



President's Letter

Fall is here and Ryan Place is busy! On September 26 at 7 pm at St. John's Episcopal, we have our next general meeting. Ashley Paz and representatives of Fort Worth ISD are attending the meeting to discuss the boundary change for Daggett Elementary. As a refresher, despite the fact that Daggett Elementary is in the middle of our neighborhood, all of Ryan Place is not zoned for that elementary school. A few blocks of neighbors in the south of Ryan Place are zoned to elementary schools south of Berry Street. This forces them to travel across Berry Street to attend elementary school even though another option is closer and safer. Upon requests from our neighbors, RPIA began discussions with the school district to have this boundary line moved.

At the May general meeting our school board trustees Ashley Paz and Matthew Avila and school district staff made a presentation to the general members regarding the consequences and timeline for a change to the boundary. Our members had many questions for the staff and trustees. The consensus at the meeting supported a change as soon as possible. At that time, the next step in the process was that the trustees agreed to make another presentation in September.

September has arrived and Ashley Paz and Fort Worth ISD staff will be present at the meeting. Please attend this meeting and be prepared to discuss this change. Joining our neighborhood in one elementary zone will further unite our neighborhood and provide

a safer route to elementary school for those children.

Further, the RPIA year is close to ending, and we are looking for volunteers for board positions, street directors, and to work on the Christmas Tour. If you are interested in any of these positions, please let me know! We are also going to have a new fall event this year, so keep your eye out for more information.

Cade Lovelace, President RPIA

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Ryan Place Garage Sale
SATURDAY,
SEPTEMBER 3
Happy Hunting!

2016 RPIA Board of Directors

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South Adams Street	Diane Zemkoski	dwzemkoski@hotmail.com	432-349-1090
Willing Avenue	Kris Savage	savage.kris@gmail.com	817-507-6742

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
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

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Important Numbers

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

NPO 8 on Magnolia Officer Sergio L. Guadarrama

817-944-1316 cell
817-392-3619 office

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carmen.drake@fortworthtexas.gov

Code Blue / COPs Coordinator

Calvin Clayton 817-392-3973

Animal Control 817-994-4208

Graffiti Abatement 817-212-2700

Streetlight Outages 817-392-8100

Officer Travis Menchaca 817-392-6339

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RPIA Financial Report

Tour Revenue 2016

Dec 3-4, 2016

Mark your calendars NOW!

YTD General Fund Revenue

Newsletter Advertising Sales	\$8,350.00
Tour Money General Fund Donation	\$10,000.00
Neighborhood Contributions	\$6,689.00
Sponsorships	\$1,000.00

Net Expenses YTD

Newsletter Printing & Bags	\$6,126.45
Web Domain Set Up	\$0.00
Constant Contact	\$0.00
D&O Insurance	\$0.00
PO Box Rental	\$106.00
Meeting Signs	\$0.00
Circles & 8th Ave Gates	
Water & Irrigation	\$572.46
Parks & Gate Maintenance	\$3,837.12
Irrigation Repairs	\$578.74
Neighborhood Welcome	\$0.00
Office Supplies	\$0.00
Misc. & Online Fees	\$46.82
Membership fees	\$285.00
Event Expense Paid	\$2,872.24
Improvement Projects	\$490.41

NET INCOME YTD	\$11,123.76
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Produced 8.15.16

Presented by Lliisa Lewis, Treasurer

l.lewis0801@icloud.com

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.

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Donors Who Help Make It Happen

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

These donors are listed as receipts through 8.15.16.

Submitted by Llisa Lewis, RPIA Treasurer

Sustaining Neighbor Donation above \$200

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

Community Patron Donation of \$101 to \$200

Jim & Mary Sadowski	Willing
Ted & Dana Settle	S Adams
Javier & Patricia Rodriguez	S Adams
Edward & Eugenia Furber	Elizabeth
Kurt Nielson	Elizabeth
Elzie & Michael Wilson	5th
Mary Orzel	5th
Erik & Kathryn Hansen	6th
Raul & Lisa Pena	Elizabeth
Ruth Karbach	RPDr

