



President's Letter

The summer is around the corner and we have an active month of May upcoming!

On May 16th, RPIA is having our general meeting. The main topic of discussion will be the Daggett Elementary School attendance zone. As some of you are aware, currently the southern end of Ryan Place is not in the Daggett Elementary School zone. After this issue was brought to our attention, RPIA discussed moving the boundary to fit the entire neighborhood into one elementary school zone with our School Board Trustees. They have discussed it with the staff and would like to make a presentation to the neighborhood. This presentation will be at our general meeting. Both trustees that represent Ryan Place, Ashely Paz and Matthew Avila, will be in attendance. Additionally, School District staff will be available to answer questions. Please plan on attending on the 16th at St. Johns!

On May 7th, the city is holding an election to amend the city charter. The City Council voted to ask the citizens of Fort Worth their opinions on many changes, but the most important changes are:

1. Expanding the city council by 2 seats;
2. Raising the salaries of the mayor and city council; and
3. Extending the terms of the mayor and city council from 2 years to 3 years.

If passed, these proposed changes will impact how our city is run, and could directly impact Ryan Place. Please make time to vote on the 7th. RPIA will be posting times and locations of the polling locations once they are available.

We have many projects that need volunteers. If you are interested in assisting with developing Triangle Park, helping develop an enhancement at Daggett Park, or interested in serving on an events or financing committee, please contact me. Our neighborhood is great because of the time and effort we all put into it. Also, RPIA needs a parliamentarian. If you are interested, please contact me at clovelace@lovelacekillen.com.

Finally, please donate to help continue our progress. If you visit our home page, you will find a donations page. There you can directly donate to RPIA. Without these funds we cannot fund the newsletter or organize our events.

Cade Lovelace, President RPIA

INSIDE

Financial Report

RP Donors

News from NPO

RPIA News

Fairmount Tour

WELCOME

Croquet Tournament

Shop Around the Corner

From Start to Finish

May Calendar

CCRP

Word of the Day

Wine Event

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The Ryan Place Newsletter is delivered each month except July and January to every home in Ryan Place. It is typically hung on your front door handle. Delivery of the newsletters is a volunteer effort by Ryan Place residents. If you do not receive a newsletter, please contact any RPIA director so we may get you a copy.

Deadlines and Distribution Dates

2016 Month	Copy Deadline	Distribution
June	May 20	June 04-05
August	July 22	Aug. 06-07
September	August 19	Sept. 03-04
October	September 16	Oct. 01-02
November	October 21	Nov. 05-06
December	November 18	Dec. 03-04

Newsletter layout by Jerry Sullivan

Stay Connected



Ryan Place Newsletter

is posted online at

www.ryanplacefortworth.com



Important Numbers

Fort Worth Police Dept. 817-335-4222
(non-emergency)

NPO 8 on Magnolia 817-392-3210
Officer Sergio L Guadarrama

817-944-1316 cell

817-392-3619 office

Code Compliance 817-269-6225

Officer Travis Menchaca 817-392-6339

Code Blue / COPs Coordinator

Calvin Clayton 817-392-3973

Animal Control 817-994-4208

Graffiti Abatement 817-212-2700

Streetlight Outages 817-392-8100

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<https://fortworth.bcycle.com/how-it-works>

RPIA March 2016 Financial Report

Tour Revenue 2015 \$22,894.66
 10,000 Gen Fund \$12,894.66 special project TB

YTD General Fund Revenue

Newsletter Advertising Sales \$4,550.00
 Tour Money General Fund Donation \$10,000.00

Neighborhood Contributions \$3,878.50

Sponsorships Easter Egg Hunt \$200.00

Net Expenses YTD \$4,055.88

Newsletter Printing \$2,050.00

Newsletter Distribution \$116.00

Web Domain set up \$0.00

Constant Contact \$0.00

D & O Insurance \$0.00

PO Box Rental \$0.00

Meeting signs \$0.00

Circles & 8th Ave Gates Water & Irrigation \$195.04

Parks & Gate Maintenance \$1,096.32

Irrigation Repairs \$298.94

Neighborhood Welcome \$0.00

Office Supplies \$0.00

Misc. \$0.00

Membership fees \$0.00

Event Expense Paid \$299.58

NET INCOME YTD **\$14,572.62**

Presented by Llisia Lewis, Treasurer Llewis0801@icloud.com
 Current as of Newsletter deadline 3.17.16

WE NEED YOUR DONATIONS

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

We appreciate your support !



