



RYAN PLACE

IMPROVEMENT ASSOCIATION

NEWSLETTER

February, 2008

www.HistoricRyanPlace.com

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**RPIA
Monthly
Meeting**

**Monday, February 18
6 p.m. Dinner & Meeting**

**DAGGETT ELEMENTARY
SCHOOL CAFETERIA**

Watch the Online Discussion Forum at historicryan-place.org next month for the meeting agenda.

President's Letter



Happy New Year! I am very excited about what 2008 has in store for RPIA and Ryan Place. The Board, committee chairs, and volunteers are all at task for what will be a great year for the neighborhood. We are always looking for more volunteers who would like to join our efforts. Please contact me, the other officers, or any of the street directors and we will find a place for you! Not only will you find satisfaction in making Ryan Place even better than it is today, but I can guarantee you will also make many new friends and acquaintances!

We've already had our first neighborhood "social" and more are scheduled for each month of the year. I strongly encourage you to attend these events. Watch the calendar, newsletter, and e-mail for information on each of the neighborhood events ranging from ladies-only parties, to men's night out, to large backyard shindigs. Several neighbors are graciously volunteering to host these events and I urge you attend to help make them a success – and to establish them as new annual events for Ryan Place.

I'm pleased to announce that, in addition to starting new traditions, we are revitalizing some from the past. The Ryan Place Street Dance is officially on the calendar for 2008, and is tentatively scheduled for Memorial Day weekend.

Although social activities that make it easy to meet people and have fun with friends are important, there are also always issues that impact Ryan Place to be addressed by the RPIA membership and Board. As we move into FY08, there are two very important matters already facing us. Residential support on both issues will dramatically improve the quality of life as well as property values in Ryan Place. The traffic calming and historical overlay projects are ongoing initiatives that we hope to wrap up and have approved by mid-year. Your input on both of these issues is critical. I strongly encourage you to attend the hearings and meetings related to them; express your opinion, because it counts!!

Finally, a positive trend that is continuing from last year is the high attendance at our monthly RPIA meetings. We had another large group at our January meeting and there wasn't even have a controversial issue on the agenda! Our next meeting will be February 18. In addition to the monthly business meeting, we will offer our annual pot luck dinner.

Keith Head

Check out www.historicryanplace.org, the newsletter, and call or e-mail your street director for further information. I hope to see you there!

It's that Time Again!!

**Pot-Luck Dinner
and Meeting —
February 18
*BE THERE!***



Join us for the Valentine Pot-Luck Dinner prior to the February RPIA meeting on Monday the 18th at **Daggett Elementary School Cafeteria**. Bring your family and your favorite dish (or two) to share with your neighbors. You

won't want to miss this annual event, a time to share lots of good food with friends, family, and neighbors and to catch up on the news before the meeting.

What to bring? We'll need salads, veggies, all kinds of casseroles, fruits, breads, and desserts. Tea, lemonade, and water will be provided. Feastivities begin at **6:00 pm** and we're expecting **YOU!** If you have questions call **Mary Kaszynski at 817-781-4891** or **Allisen Prigel at 817-924-9924**.



2007-2008 RPIA Board of Directors

Officers

President	Keith Head	817-921-6721 keith.head@sbcglobal.net
1 st VP/ League of Neighborhoods	Barbara Tumlin	817-921-0158 babsnrico@charter.net
2 nd VP	Allisen Prigel	817-924-9924 aaprigel@aol.com
Parliamentarian	Gina Roberts	817-927-2478 ginahroberts@yahoo.com
Secretary	John MacFarlane	817-920-0411 john@exhibit3.com
Treasurer/Neighborhood Pride	Gilbert Gutierrez	817-926-8832 ggutierrez@charter.net