Neighborhood Builder Donation of \$36 to \$100

Lou & Barbara Lucignani	8th
Larry & Sian Borne	Willing
Bob & Mary Weathers	Willing
Kipp Baker	6th
J. Carter Matheney Tiernan	6th
David & Diane Klein	RPDr
James & Kirsten Sluck	6th
Chris & Alison Gee	5th
John & Cindy Belknap	Willing
Ignacio Del Toro	RPDr
Sean Hower	
Joan Loicano	Willing
Hayne & Katie Shumate	5th
Rick & Angela Bettinger	5th
Tiernan	6th
Kipp Baker	6th
Robert & Lawrence Trimble	6th
Brack & Pamm Cox	S Adams
Steve & Diane Zemkoski	S Adams
Robert & Carol King	College
Mr or Mrs. Yates Brown	Elizabeth
John & Danielle Morris	Lipscomb
Rick Tucker	Ryan
Steve & Debra Flanagan	RPDr
James M Kwolek	

Good Neighbor Level Donation up to \$35

Tracy Papa	Elizabeth
Kurt & Jill Sprenger	College
Teresa Crafton	Willing
Ron & Debra Hughes	Willing
Deborah Crow & Joan Loicano	Willing
Michael & Rita Utt	6th
Theodore & Paloma Homan	Willing
Paul & Minnie Harding	5th
Jason Allen & Sarah Kratky	6th
Diane McCusker	5th
Doug Baldwin	6th
Joe M Murphy	RPDr
J.P. & K. Ivey	Willing
Miguel & Marilyn Vivar	Willing



RPIA General Meeting



Daggett Elementary Boundaries

Ashley Paz and FWISD Staff

St. John's Church

2401 College Avenue

Pizza and Refreshments

Monday, Sept 26th, 7 pm

Discuss proposed changes to Daggett Elementary
School attendance boundaries.

Plan on attending!!

Near Southside Neighborhood Schools!

It's back-to-school in FWISD and another 10 or so kindergardeners from Ryan Place are now Dragons at Daggett Montessori School. DMS is a great school and lots of our neighborhood families love it. But did you know that our actual 'neighborhood' school is Daggett Elementary? Sitting right on Page across from St. John's Church in a historic building, it's the home campus for most of Ryan Place, although very few neighborhood children are students there. Daggett Elementary serves 800 students in PK through fifth. This is the second year for its wonderful principal, Patty Cote, and huge improvements are happening there.

After Daggett Elementary, sixth through eighth graders from our neighborhood are assigned to Daggett Middle School. Again, very few of our neighborhood students are Bulldogs.

Daggett Montessori School goes from K through 8th, so DMS students go straight to Paschal High School. Daggett Middle has 350 students and a new principal this year, Monica Garrett. What does this have to do with our neighborhood? Simply put, a lot! Good neighborhood schools are an asset to any neighborhood, and part of what's needed to build them is the active involvement of community members. There's an immediate way to be involved at Daggett Elementary: become an Academy4 mentor. It's once a month for about two hours on a Friday, and an important program for each fourth grader. The first session with students is just around the corner. More info at academy4.net.

Still in the planning stages is an initiative to connect Daggett Middle and Ryan Place neighbors.

As a Fellow in the brand-new-this-year Leadership ISD Tarrant County, I'm working on ways to do that. Stay tuned for more information, and please let me know if you'd like to be involved and/or have some ideas. The value of our neighborhood rises with the quality of our schools, whether or not we have students attending them. Let's raise the bar together!

Submitted by Kris Savage, neighbor, 817-507-6742, all4kidsinfwisd@gmail.com



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Candlelight Christmas in Ryan Place

Just watched a great neighbor drive up, weed, put out new plantings, throw out some fertilizer/weed control and pick up trash on the Elizabeth and Adams circle. Then this same person went down to the other circles and repeated the process.

This is just one of the unsung heroes of our neighborhood.... not a paid city employee but a neighbor who is committed to making a difference, without fanfare or notice. One person doing what they can, even while others drove around them with little regard. Another day, a different neighbor picked up trash along the sidewalk while they walked their dog. Not their yard, not their trash. Just one person doing what they can to make a difference.

There are lots of others who work, without notice to keep our community moving forward in a positive direction. While there isn't enough paper or kudos to list even a portion of those folks, there is a very special group of neighborhood heroes that does need to be brought to your attention. The neighbors who for 33 years have been volunteering to open their homes the first weekend in December every year for the Candlelight Christmas Tour. As the major fundraiser for the continued development of neighborhood projects and events here in Ryan Place, these folks have really made a huge impact and created many opportunities that would not have been possible otherwise.

Three homes have been selected thus far for the 2016 tour. Two on Elizabeth will showcase two very differently styled family homes with a common connection in that the same hand decorated them both grandly. The third house thus far is nestled on 5th—the lovely home of a young new family that is working on their single story traditional home while juggling a precious baby and work life.