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Thank you to all the generous neighbors who have supported our neighborhood association by sending in donations for 2016.

Good Neighbor Level Donation up to \$35

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Paul & Minnie Harding	Willing
Jason Allen	6th
Diane McCusker	5th
Doug Baldwin	6th
Joe M Murphy	RPD
J.P. & K. Ivey	Willing
Miguel & Marilyn Vivar	Willing

Neighborhood Builder Donation of \$36 to \$100

John & Cindy Belknap	Willing
Ignacio Del Toro	Ryan
Katie & Sean Hower	6th Ave
Joan Loicano	Willing
Hayne & Katie Shumate	5th Ave
Rick & Angela Bettinger	5th Ave
Tiernan	6th Ave
Kipp Baker	6th Ave
Robert & Lawrence Trimbl	6th Ave
Brack & Pamm Cox	Adams
Steve & Diane Zemkoski	Adams
Robert & Carol King	College
Mr and Mrs Yates Brown	Elizabeth
John & Danielle Morris	Lipscomb
Rick Tucker	Ryan
Steve & Debra Flanagan	RPD
James M Kwolek	Adams

Community Patron Donation of \$101 to \$200

Edward & Eugenia Furber	Elizabeth
Kurt Nielson	Elizabeth
Elzie & Michael Wilson	5th Ave
Erik & Kathryn Hansen	6th Ave
Raul & Lisa Pena	?
Ruth Karbach	RPD

Sustaining Neighbor Donation above \$200

Gary & Deborah Carl	5th Ave
Jill & Spencer Tanke	Elizabeth
Kitty & Jim Loveless	6th Ave
Cade & Jennifer Lovelace	5th Ave
Gary & Terri West	5th Ave
John Angle & Joel Burns	Adams
Patricia & Glenn Polenz	College
Joan Kline	Elizabeth
Randy & Lin Parham	RPD
Tom & Llis Lewis	Elizabeth

These donors are listed as receipts through 3.17.16



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News from Our NPO

"A burglar who respects his art always takes his time before taking anything else."

-Henry Porter

Greetings Ryan Place! It is I, your inadvertent storm magnet of a Neighborhood Police Officer. It doesn't seem like it's been two months since the FB fiasco or just a month since Fairmount was almost stolen in the middle of the night off of the city map. Things have calmed down for the most part and we now have time to breathe and assess the goings on that found their way onto the evening news.

First, I'd like to take a minute to thank everyone who supported our department, our unit, and me at the combined neighborhoods meeting. I was humbled by the outpouring of kind words and pats on the back. As stressful as the situation was I don't think we could have gotten through it all without all of your support, patience, and understanding. What we all wanted was for me to be able to continue communicating with you all on a forum that is helpful and utilized by a couple thousand people. The outcome was more than satisfactory and with the addition of some simple guidelines we got what we ultimately wanted. Again, thank you to everyone who reached out to me personally and to all of those that attended the meeting. Your actions and words will never be forgotten.

That whole ordeal was a testament to how the gap between the police department and the community has been bridged. That success story would not have been possible without you and I'm reminded everyday of how lucky I am to be a part of what has been built here. The pieces were already put in place by you and the other amazing NPOs that were here before me. I just stepped in and continued what you all had put forth which is an outlet of communication that when utilized to its potential has become a very powerful and essential tool in my opinion. I will do my very best to continue the communication by means of every resource available. A perfect example of the communication between the neighborhood and the police department was the onslaught of vehicle burglaries committed by the BabyFaced Bandit in the month of February. Everyone did what I asked and played a part by constantly keeping me informed of what was happening. The total number of burglaries (reported and not officially reported) was upward of 70. That's an astounding number. That was a number that frustrated everyone involved. That was also a number that caught the attention of my chain of command and the chief himself.