Street Directors

5 th Avenue	Terri West	817-927-0727 hatwest@gmail.com
5 th Avenue (Alternate)	Mary Schroder	817-921-5346 maryschroder333@msn.com
6 th Avenue	Liane Janovsky	817-207-8565 lianejanovsky@yahoo.com
6th Avenue (Alternate)	Cindy Baldridge	817-239-8969 cbaldridge_1@charter.net
8 th /James/Livingston/Stanley	John Belknap	817-927-0355 johnbelknap@swbell.net
8th/James/Livingston/Stanley (Alternate)	OPEN*	
Alston/Lipscomb Streets	Patricia Ford	817-926-3621 paford@swbell.net
Alston/Lipscomb Streets (Alternate)	OPEN*	
College Avenue	Jamie Guinn	817-926-7200 gonefishin07@yahoo.com
College Avenue (Alternate)	Richard Deniker	817-926-2708
Elizabeth Boulevard	Mariann Taccia	mariannt@hawkpci.net
Elizabeth Boulevard (Alternate)	Anita Daniel	817-924-3404 ad1508@aol.com
Ryan Avenue	Chris Parham	817-922-0499 chrisparham@mac.com
Ryan Avenue (Alternate)	OPEN*	
Ryan Place Drive	Angela Crum	817-797-2605 angel_sant@hotmail.com
Ryan Place Drive (Alternate)	Lin Parham	817-921-4027 rap32dds@aol.com
South Adams Street	Chris Ebert	817-926-2366 cwebert@hotmail.com
South Adams Street (Alternate)	Marina Castillo	817-926-2243 cstllmrn@aol.com
Willing Avenue	John Kline	817-922-0732 john.kline90@charter.net
Willing Avenue (Alternate)	Mike Lindner	817-924-2485 george.lindner@dfps.state.tx.us

RPIA Newsletter

Advertising Rates

One month free when you prepay for 1 year.

Full Page: \$100	(8.5 x 11 inches)
Half Page: \$65	(8.5 x 5.5 inches)
1/4 Page: \$45	(4.25 x 5.5 inches)
Business card: \$25	(3.5 x 2 inches)
Announcement: \$15	(1.75 x 2 inches)

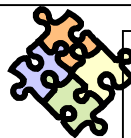
Newsletter and advertising submission deadlines:

March Newsletter

Friday, February 29

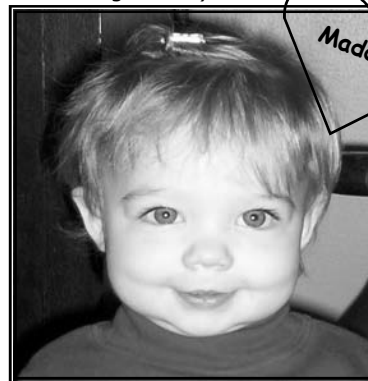
Contact:

rpianewsletter@yahoo.com
817-927-0075



Editor's Note

Be sure to look for the new Personal Announcement that we are offering! The picture below is a *nearly perfect* example (her grandmother said with a straight face).

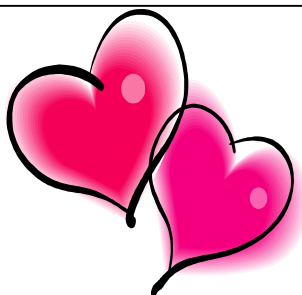


Keep those phone calls, letters, and e-mails coming — and thanks to all of you who did!

Olivia Flynn, rpianewsletter@yahoo.com, 817-927-0075

Important Numbers

Fort Worth Police Dept.	817.335.4222 (non-emergency)
NPO 8 on Magnolia	817.871.8885
Officer Andriotto	817.991.8478 817.998.0708 pager
Code Compliance	817.392.5158 Ext. 1804



* Volunteers, Please!

There are still THREE openings for Street Director Alternates. It's time to get involved, meet your neighbors, and make some friends. Call **Keith Head** or e-mail him today to volunteer.



Terri West
5th Avenue SD



Mary Schroder
5th Avenue Alt.



Anita Daniel, Alt.
Elizabeth Blvd.



Mariann Taccia, SD
Elizabeth Blvd.



Chris Ebert, SD
So. Adams St.



Marina Castillo, Alt.
So. Adams St.



Patricia Ford, SD
Alston, Lipscomb Sts.



John Belknap, SD
8th, James, Livingston, Stanley



Liane Janovsky, SD
6th Avenue



Cindy Baldrige, Alt.
6th Avenue



Mike Lindner, Alt.
Willing Avenue



John Kline, SD
Willing Avenue



Chris Parham, SD
Ryan Avenue



Richard Deniker, Alt.
College Avenue



Lin Parham, Alt.
Ryan Place Dr.



