The hot summer temps have cooled off a bit and we received some much-needed rain. The grass and flowers bounced back quickly, and Ryan Place is just as beautiful as ever!

I have a few things I would like to bring to your attention. The CCRP team is doing a fantastic job this year. I am so excited about the upcoming tour. We will be back like never before. I can't wait! Along with that comes our neighborhood holiday party. The details are still being worked out but I can tell you that this year the party will be located at a residence on Elizabeth Blvd. Similar to last year, but it won't be a progressive house crawl. It will be a great time! More details to come.

Also, don't forget that RPIA movie night in Triangle Park is the evening of October

21st. Always a great time. We will have pizza, but bring your own seating and drinks.

Halloween will be on a Monday this year and will be the same format as last year in regard to the streets from Robert to Jessamine being blocked off. I know everyone is looking forward to that as well.

I would like to comment on the passing of Dr. Edward Furber. Dr. Furber was a long time resident of Ryan Place and a treasured member of the community.

(cont. on page 3)

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.

The newsletter also appears online at ryanplacefortworth.com/newsletters.

September 2022
RyanPlaceFortWorth.com

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RPIA Membership Form

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CALENDAR OF EVENTS

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Sept				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19 Board Meeting	20	21	22	23	24
25	26	27	28	29	30	

No RPIA Board meetings are held in July or December

WATCH OUR FB PAGE AND YOUR EMAIL FOR CONSTANT CONTACT UPDATES. STAY SAFE and STAY HEALTHY.

PLANNED EVENTS FOR 2022

- September 19, 7pm – Board Meeting
- October 17, 7pm – Board Meeting
- October 21 – Triangle Park Movie Night
- November 28, 7pm – General Meeting (board elections)
- December 2 – Holiday Party
- December 3-4 – Candlelight Christmas Home Tour



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Board, Ryan Place Christmas Tour

&

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Sold by Karly Johnston, in Ryan Place.

" Being a realtor in my own neighborhood for the last 10 years makes me feel like I've been working from home! With the housing market changing so fast lately, know you can lean on me for all your real estate needs because this neighborhood is my home and my heart. "

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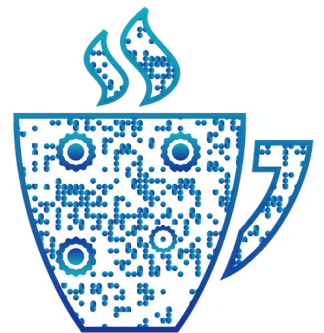
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President's Letter (cont.)

Dr. Furber was 94 years old when he passed in August and the last time I spoke with him was over the July 4th festivities. He made every Ryan Place event he could. He was always witty, funny and provided great counsel when needed. Dr. Furber cherished every moment and lived life to the fullest. He set a wonderful example for us to follow. There is more written about his life in the newsletter and the Facebook page and I would encourage you to read it.

Lastly, stay safe! Call in any suspicious activity on to 911 or the non-emergency number listed in the newsletter. Watch out for the kids on their way to school and let's start enjoying the cooler temperatures as fall is approaching.

Tim Keith

President, RPIA

Coyotes in Ryan Place

by Mary Schroeder

Coyotes and Bobcats can be found in most every urban and suburban environment in North Texas.

Looking back on the Ryan Place Facebook page as far as 2008, coyote sightings have been mentioned here as well as adjoining neighborhoods. After our cat was found last month, unmercifully destroyed, we have strongly suspected that the perpetrator was a coyote.

No witness, no video just an assumption that this wild animal followed its nature to attack and kill its prey. After this sad occurrence I have been told of at least eight other neighborhood cats who had met this same heartbreaking fate in the past few months, one event was witnessed on a security camera. The actual number is likely much higher and would surely also involve feral cats.

So how do we protect our furry companions? Number one is to keep cats and small dogs indoors unless closely supervised. This may not be the preference of our pets but it's the only way to be sure that your little darling is safe. Some people believe it to be cruel to keep cats indoors. Cats who are protected from the



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dangers outside (cars, dogs, coyotes, poison and even cruel people) will live longer, happier lives. Coyotes are attracted to food and water sources as well as prey. Remove food bowls as soon as your pet has finished. In dry weather, water is alluring to so many unwanted and dangerous animals, empty the bowls at night.

Coyotes are stealthy, master athletes. A six foot fence will not keep a coyote out of your yard. Even with fencing pets are at risk to predation. This is not meant to be a fear mongering message, awareness is the caution needed. Be proactive. Coyotes will continue to come to peoples yards as long as there is food, water, prey or shelter. Also, a coyote may appear docile and harmless but can quickly become agitated and can lunge. NEVER approach or feed a coyote.

Although Dallas has a hotline for coyote sightings, Fort Worth does not. Dallas set this in motion after a 2 year old was critically attacked by a coyote on the family's front porch. The number for FW Animal Control is 817-392-1234. They can advise the caller but the main focus for this agency is responding to dog/cat issues.

The Acorn Doesn't Fall to Far from the Tree

by Chris Ebert, Senior Columnist

During our eldest daughter's time in college (1988-92) she was recruited by the then RPIA Newsletter editor, Neil Daniel, to be the newsletter's "foreign correspondent." It made sense since she was an English major and went to school in Rhode Island.