When we looked at the hot sheet of the city it looked like a nuclear bomb went off in the middle of Fairmount. Yeah, that's a bad thing literally and figuratively. The key to putting an end to the reign of plunder was a video that captured BabyFace in the midst of one of his criminal acts. That was all it took. With that I recognized him and our entire team of NPOs put in hard work to watch him and the detectives were able to connect the dots which led to an unpleasant knock on his door and a ride to jail. His cohorts were implicated and they too were pursued until the heat became too much and they turned themselves in.

The constant communication between the neighborhoods and the police department are what led to the apprehension. This is another of many success stories that can be traced back to communication, cooperation, and teamwork. This is why I love my job. As we speak the burglaries have plummeted to an almost nonexistent level and we can take a brief sigh of relief. I say brief because as I have always told you, someone will take their place. When it does happen (and it will) I know that with the help of all of you I will be able to repeat a similar tale of success.

Spring is here. Enjoy the weather before the arrival of the inevitable heat wave around the corner. I look forward to every shift and every ride around the neighborhoods. I've said this many times but you all make this easy for me. I'm lucky to be here and I'm lucky to be your NPO. Until next time. That is all. Carry on.

The devil whispers, "you cannot handle the storm." The warrior replies, "I AM the storm!"

Submitted by Sergio L Guadarrama, Neighborhood Police Officer C31

PARK PLACE
PHARMACY

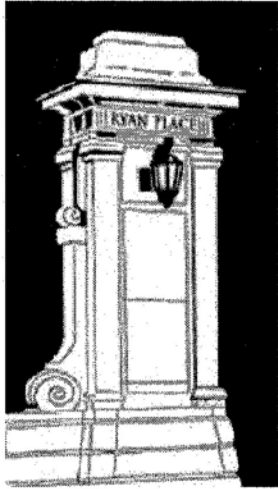
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RPIA General Meeting

Monday, May 16th 7:00 pm

St. John's Church

2401 College Avenue

Discuss changes to Daggett Elementary School attendance boundaries with School Board members Ashley Paz & Matthew Avila

REMEMBER TO VOTE!

MAY 7th

On The Ballot:

- Should Fort Worth Have 2 More City Council Members?
- Should Your City Council & Mayor Receive a Raise?
- Should Your City Council & Mayor's Terms Be Longer?