Angela Crum, SD
Ryan Place Dr.

SRO! 6th Annual Neighborhood Nativity Play a Hit

by Rainey Dukes

Over 150 people gathered at 1100 Elizabeth Boulevard for the Sixth Annual Ryan Place Nativity Play. Neighborhood children braved the cold and entertained the audience with songs and the story of the Nativity, written and narrated by Ryan Place resident Mark Burrows. The recounting of the Christmas story was lovely, with animals (some costumed and some live) telling their tale of Christ's birth.

Participants included Lawson and Emerson Grimes, Elizabeth, Joey, Annie, and Jackson Dukes, Nick and Claire Thompson, Jaci, Jeralyn, and Jacob Wright, Seth Morehead, Ava and Cade Crum, Christian Morris, Annika Brooks, Logan, Catharine, and Hunter Baldrige, Grace and Emma Burrows, Mary Catherine and Charles Parks, Eva and Johnny Buerger, Lexie Horne, Meghan Kline, Brock and Rhyne Rodriguez, Michael, Alex, and Emma Leaseburg, Jackson Key, Sophie and Harrison Ellis, Christopher and Danny Galvan, Gabby and Grayson Guess, Katie and Charlie Nesser, and Ian Neville, a sheep, a goat, a donkey, a cow, and the stand up shepherds, Mack Baldrige and Gary Guess. Hats off to these wonderful young people! They were outstanding!

Thanks to all of the parents who supervised and helped prepare for the play. A special thanks to the following neighbors who contributed to the production: Nina Burrows and Cindy Baldrige helped manage the kids at the event. Ray Romo and Rmaxx Contracting for providing the hay bales and assembling the stable for the show. MANY neighbors brought cookies and sweets, including Olivia Flynn, JD Angle and Joel Burns, Brandy O'Quinn, Stasia Guess, Sharon Simons, Christina Brooks, Dee Dee Rodriguez, Mary Ellen Nesser, Nina Burrows, Cindy Baldrige, Leanne Kline, Linda Clark, Jane Torgerson and Catherine Buerger. Peggy Rush designed the invitations. Tristan Decker designed, built and donated the manger. Thanks to Sheryl and Jay Wright, Joyce and Leroy York, Cindy and Mack Baldrige for donating to offset the cost of the event. A very special thanks to St. John's Episcopal Church and RPIA for underwriting the cost of the live animals. Thank you very much, sponsors. We appreciate the support!

It was a wonderful way to celebrate the holiday season in our special neighborhood. We hope to see you all next year at the show!

Choir ↓
Shepherds and Cow →



Another cow ↑



Sheep in the act of straying ↑



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Police Response Praised after an Unusual Home Break-In

By Chuck Tynan

Our Ryan Place home in the 2500 Block of 6th Ave. was the site of a home invasion on Friday, January 11th. Since that day we have been struck by the simple fact that we never fully realized that such an alarming event could take place here. We now know that these things can happen anywhere, and we'd like to offer our experience in hopes that similar events can be avoided elsewhere.

My wife arrived home just after 6PM on that day, parked in the drive towards the front of our house, and entered through the front door. She went to the rear of the house where I was preparing dinner. Within a minute we heard a very loud banging noise from the front of the house, a slamming noise that was repeated five or six times. As we rushed towards the front of the house, our door virtually exploded inward and the intruder was suddenly in our living room. He had kicked our door in. My wife raced at the stranger shouting "get out of my house you XXXXX" and thankfully, our visitor turned and fled down 6th Ave. and around the corner on Roberts towards the west.

It was over in a minute, but the impact of this event is still keenly felt in our home today.

A few thoughts about the incident-

The Fort Worth police department response was magnificent.

They were on the scene before we got off of the 911 call. Minutes later a helicopter was overhead scanning with infrared cameras. While no one has yet been found, our police department has managed the situation in a way that assured us that they are committed to our community safety.

The intruder was able to destroy our deadbolt with his kicks. The bolt itself is permanently bent back at a 90-degree angle. This was a powerful person capable of defeating a lock that we had assumed would offer us a high degree of protection. Take a critical look at your doors. Many secure locks are available that could decrease the chances of such an entry.