Two more homes are needed to complete the tour listings for 2016. Several of you have said you would consider being on tour...now is the time to consider less and say YES. Big, small, two story, one story...all can be considered. It is the difference and uniqueness of our homes that makes the tour so special (just like the difference in all of us). And in case you don't already know, there are several perks to putting your home on tour, including:

1. Homeowners are given a \$500.00 allowance to help with decoration, cleaning, and small expenses.
2. Tour homeowners will also be guests at the kick off dinner that will be held at the Bastion this year on December 2.
3. Each house will have a house captain and volunteers assigned by members of the tour committee both days of the tour.

Trust me, we all know old homes are a continuous project and so none are perfect. Showing how they are loved and lived in makes the tour so perfect and personal for both the homeowners and tour goers alike! It is also important to the preservation of the history of our charming area and to keep funding the positive aspects and projects that benefit everyone. An old home is not for everyone. But everyone can appreciate the history and educational value added by preservation efforts.

As a primary source of funding for RPIA, the home tour helps fund events and projects that are just as diverse as the neighborhood itself. For over thirty years tour funds have provided all the period street lights throughout Ryan Place, replaced the stone entry gates that the city had previously torn down, help maintain the front portion of Daggett Park, as well as the entrance gates and numerous other smaller scale improvements. Currently, portions of last year's funds are being allocated towards a "Daggett Park Enhancement Plan" to improve the play area that will greatly benefit neighborhood children, students, and families.

Has your home been owned by someone previous that still lives in neighborhood? How about if other members of your family live in Ryan Place, or you grew up in Ryan Place and either still live in the same house or bought another great old home here. We would love to hear from you and will walk /talk your through it every step of the way.

So you see, good things come from regular people who just want to do good things. It just takes one family doing what they can to make a difference to create lots of positive change. Can you make a difference? The answer is YES!

Submitted by Lissa Lewis, neighbor

North Texas Giving Day September 22 NorthTexasGivingDay.org



The eighth annual North Texas Giving Day is back on September 22, 2016 and aims to set yet another national record! Search among the 2,000+ nonprofits, and gifts \$25+ will be multiplied by \$2.5 million in bonus funds and prizes when you give through

NorthTexasGivingDay.org between 6am and midnight!

North Texas Giving Day is powered by Communities Foundation of Texas, a 63-year-old community foundation that has powered North Texas Giving Day since 2009. As the largest community foundation in Texas and one of the largest in the nation, CFT works to strengthen the community through a variety of charitable funds and strategic grantmaking initiatives. The foundation professionally manages more than 900 charitable funds for families, companies, foundations and nonprofits and has awarded more than \$1.5 billion in grants since its founding in 1953.

Donations \$25 to \$50,000 will be multiplied by \$2.5 million in bonus funds and prizes. Every nonprofit receiving a donation on North Texas Giving Day receives a portion of the bonus funds, which increases the value of every dollar donated.

Open House on College Avenue

Take a break from Labor Day Garage Sale shopping and drop in at 2704 College Avenue.

Saturday, September 3, 10 am-noon.
Refreshments and a look at a beautiful Craftsman Bungalow!

Open again, September 17, 10 am-noon.

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President
Ryan Place Improvement Association

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A New Business in the Neighborhood: Ensemble Coworking



A new place to work, connect and collaborate has joined the neighborhood. Ensemble Coworking is a Collaborative Business Community that opened in April. Founded by two women entrepreneurs, Dawn Shannon and Tamara Payne, Ensemble offers small businesses with 1 – 4 employees, entrepreneurs, freelancers, independent professionals and corporate telecommuters an inspiring shared workspace to call home. Ensemble is conveniently located on Park Place Avenue next to Old Neighborhood Grill and boasts a gated parking lot for members in the rear of the building.

So what is a collaborative business community? It's office suites - meets coffee shop - meets the membership of a gym. Multiple membership levels are available and are determined by the amount of space you need, the privacy you require and your budget. Memberships are month-to-month with the ability to upgrade or downgrade as needed.

Ensemble Coworking's objective is to partner with and broaden the playing field for professionals. Grab your laptop and an open seat while enjoying a comfortable yet professional atmosphere, or you can totally "up" your professionalism-ante with a private office. Access to the community, the space, networking events, mentor participation opportunities and a touch-of-home kitchen welcomes Ensemble's members who are looking to get work done in a collaborative community.