RYAN PLACE VOTES ● DAGGETT ELEMENTARY

34th ANNUAL

FAIRMOUNT

TOUR OF HISTORIC HOMES



MOTHER'S DAY WEEKEND

🌀 MAY 7th & 8th, 2016 🌀

TICKETS \$15 pre-sale | \$20 tour weekend

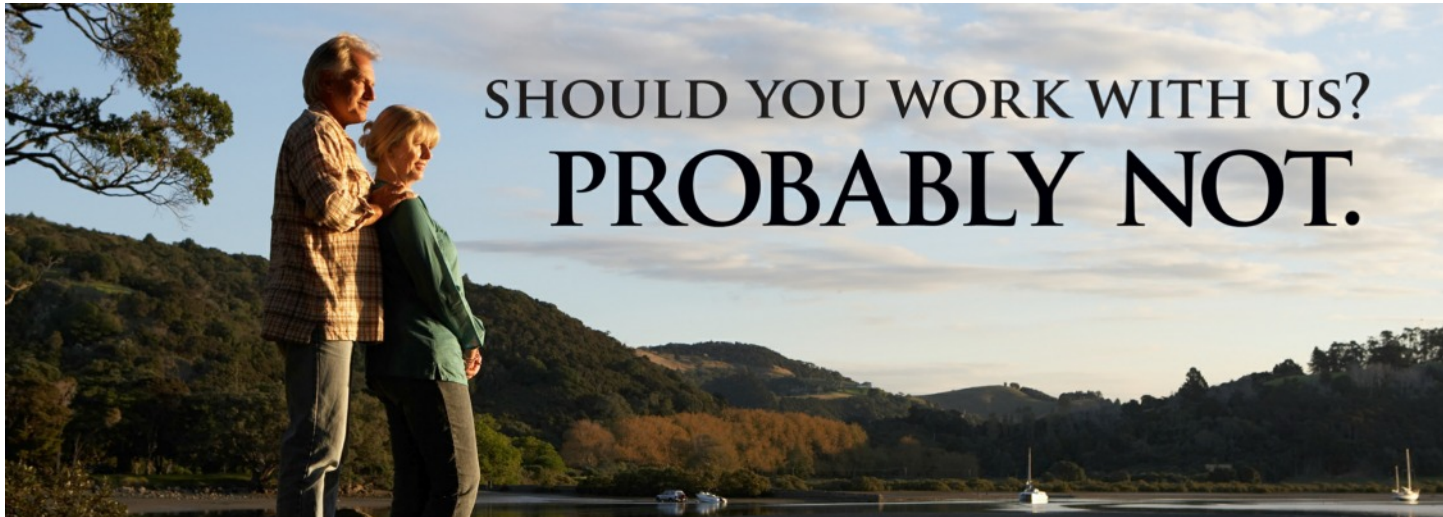


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WELCOME

Ryan Avenue: E. Melinda Morrison is the head of a female household in her brand-new house in Ryan Place. Her mother Peggy, a retired history teacher from Tyler, and sister Mary live with her. Soon her sister Pam Jarvis, the director of Shady Oak Learning Center, will be joining them to complete the trio of sisters. Melinda has an interesting career history after her graduation with a BFA from the University of Texas at Tyler. She has been a graphic designer, ad executive, art director, and a recruiter for the tech industry. Football fans will be interested to learn that she did public relations for some pro players which lead to her moving from Dallas to Kansas City. Relocation in Denver lead eventually to her returning to her early passion for painting through study with prominent Denver artists, and she has been a full-time contemporary oil and acrylic artist since 2003. Her work which captures life moments in an impressionistic style has been featured in regional and national magazines and newspapers. Galleries in Denver and Boulder, Colorado, Santa Fe, New Mexico, and Boerne and Fredricksburg, Texas represent her. She is wanting to connect with neighbors through a future open house, looking for studio space in the neighborhood, and open to helping raise neighborhood funds through her art. Below is Order Ready by E. Melinda Morrison; photos of more of her works are at www.emelindamorrison.com.

Tyler Hampton is an Intensive care nurse at Baylor All Saints and is pursuing a Doctorate of Nursing Practice in Anesthesia at Texas Christian University. Not only is his remodeled home a great location for work and study but it is not far from the 8th Avenue Obstetrics and



and study but it is not far from the 8th Avenue Obstetrics and Gynecology Clinic opened by his mother Dr. Cynthia Robbins in 2010.

Ryan Place is not new to Tyler since he lived in a home on 6th Avenue with college friends while attending TCU. Tyler spends what little free time he has with his family and a handsome miniature dachshund named Roscoe, who is immortalized in a large painting in Tyler's new home. Tyler's main interests are live music including jazz and opera, presidential history, and running.

Sixth Avenue: Sean and Katie Hower were on a mission to find a Craftsman-style house for their first home together. They wanted a neighborhood with "a strong sense of community." The facts that a Ryan Place home was close to Magnolia Avenue venues and Katie's alma mater TCU clinched the deal. The Howers, in their own words, "absolutely love the charm of 6th Ave and the friendly neighbors." They plan to be active in RPIA events, especially the home tour and block parties. Sean's undergraduate degree is from Kansas State and he has an MBA from the University of Texas. Katie's undergraduate degree is from TCU along with her MBA from TCU. Both work for the BNSF Railway. Sean is the Director of Port Operations in California, and Katie is the General Director of Marketing for Domestic Intermodal. Family is a priority for this newlywed couple. Sean enjoys watching and playing soccer. Katie loves all TCU-related sports.

Willing Avenue: Leah Brown's family now own two homes in the same block. Her older brother lived in one while attending college. Their parents moved into that home when her brother relocated. Leah, a social work supervisor, for Cook Children's Dental Clinic, found a home just a few houses away from her parents last year. The backyard is now landscaped and purposed for outdoor get-togethers of family and friends. While an undergraduate student at Texas Wesleyan University, Leah was active in musical theater and choir. She enjoyed her years in Chicago where she received her master's degree from Loyola University. Reading historical fiction and socializing with her friends and family are her main interests. This warm, lovely young woman has found the perfect neighborhood for her—close to work, friends, family, and Magnolia Avenue and not far from downtown and the museum district.