As always at 6:15 PM, our street had joggers, walkers, dog owners, and kids out and about. We can't give up our freedom of movement of course, but please be vigilant, and never hesitate to call when something or someone looks like a potential threat.

This is not a "Ryan Place problem;" it truly can happen anywhere. We are taking some simple steps here by updating our security hardware and keeping a more vigilant eye on the area around our home. Hopefully this will be a one-time event, but let's all be aware that we can never know when such a situation can occur.



Target: Junk Vehicles

Hey, folks – Junk vehicles invite crime and I want to clean up and get rid of them. Here is the City Ordinance; call or e-mail me with the address of any violations.

Thanks,

Officer Ron Andriotto 817-991-8478.

Sec. 22-159. Storing of motor vehicles on public street prohibited

a) It shall be unlawful for any person to store or allow the storage of a motor vehicle upon the public streets, alleys, sidewalks or parkways of the city.

b) For purposes of this section, a vehicle shall be considered stored if it has remained parked at or nearly at the same location for a continuous period of time in excess of five (5) days. A stored vehicle is deemed to be a vehicle which is illegally parked on public property, and such vehicle shall be subject to removal and disposal as an abandoned vehicle.

Sec. 22-160. Parking of motor vehicles, trailers, boats and other vehicles in front yards and side yards of areas zoned one-family and two-family.

a) It shall be illegal for any person to park or to allow to be parked on any property under his control any automobile, bus, truck, motorcycle, motor home, camper, trailer, boat or any vehicle on any portion of a front yard or side yard of any area which is zoned "A" One-Family, "A-R" Residential, "B" Two-Family, "R-1" Residential, or "R-2" Residential under the comprehensive zoning ordinance or on any premises used for one- or two-family, or multi-family dwelling purposes unless:

- 1) Such area is part of a hard-surface driveway or parking area;
- 2) Such area is a part of a gravel driveway bordered by cement curbing or similar permanent border; or
- 3) Such area is a part of a required driveway that provides access to a garage, carport or off street parking area required by the zoning ordinance; or
- 4) Such area is part of a side yard which is enclosed by a screening fence at least six (6) feet in height and so constructed that no person can see through into the area surrounded by the fence.

rounded by the fence.

b) The term "vehicle" as used herein shall mean every device in, upon, or by which any person or property is or may be transported or drawn upon a street or highway, except devices moved exclusively by human power.

c) The term "hard-surfaced" as used herein shall include cement, asphalt, brick and other commonly accepted pavement which may be approved by the building official.

Sec. 22-161. Parking in alley prohibited.

It shall be unlawful for any driver to park a vehicle within an alley.

I Cuidado LLAMAS I

To Sara Woodward:
Thank you for hosting
the January Ladies
Porch Party at your
home! It was a won-
derful afternoon!

-Allisen Prigel



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Join CCRP Now for 25th Anniversary in 2008



By Sian Borne

The CCRP Board of Trustees will hold its Annual General Meeting on Wednesday, March 12, 2008 at 7 p.m. at 2721 Willing Avenue. The purpose of this meeting will be to review the past year's board activities and to vote on new Board of Trustee members that have been nominated. The CCRP By-laws state that:

a) A person is eligible for nomination to serve on the Board as a Voting Trustee who:

1. Has attained the age of 21 years as of the effective date of his/her term;
 2. Served as a committee chairman during the last year in which a Candlelight Tour was held;
 3. Resides in Ryan Place as of the election of the Trustee.
- b) Each Trustee shall hold office until the expiration of his/her term and until a qualified successor shall have been elected. Voting Trustees shall be limited to two consecutive terms.
- c) The term of office of a Voting Trustee after the term of the initial board shall be three (3) years.