Included in membership and available to non-members are three inviting conference rooms with state-of-the-art technology along with a large event space that has a variety of uses including: trainings, association meetings, private parties, company retreats, small meetings or even a movie night.

Tamara is the Chief Connector and works in the space daily connecting members to one another or other resources and people throughout the Fort Worth area. Dawn and Tamara welcome you to tour Ensemble and experience the space for yourself. To find out more and to schedule a tour or FREE trial day, go to www.ensemblecoworking.com or email connect@ensemblecoworking.com or call 817.984.3633.



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Real Estate Corner

It's that time again! I know you've been seeing a lot of signs coming up and going down quickly... And there have been a lot of moving trucks where you never saw signs! It's been a hot summer market. So think of that neighbor who moved in recently and walk over and say "hi"!

Jeff Anderson, Virginia Cook Realtors

Address	SqFt Total	Year Built	Beds	Baths	Current Price
2829 Ryan Place Drive	1937	1950	3	2	\$290,000
2609 5th Avenue	2556	1950	3	2.1	\$359,000
2912 6th Avenue	2455	1946	3	2	\$415,000
2502 6th Avenue	3184	1920	4	2.1	\$449,000
2508 5th Avenue	2834	1922	4	3	\$478,000
1302 Elizabeth Boulevard	6074	1913	5	4.2	\$1,399,000
2934 5th Avenue	2437	1928	3	2	\$425,000 - CON
2726 5th Avenue	2923	1936	4	2.1	\$519,000 - CON
2813 Ryan Place Drive	1524	1948	2	2	SOLD
2624 Ryan Avenue	954	1943	2	1	SOLD
2617 Ryan Avenue	922	1943	2	1	SOLD
2600 Ryan Avenue	1016	1943	2	1	SOLD
1616 Elizabeth Boulevard	1532	1952	3	2	SOLD
2320 Ryan Place Drive	1880	1949	3	2	SOLD
2828 Ryan Place Drive	1294	1950	3	1	SOLD
2817 Ryan Place Drive	1585	1950	3	2	SOLD
3016 5th Avenue	1200	1941	2	1.1	SOLD
2736 Willing Avenue	1488	1927	2	1	SOLD
2705 Willing Avenue	1357	1940	2	2	SOLD
2621 5th Avenue	1854	1922	2	1.1	SOLD
3041 6th Avenue	2280	2003	3	3	SOLD
2515 Willing Avenue	2255	1911	3	2.1	SOLD
2509 Willing Avenue	2200	1919	3	2	SOLD
2622 5th Avenue	2447	1926	3	2	SOLD
2420 Ryan Avenue	2608	2016	4	3.5	SOLD
2509 Ryan Avenue	2608	2016	4	2.1	SOLD
2511 5th Avenue	2402	1921	3	3	SOLD
1521 Elizabeth Boulevard	3694	1926	4	2.1	SOLD
2529 6th Avenue	4536	1915	4	4	SOLD



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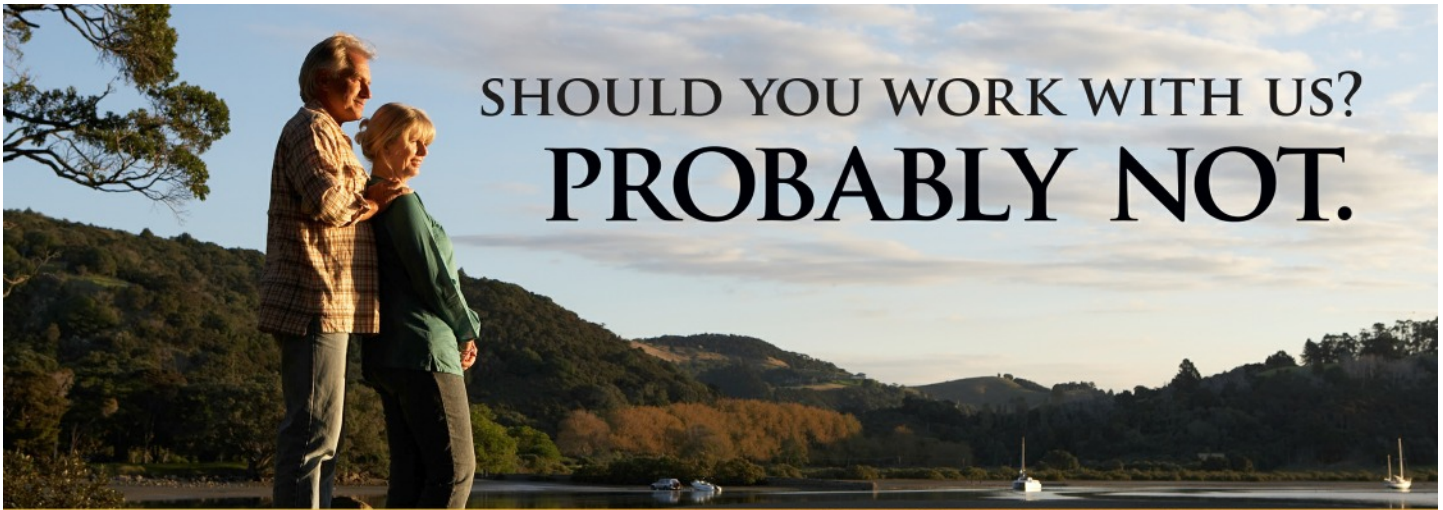
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Summer Stories