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Submitted by Ruth Karbach, Director of Membership

30th Annual Ryan Place Croquet Tournament

**Memorial Day Monday
May 30, 10 am
2530 Ryan Place Drive**



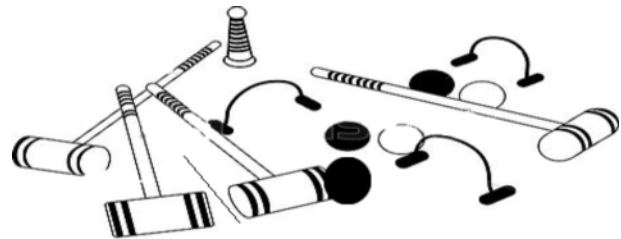
The 30th Annual Ryan Place Croquet Tournament will be held Monday, May 30, 2016 in historic Ryan Place. The Ryan Place Croquet Tournament is a single elimination tournament with each team consisting of two players.

Play will begin 10 am, Monday morning on the Croquet Tournament's Championship Court at the home of Tommy & Susan Drake, 2530 Ryan Place Drive. Winners of the Preliminary Round will play immediately following in the Championship Final.

You may bring a partner or meet a partner for a Preliminary Round. Everyone who comes to the Preliminary Round is welcome to play. All ages and skill levels can compete for a chance to be in the Championship Final.

Sponsorship provided by the Ryan Place Improvement Association. Thank You.

Croquet Clinics
Sundays, May 15 & 22, 4 pm
2530 South Adams



Sunday afternoons May 15 & 22 at 4 pm. Croquet Clinics will be held to review the game rules, teach the techniques and learn the strategies of croquet. Previous winners will be the special guests to share their secrets for tournament success.

Ryan Place Croquet Tournament Summary of Rules:

The Game: American nine-wicket croquet

Teams: Each team shall consist of two players. Every age is welcomed and encouraged to play. Players do not have to reside in Ryan Place.

Pairings: Teams will be paired with other teams by a drawing to be held at 10 am Monday, May 30.

Format: Single elimination until one team from each is declared the winner.

Preliminary and Championship Finals: At the Ryan Place Croquet Tournament Championship Court.

Check your email inbox and historicryanplace.org for up to the minute information.

Information: Tournament Director, Croquet Czar, 817-319-2363



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make for a great shopping experience. A nicely appointed fitting room is available and the customer service is outstanding. Angie's is owned by local restaurateur and owner of Angie's Bikkles Jamaican Restaurant.

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Psalm 93:4



From Start to Finish

Remodel, Renovate, Restore, Fixer-up!

Should I use a contractor or “do-it-myself” or maybe something in-between? This month, RP neighbor and “Repeat Fixer-Upper,” Kurt Nielsen provides some advice and wisdom based on experience on the “DIY” answer to this question. Kurt’s grandfather was a carpenter, and based on the beautiful remodeling results I’ve seen, he inherited some of the craftsman’s skills!

Donna Darner, RPIA Director of Historic Resource

I was a first time home buyer in 2008 and didn’t quite know what I was getting myself into with the purchase of my first Ryan Place fixer-upper. My do-it-yourself attitude started with my mess of a kitchen, a YouTube video, and a “how-to” book. Eight years later, I am in my second fixer-upper just a few streets over, and even deeper in household projects.

The most important thing I learned over years of renovation frustration was to just get started. A lot of people prefer to start any project with a detailed plan but that just isn’t the way renovating an old house works—not in my experience anyway. Luckily I have a lack of planning style, but so many times I was left with half-finished projects, too many pieces of hardware lying around, and more frustration. Did I mention unfinished projects?

Before I even think about how to tackle any project, I first make myself focus on just ONE thing, do some research, and just wing it. You have to have confidence in whatever project you are doing. If you mess up, so what? You can fix it and learn along the way.