If you have been a committee chairperson (this includes residents who have had their home on tour) and would be interested in being nominated to be a voting Trustee on the CCRP Board of Trustees, or if you know someone who might be nominated, the following By-law requirements should be followed:

"Additional names may be placed in nomination by written form signed by ten volunteers and submitted to the Secretary prior to the deadline set by the Board of Trustees" The deadline for nominations to be submitted is Friday, February 22nd, 2008; they should be mailed or delivered to Mary Edwards, 2835 5th Avenue, Fort Worth, TX 76110. Nominations will be reviewed by the Nominating Committee for qualification and placed on the ballot. You are invited to attend the General Meeting of Volunteers on Wednesday, March 12th and place your vote if you qualify, as follows:

- a) Volunteers from the previous year's Candlelight Tour, who presently reside in Ryan Place Addition, have attained the age of 18 years, and attend the election meeting, shall be entitled to vote in the election of Trustees.
- b) The Nominating Committee or its authorized representative shall determine the eligibility of any volunteer as set out above, and from the list of Volunteers provided by the Volunteer Chairman. New Board members will be announced and take their positions at the meeting on April 7th, 7 p.m., at 2721 Willing Avenue. If you have questions, please contact **Sian Borne** at **817-923-8683**.

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What a Porch Party!!!



The ladies of Ryan Place kicked off 2008 with a bang on January 13th at the Ladies Porch Party at Sara Woodward's home! About 30 of "us girls" enjoyed delicious snacks and tasty hot drinks provided by our gracious hostess. The weather was lovely and everyone had a wonderful time indulging in lively conversation on the porch.

Ryan Place's resident flock of flamingos landed in Sara's yard before the event started -- dressed to the nines in pearl necklaces and hot pink hats! It was quite a sight! It was great to see so many new faces and to catch up with old



Historic Overlay Overview

by Kevin Prigel



The RPIA Historic Overlay Committee will introduce the committee's proposed historic overlay document at the February RPIA meeting. The committee's primary objectives in preparing the guidelines were:

- Encourage the preservation of homes that contribute to each street's character;
- Ensure that any new construction fits not only the neighborhood as a whole, but maintains the distinctive character of each block as well; and,
- Eliminate any negative impact to our neighborhood regarding re-development activities.

We believe that our historic guidelines achieve our objectives and ultimately meet our goals of preserving the character of our neighborhood and encouraging restoration without imposing burdensome restrictions on current homeowners. Additionally, the guidelines help to ensure that re-development activities in Ryan Place contribute positively to the character and history of the area.

The City of Fort Worth states, "A historic district in Fort Worth is created through overlay zoning. It is typically a defined area or neighborhood with a common theme based on architectural style, historical development patterns, cultural identity, or social and economic historical patterns. The basic idea behind the creation of a historic district is to preserve the character and identity of an area for the future." We believe Ryan Place not only fits the criteria for designation as a historic district, but indeed will be one of Fort Worth's finest examples.



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WELCOME to the neighborhood:

Happy New Year! January brought us wintry weather and two new neighbors, both on Willing Avenue. Ryan Place Improvement Association welcomes **Wilna Neil** and **George Gdovin**, both of whom have moved in since our last newsletter. We look forward to getting to know both Wilna and George.

If you are a new resident of Ryan Place, or know someone who is, please e-mail me at junelake.rpia@sbcglobal.net so we can officially welcome you to the neighborhood!



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Meet the Grimes Family



by Stephanie Gutierrez

We welcome **Michael and Jennifer Grimes** to the neighborhood! The Grimes family moved to Ryan Place in September of 2007 with their two daughters, **Emerson and Lawson**, both under the age of two!

Michael and Jennifer are originally from the Fort Worth-Dallas area and have returned here from Austin where they met each other as students at the University of Texas. Jennifer has a degree in interior design, and Michael is a political consultant. Since their extended families are here, they decided that Fort Worth would be a good permanent home for their family. The Grimes's are settling in and enjoying the neighborhood. The couple expressed a little wistfulness about leaving their friends and the city of Austin, but they are delighted with all the friendly smiles and waves from their new neighbors here. Thanks to everyone who has made them feel truly at home.



Ever wonder what happens to all the CCRP "stuff" after the tour is over? It seems "magically" to appear, then disappear. The "magicians" are **Steve & Renee Tornga** who, year after year, have generously donated storage space to CCRP. What an outstanding and deeply appreciated contribution to Ryan Place! When you see them, please remember to thank them!

"Spiderman" is lost!

Big, orange Tabby, last seen Jan. 2nd on Willing. Contact Amy (817.874.1182) or James (817.915.4565)



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The Shop Around the Corner

by Rainey Dukes

This is a monthly reminder to all Ryan Place Neighbors that it is important to support the shops and businesses in and around our neighborhood. Every dollar we put back into our community's economy goes to ensure quality of life for Ryan Place and the rest of the near South Side.