We remember one of her columns published around Christmas was headlined "That Extension-Cord Time of Year." A reference to the plug-in candle lights required at each of our windows around the time of the Ryan Place Candle Light Home Tour.

Not to be out done I started imparting my neighborhood wisdom around 2003. Recently I read the following our granddaughter wrote about her first year in college!

She will be and occasional foreign correspondent/contributor to this space.

What's Happening With Home Prices?

by Tracy Halliday

One of the biggest questions people are asking right now is: what's happening with home prices? There are headlines about ongoing price appreciation, but at the same time, some sellers are reducing the price of their homes. That can feel confusing and makes it more difficult to get a clear picture. Part of the challenge is that it can be hard to understand what experts are saying when the words they use sound similar. Let's break down the differences among those terms to help clarify what's actually happening today.

- Appreciation is when home prices increase.
- Depreciation is when home prices decrease.
- Deceleration is when home prices continue to appreciate, but at a slower or more moderate pace.

Experts agree that, nationally, what we're seeing today is deceleration. That means home prices are appreciating, just not at the record-breaking pace they have over the past year. In 2021, data from CoreLogic tells us home prices appreciated

Lily Debenport, Accounting Major, University of Arkansas

- Currently in my blonde stage of life!!
- I was a live-in nanny in the Hamptons this summer and love to talk about it!
- I am "alwayssss" in New York City, quite frankly I am obsessed.
- Kinda flex, but I can ride the subway alone. #independent
- I work as an office assistant for the vice chancellor in the admin building on the U of Arkansas campus as well as a pharmacy tech off campus!
- My two favorite TV shows are Gossip Girls and Gilmore Girls
- I have a terrible coffee addiction.
- My older sister, Madi, is a junior 'Kappa.' She also lives in the Kappa House.
- I'm glad to be a sophomore!

by an average of 15% nationwide. And earlier this year, that appreciation was upward of 20%. This year, experts forecast home prices will appreciate at a decelerated pace of around 10 to 11%, on average.

Basically, this means, while moderating, home prices are still far above the norm, and we'd have to see a lot more deceleration to even fall in line with more typical rates of home price growth. That's still not home price depreciation.

The big takeaway is home prices haven't fallen or depreciated nationwide, they're just decelerating or moderating. While some unique and overheated markets may see declines, nationally, home prices are forecast to appreciate. And when we look at the country as a whole, none of the experts project home prices will net depreciate or fall. They're all projecting ongoing appreciation. If you have questions, let me know - I'm happy to help!

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Dr. Edward S. Furber

October 1, 1927 - August 9, 2022

It's with great sadness that we announce the passing of our dear friend and neighbor, Dr. Edward S. Furber who left us on August 9, 2022. Ed and his late wife, Genie, moved to Ryan Place in 1979 and enjoyed many happy years as active members of our neighborhood.

Edward Furber was born on October 1, 1927 in Ohio. He was a veteran of WWII and graduated from medical school in Heidelberg, Germany in 1958. He worked as a forensic pathologist before changing his area of interest to psychiatry. Ed spent many years working at John Peter Smith Hospital and in private practice. He was also affiliated with Tarrant County MHMR.

Ed and Genie were married in 1975.

The Furbers were active in the Friendship Force and traveled the world as ambassadors. They supported many museums in Fort Worth and Dallas in addition to the Fort Worth Symphony and Ballet.

Dr. Furber was a regular attendee at many

social functions organized by RPIA and was an enthusiastic and entertaining docent for Candlelight Christmas in Ryan Place for many years. He never missed a pre-tour party or the Wine Down and could often be seen socializing at the gatherings in Daggett Park across the street from his house.

The past few years, he decided to let his white hair and beard grow long which gave him a distinct Santa Claus look. He loved nothing more than appearing in his red blazer around the holidays and waving at the neighborhood children, wishing them a Merry Christmas. His most recent neighborhood participation was riding in our July 4th Parade.

Ed loved his neighbors and considered them his family. After losing his beloved Genie in 2017, he relied on the kindness and friendship of his chosen family. It's hard to say that losing a friend who was 94 years old is "too soon". But this man's intelligence, humor, and active life made him seem decades younger. We'll miss you, Ed





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Chart updated 6/1/2021

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	Vice President	Cade Lovelace	clovelace@lovelacelawpc.com	817.681.7692 (m)
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	Ryan Place Drive	Blake Villa	bvilla@utexas.edu	
	South Adams Street	Javier Rodriguez	jorod@swbell.net	817.715.9456
	Willing Avenue	Barbara Forshey	b.forshey@sbcglobal.net	817-965-3922
	Newsletter editor	- OPEN -	rpianewsletter@gmail.com	

IMPORTANT NUMBERS:

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(non-emergency)
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817-871-8885

Officer Isiah Gardner
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 dates are usually the 15th of the month - OR- the 3rd Friday of the month for both content and advertising inserts (or changes), with distribution intended for 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.

Want more news or information, about present and pending Ryan Place matters?
You can see approved minutes from RYAN PLACE board meetings on our website:
ryanplacefortworth.com

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)

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...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!

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