Some of you are off on wonderful summertime vacations and some are just getting back. Even got a few postcards!

I've been busy too. When sitting in my red chair watching the Olympics I keep a couple of hand weight barbell things with me and do arm lifts up and down and around and back and forth. Just trying to keep in shape watching the athletes. So as U. Bolt ran faster and faster I lifted my 5lb weight faster and faster. While Simone twisted and turned so did I with my little barbells. When Michael swam I did too. Now I have a torn rotator cuff, steroid shots, pain meds, an MRI, and an appointment with an orthopedic surgeon.

The steroid use has ruined my chances of ever going pro.

If you've never had an MRI go out into your back yard and start your lawn mower then lie down next to it and listen to it for 30 minutes. I don't know why they are so loud! The attendant gave me a button to push 'in case you can't take it' as he was rolling me into the coffin-like tube.

So anyway, my friend Donna diagnosed this without any of all that while we were eating Cajun food at BooRays and showed me a 'climb the wall like a spider' finger exercise. Now my highly paid Osteopathic doctor is showing me the same thing. The pain meds are nice but Amy said I was too goofy to drive.

My doctor also said she was surprised at the rash of this kind of injury she has seen lately...dog pulling on a leash, catching a fall, reaching for stuff in the closet, etc. I asked if the others were all 'old' and she just laughed it off and mumbled something I couldn't hear.

You guys take care. Don't walk your dog. Don't reach for stuff. Don't exercise. Have a nice day.

Oh and another thing...Chuck left for a week in Colorado and it was 105'-107' here. Then when he came back the weather cooled and it's rained! He has no idea what the rest of us went through last week!

Okay, rant is over. I'll count blessings like happy healthy days. Other families are flooded out and bombed out and burned out and before long I'll be able to rotate my cuff with the best of them!


Send me your summer stories.

Submitted by Judy Holland, neighbor



Academy 4 Needs Mentors!


Academy 4 is a mentoring program at Daggett Elementary where every 4th grader is paired with a mentor. It is designed to Shape Leaders 4 Life by building esteem and vision in the students through mentoring, clubs, and leadership training. Please support the students at our local elementary school and become a mentor! Sign up on the website site at www.academy4.net or email Ellen Scott at ellen.scott@academy4.net. Time commitment is minimal. Academy 4 takes place one Friday each month during the school year from 1:15 pm – 2:45 pm. Dates can be found on the website.



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Timely Tips for September Gardeners from Calloway's

September is a pivotal month for your landscape, with the official arrival of Autumn later this month, and hopefully, a return to cooler and wetter weather. It's the gateway month between summer and fall gardening, so get outside and improve your landscape.

September is the time to apply lawn fertilizer to keep the grass healthy and growing up to the first frost. Always follow the directions on the package and avoid over fertilizing, which will only damage your lawn. Fall-fertilized lawns are better equipped to make it through the winter and resume growth next spring than lawns that receive no fertilizer.

Double check your sprinklers carefully to make sure they are applying all that you expect in an even, uniform pattern.

Think back to last spring. Did you have lawn weeds in February and March before the grass started growing? Those were cool-season weeds, most of which germinated last fall. A pre-emergent herbicide applied in September will help reduce the recurrence of the same weeds next spring.

Sow spring wildflowers (like bluebonnets) seeds now. For more reliable, uniform seed germination of our State flower, purchase acid-treated Bluebonnets seed. This treatment pits the seed coat, allowing nearly 100% germination in one to two weeks.