New Places around the 'Hood

I would like to encourage you all to stop in and see some of our new neighbors:

Lily's Bistro on Magnolia

Wing Stop on 8th Avenue

Three Minute Car Wash behind Blockbuster

TCU Barnes and Noble on the corner of University and Berry

If any of YOU have a favorite local business that you would like to see featured, I could use the suggestions. Please e-mail or call and I will put them here next month.

Please help us keep the neighborhood informed of available goods and services. If you would like to include a favorite local business, restaurant or shop, send commentary to **Rainey Dukes at raintex@aol.com**. Always remember, **HELP A NEIGHBOR... SHOP LOCAL!**



The Daggett PTA is planning its 100th anniversary in 2009! The PTA is looking forward to a magnificent celebration that will span the entire year; volunteers are needed to implement the activities. Please contact **Cathryn Record-Horn** at the school by mail or phone **(817-814-5500)** or by e-mail at **teacherratt@sbcglobal.net**.

Remembering Larry Hoskins

By Linda Clark

Larry Hoskins died suddenly and unexpectedly this past November, 2007. The Hoskins family lived at 1111 Elizabeth Blvd. for many years and were ardent supporters of both RPIA and A Candlelight Christmas in Ryan Place.

Larry was the inspiration for decorating the windows of Ryan Place with candles. Larry designed the "doors" poster for CCRP and, I believe, several others that advertized the annual Christmas Tour; he also gave many hours to the design and restoration of The Gates at Elizabeth, College, and 8th Avenues. As I recall he enlisted a class at Tarrant County College to construct a plywood one-third scale model on the south side at College Avenue.

Larry deeply appreciated his family, his neighborhood, and all things historical. His architectural talents were used in many homes and public buildings in the area. Each year when the candles light the windows of Ryan Place, the memory of Larry and the Hoskins family will glow in the heart of our neighborhood.

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Arts Fifth Avenue

SPECIAL OFFER TO RYAN PLACE RESIDENTS: AFA is offering Ryan Place residents one free lesson each and a 20% discount on all events! Arts Fifth Avenue & MONDO Drummers offer classes for adults & children in:

- Tap, Ballet, Salsa, Zumba
- Art, Sculpture, Oil Painting
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- Yoga, Acting, Theatre, Voice
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FEBRUARY EVENTS 2008

- 2/9 Art Party: Southside Visual and Performing Artists Exhibit
- 2/16 6th Annual Jazzy Valentine – evening of great jazz by the 5th Avenue Jazz Collective \$15
- 2/23 Kismet Stage: Dance performance \$10
- 2/24 Dryol Randol – Jamaican Reggae Drummer – Workshops & Performance

Visit our website for a schedule of all classes and events.

ARTS FIFTH AVENUE

1628 5th Avenue @ West Allen
web: www.artsfifthavenue.com
email: artsfifthavenue@aol.com
phone: 817.923.9500



Real Estate Corner
by Judy Holland
of The Helen Painter Group
817-923-7321

Windy City

Our company is starting our 50th year! Real estate futurists predict that wind power, not solar power, is the wave of the future. Although the sun doesn't shine at night, the wind does blow, and the energy generated around the clock by wind may be used to power the cars and homes of the future. Maybe our next challenge here in Ryan Place will be to determine "Wind Rights!" Hope our future residents 50 years from now can negotiate a breezy signing bonus and keep Ryan Place going and blowing!

Later,
Judy

p.s. What's this about flamingos?

- ♦ 3040 6th Avenue \$109,900 3/2 817-875-6665
Well-maintained brick cottage with hardwood floors.
- ♦ 2911 Ryan Avenue \$129,900 4/2 817-920-7700
Two story mother-in-law house in back, 3 bedrms/2 baths.
- ♦ 2845 8th Avenue \$169,900 4/2 817-457-0005
Big corner lot, possible commercial location.
- ♦ 2516 Willing \$175,000 2/1 817-920-7700
Completely redone cottage one block off Elizabeth.
- ♦ 2905 5th Avenue \$214,900 4/3 817-920-7700
+Garage apartment, 1/1, pecan trees, corner lot.