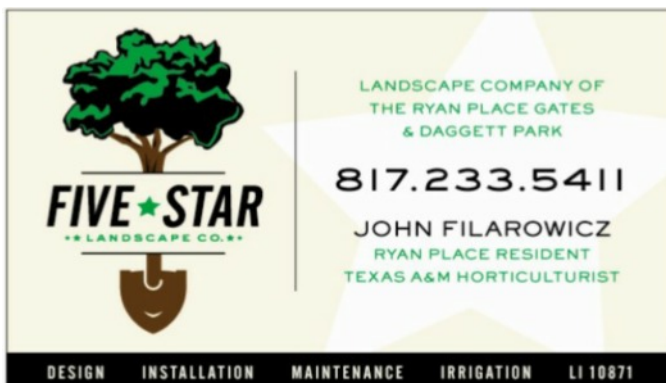
The biggest project I attempted in both of my homes was a kitchen re-do. I had no idea how to build cabinets, let alone cabinets that actually looked good. I learned how to rewire a lamp on YouTube so surely they could teach me how to build cabinets right? Turns out, they actually could. My second set of cabinets was a little better than the first, and now that I have redone two kitchens, I have been able to help a neighbor redo theirs. I am a perfectionist to a fault sometimes, and this was the perfect way for me to get the results I wanted knowing that no corners were cut.

If someone were to ask for advice on do-it-yourself projects, here are my six tips:

- Pick one thing at a time (I have a few 75% finished projects so I should probably start living by the words I speak).
- Know that you will probably mess up at least once.
- Don’t focus on the flaws; the only reason you notice them is because you created them. This is what makes your project a handmade piece of art.
- Have confidence but know your limits. I feel comfortable doing anything with wood, but won’t touch plumbing.
- Focus on the end results and have fun.
- Know the quickest route to Home Depot (this one is very important).

This is no step-by-step instructional article by any means, but my goal is to encourage people not to plan too much. You never know what you are going to find behind our old walls or beneath the ugly flooring. You have to dig in, be flexible, and be ready for a challenge knowing at the end, it is going to turn out great and have a story to go along with it.

Submitted by Kurt Nielsen, neighbor



May 2016

M	T	W	T	F	S	S
						1
2	3	4 Trash Pick-up	5	6	7 Fairmount Tour of Homes	8 Fairmount Tour of Homes
9	10	11 Trash Pick-up	12	13	14	15 Croquet Clinic 4 pm
16 RPIA General Meeting 7 pm	17	18 Trash Pick-up	19	20	21	22 Croquet Clinic 4 pm
23 Big Trash	24 Big Trash	25 Big Trash Trash Pick-up	26 Big Trash	27 RP Wine Event 7 pm Big Trash	28	29
30 Croquet Tournament 10 am Memorial Day	31					

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A Legacy of Family: 2016 Candlelight Home Tour in Ryan Place

This neighborhood was developed by the Ryan family for families. Even streets were named after family members...Ryan Place Drive, Willing, Elizabeth etc. It was built by, and for, some of Fort Worth's most prominent families of the time. Families of cattlemen, bankers, lawyers and merchants. Folks who valued what they found here and wanted to be a part of the emerging story. That legacy of family continues today, and folks still find great value in what they see here and still want to be a part of the story as it continues forward.

This year's Candlelight Christmas Tour theme, "A Legacy of Family," honors the tradition that Ryan Place is all about family, be it in whatever format each family represents.

Walk the streets and watch new parents with young ones strolling, many toward our beautiful park, pets with their pet parents out for an outing, bikers/ runners making their way home, and of course, always the couples walking hand in hand. All waving and calling out to each other, stopping to chat or just smiling and moving on. Onward towards a home somewhere in the mist of these old houses, a home that shelters and protects their unique family.

Multiple generations that have grown up in Ryan Place and then moved out to find their own "fixer upper" here within the gates, or taking over the family home as their own renovation project when parents need to downsize.

Many have actually owned several different homes in Ryan Place, loving each one differently yet just the same, and turning each loose so that another family could move in and begin their family journey.

Families come in all shapes and facets and so do these old homes. Mark your calendar now and reserve December 3rd and 4th to be a part of the fabric that makes our neighborhood special and kicks off the holiday season. The 33rd Candlelight Home Tour of Ryan Place will be a great tribute to the legacy of family and the homes built and maintained lovingly throughout the years.