Need to add new shrubbery or trees to your landscape? This is a great month to do that. Fall landscaping done now will be well-rooted by next Spring and Summer.

Plant your fall vegetable garden. Plant cool-season vegetable garden with transplants of broccoli, cauliflower, brussel sprouts, cabbage, chard, collards, lettuce and kale. Water your new vegetables and lightly top-dress with mulch to discourage weeds.

Courtesy of Calloway's Nursery at www.calloways.com.



Mise en Place: Heim Barbecue

(putting the local restaurant scene in [Ryan] place)

Barbecue is back.

Months after closing their food truck off Main Street, Travis and Emma Heim opened the doors to their religiously awaited brick-and-mortar restaurant.

The reception remains strong since the soft open in early August, when the first line of customers had wrapped around Heim Barbecue before noon. By 5 p.m., the kitchen served up the few remaining sandwiches of the day to us dinnertime stragglers.

The Niman Ranch pulled pork sandwich (\$10) is a huge sliced roll piled high with smoky meat...and nothing else. It lacks nothing (though I added a hearty dose of thin barbecue sauce to mine) and in hindsight could have been split. Turkey and sausage also grace the sandwich portion of the menu.

But the brisket shone as the star of grand opening lunch days later. After a hot but pleasant hours-long wait, my

husband and I shared a half-pound of generous, tender slabs—and the two-meat bread, pickles and onions. We opted for links) and pork ribs (two). The casing of the under tooth, and the smoky, crusty pork count for double sides on the platter. We “single” portion of creamy and spicy green chili mac and cheese (\$4). Other sides

include the popular twice baked potato salad, coleslaw, pinto beans and collard greens—sold in single (\$3), pint (\$6), or quart (\$10) sizes.

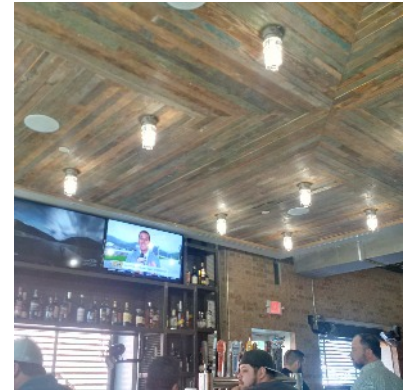
In addition to chopped or sliced brisket (\$10 per 1/2 pound), Heim also smokes turkey (\$8.5 per 1/2 pound), beef short rib (\$20 per pound, served per rib), and candy-like bacon burnt ends (\$6 per 1/4 pound).

Knowledgeable bartenders—who serve long after the smokers have been depleted—guide patrons through an extensive whiskey menu fit for any palate (or budget, with single-ounce pours starting at \$4). The well-stocked bar also serves specialty cocktails and various beers and wine.

The meats consistently sell out by mid-afternoon, so plan for a long lunch or check social media for updates on availability for dinner. Typical hours are 11 a.m. to 10 p.m., Wednesday through Monday (closed Tuesdays).

Get there early, and be a good neighbor while you wait, at 1109 West Magnolia Avenue.

Submitted by Diana Cullum, neighbor



sliced fatty brisket (\$10)—two platter (\$15) with two sides, white jalapeño sausage (one and a half mildly spicy sausage snaps pleasantly slides off the bone. Hand-cut fries supplemented our carbs with a



September 2016

S	M	T	W	T	F	S
				1	2	3 Ryan Place Garage Sale
4	5 Labor Day	6	7 Trash Pick-up	8	9 Friday on the Green	10 Gallery Night
11	12	13	14 Trash Pick-up	15	16	17
18	19	20	21 Trash Pick-up	22 North Texas Giving Day	23	24 Day in the District
25	26 Big Trash RPIA General Meeting 7:00 PM	27 Big Trash	28 Big Trash Trash Pick-up	29 Big Trash	30 Big Trash	

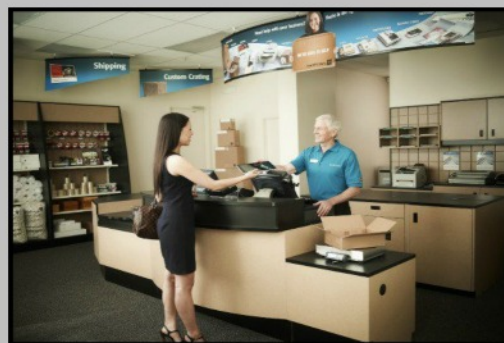
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