**LIKE A GOOD NEIGHBOR,
STATE FARM IS THERE.**



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service needs, see State Farm Agent:**

Jason Needham, CLU, ChFC
1708 8th Ave
Fort Worth, TX 76110

Phone: (817) 921-4111
Web: www.jasonneedham.com

Office Hours: 9 am to 5:30 pm M - F

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LASKOSKI CONSTRUCTION

We do it right the first time.



Tom Laskoski

Phone: 817-658-9408

General Contractor

Fax: 817-926-9425

2925 6th Avenue

tomlaskoski@sbcglobal.net

Fort Worth, TX 76110



3001 6th Avenue – FOR SALE

Ryan Place / Brick Bungalow

- 2 bedrooms + large den AND 1.5 bathrooms – HOUSE VERY WELL MAINTAINED.
- Deluxe kitchen with attached breakfast room.
- Large living room with fireplace & Large formal dining room.
- “Bonus Room” off Master Bedroom – could be sewing room, studio, or office/study?
- All modern appliances & HVAC (Washer+Dryer can be included with sale).
- House on elevated large corner lot on a quiet street.
- Large covered front porch.
- Detached 2 car garage + third space currently used as work-shop.
- Charming & totally private renovated in-law suite – connected to garage. Suite has new appliances in kitchenette & refinished hardwood floors. Perfect for TCU grad student rental unit for extra income. MUST SEE!
- Fully fenced private back yard.

Main house:	1762 square feet
In-law suite:	350 square feet (approximately)

Purchased another house in Ryan Place -- PRICED FOR FAST SALE
Shown by Appointment ONLY
\$216,900 Brokers with qualified Buyers are welcome

Contact Owner: John Block

Home: (817) 886-8920

Cell: (817) 709-4241

email: jpbblock@hotmail.com

February 2008

SUN	MON	TUE	WED	THU	FRI	SAT
					1  Run Registration	2 8:30 am  Kelly Park
3	4	5	6 Trash	7	8	9 
10	11	12	13 Trash	14 	15	16  Cupid Chase Run
17	18 <i>RPIA Pot-luck 6 pm, Daggett Elementary School</i> Big Trash	19 Big Trash	20 Big Trash	21 Big Trash	22 Big Trash	23 
24 	25	26	27 Trash	28	29 Leap Day!	

THANK YOU!!! RPIA Contributors Since August, 2007

We are so grateful to all of you for your financial support. These are the folks who have been keeping us going lately:

Alexis Gazak
Amy Fitzgerald
Amy Patyk
Andy & Dawn Taft Family
Andy Adams and Katie Low
Baker Family
Barbara Forshey
Barbara McGinnis
Bart Bradford
Bauer Family
Ben & Lori Loughry
Beth Patton
Canard Family
Castillo Family
Chris Patton
Cortney Asbury
Cynthia Pustejovsky
D. Broadwater
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David & Maria Summers
David & Sandra Barton
David & Stevenie Frye
Dazzle Shrestha
Diane McCusker
Dr. Parham
E. Dunn
Elzie & Evelyn Wilson
Emily Bintliff

Erik & Kathryn Hansen Family
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Humphrey Family
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Ignacion Del Toro & Susana Lopez
Gilbert & Stephanie Gutierrez
Glen Weeks Pierce
Hammack's
Hart Family
Higgins Family
Howard & Karen Stone
Hughes Family
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J.P. & K. Ivey
Jeff & Nickole Anderson
Jeff Hayes Family
Jerrell Russell (County Pest Control)
Joan Kline (2)
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John Block
John Buegler
John MacFarlane
John May (2)
Joshua & Kristi Lambert

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June Lake
June O'Quinn
Keith & Connie Head
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Ted & Dana Settle
Terri West
Terry & Barry Wood
Theodore & Paloma Homan
Todd Davis
Vitek Family
Warthoe Family
Watkins Family
Wayne & Donna Darner
White Family
Youngblood Family

Quite a few neighbors donated cash during the association meetings and I don't have records of those gifts; I do apologize. Thank you all for your generous contributions!

Gilbert Gutierrez
RPIA Treasurer