We need all our extended family to make it happen. Inviting you into these homes helps return "John Ryan's neighborhood to what he planned it to be—a community of families dedicated to beauty, preservation, and a sense of place."

Does your family have a story to tell through houses in the neighborhood? Interested in having your home on tour? How about being a tour helper? 2016 Candlelight Home Tour Committee would love to hear from you.

Submitted by Llisa Lewis, Candlelight Christmas Tour Committee
L.lewis0801@icloud.com, 817-939-6565

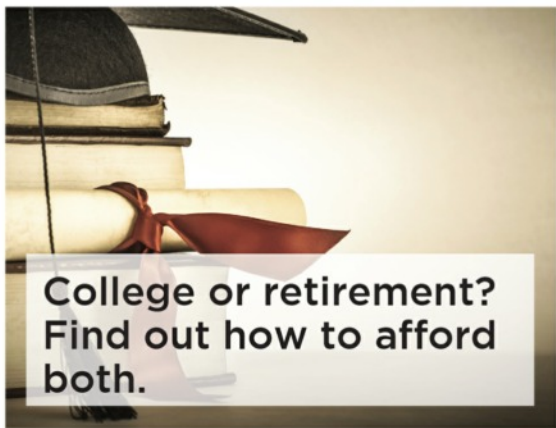
Ryan Place Wine Event




If you're staying in town for Memorial Day weekend, please join your neighbors for a wine tasting at the Carman household. Please bring a bottle of wine to share. Hors d'oeuvres are welcome as well.

Carman House
2321 Ryan Ave
Friday, May 27, 7-9 pm

Submitted by Lamar Brown, neighbor



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The Word of the Day

In today's popular cultural (sped up to hyper-drive speeds by the instantaneous communication tools we all carry around) there are particular words (or as it's been pointed out by local grammarians) phrases that are suddenly wildly popular.

Last month it was the phrase "down the rabbit hole" commonly used to mean "entry into the unknown." Possibly referring to the presidential campaigns. Also when a popular Country & Western or Rock star dies the word, "legend" becomes the most 'Googled' word.

After the events of the morning of March 17th, in our neighborhood, the word is "totaled." Drive your car through the State Farm Insurance Claim Adjuster tent at Farrington Field and before you leave you learn that the repair cost of a few hail dents exceeds the value of your vehicle. The formula becomes when 'Repair Cost' exceeds 'Market Value' the result equals "Totaled".

Replacing the worn upholstery at the Auto Glass & Trim shop in your ten-year-old vehicle might also "Total" your vehicle. Meaning you are suggesting investing in upholstery an amount greater than the value of your vehicle.

The formula for determining the definition of your house's roof being totaled must be when the 'Repair Cost' exceeds its 'Replacement Cost.'

As I type, the sound of pneumatic driven hammers fill the quiet of this Sunday afternoon. It reminds me of my youth when the hammer sounds were from construction crews building new homes south of my elementary school. That must have been the sound heard in Ryan Place after each major hailstorm and during the last major home construction boom immediately following World War II on Ryan Ave. Be on the "look out" for the next trending word of the day.

Submitted by Christopher Ebert, neighbor



Coming Soon

\$650K!
Updated!
Tanglewood
Schools!

Just Sold

1210 Lipscomb
2622 5th
2429 Shirley
2917 Alton
2315 Stanley

Under Contract

6404 Locke
225 Casa Blanca

When asked about Ruth, her clients' remarks included:

"Ruth's skills could guide anyone in buying or selling a home. She is a true delight."

"Our best real estate experience ever! We don't know how we got so lucky!"

"The combined process of selling and buying is overwhelming, but Ruth guided me through the process. She provided honest information and always made sure I was informed."

"We enjoyed working with Ruth on selling our home. Her professionalism on every level was exemplary. We especially appreciated her regular communication."

"Listing with Ruth Story gives you the advantage of her skilled marketing and energetic networking. She will deliver the best price for your home in the shortest time."

Selling a home is personal. My first priority is listening to what is most important to you, maximizing your equity, and helping you move toward the next chapter as smoothly as possible. Call, text or email today for more information on how I can help you achieve your real estate goals!

Ruth Story
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