



President's Letter

I hope that everyone is having a great summer! Ryan Place is busy with activities! First, I want to thank everyone who voted in the City Charter Amendment Election. Of the three major changes that were proposed in the election that I discussed previously in this letter, only one passed. The Amendment that expanded the number of City Council representatives from 8 to 10 passed by less than 200 votes. This means that new City Council districts will be drawn by the City. It appears that currently the plan is to draw new districts after the next census, in 2020. There is some support for moving the redistricting to sooner than that date. Ryan Place will need to stay involved in the redistricting process to secure our neighborhoods continued strong representation on the City Council. Thanks again to all who voted!

Next, on May 16th, RPIA held its second general meeting of the year. The meeting's topic was the proposed expanded boundary for Daggett Elementary. Currently the southern end of Ryan Place is not in the Daggett Elementary School zone. RPIA brought this issue to our School Board Trustees and the

wanted to make a presentation to the neighborhood. Ashley Paz, 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. If you were unable to attend and would like to express your opinion regarding the proposal, please contact Dr. Avila or Mrs. Paz directly at: Matthew.Avila@fwisd.org and Ashley.Paz@fwisd.org. The consensus at the meeting supported a change as soon as possible. The next step in the process is that the trustees are going to report back to the RPIA board and another presentation may be made by the FWISD staff in September. If you would like this change to occur, please stay involved!

Finally, the Fourth of July parade is just around the corner. Inside this issue is the map and directions regarding participating. I look forward to seeing everyone either in the parade or cheering us on!
Cade Lovelace, President RPIA



Cade Lovelace, President RPIA

INSIDE

Financial Report
RPIA Donors
Summer BBQ
4th of July Parade Map
Behind the Scenes of the
Candlelight Tour
Welcome
FunkyTown Donuts
From Start to Finish
By Gone 4th of July Parades
Calendar of Events
Real Estate Corner

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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
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
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817-944-1316 cell

817-392-3619 office

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Code Blue / COPs Coordinator

Calvin Clayton 817-392-3973

Animal Control 817-994-4208

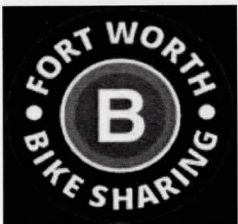
Graffiti Abatement 817-212-2700

Streetlight Outages 817-392-8100

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- Grab your bike and go
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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 TBD

YTD General Fund Revenue

Newsletter Advertising Sales \$5,800.00
Tour Money General Fund Donation \$10,000.00

Neighborhood Contributions \$6,206.98

Sponsorships \$0.00

Net Expenses YTD

Newsletter Printing		\$3,950.00
Newsletter Expense	bags	\$116.00
Web Domain set up		\$0.00
Constant Contact		\$0.00
D & O Insurance	Due Nov.	\$0.00
PO Box Rental	Due June	\$0.00
Meeting signs		\$0.00
Circles & 8th Ave Gates Water & Irrigation		\$343.82
Parks & Gate Maintenance		\$2,192.64
Irrigation Repairs		\$360.26
Neighborhood Welcome		\$0.00
Office Supplies		\$0.00
Misc.	sign removal 5star	\$38.50
Membership fees		\$285.00
Event Expense Paid		\$1,043.24
Improvement Projects		\$490.41
NET INCOME YTD		\$13,186.23

Presented by Lliisa Lewis, Treasurer Llewis0801@icloud.com
Current as of Newsletter deadline 5.20.16

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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Lost Dog-Ruby



Cardigan Welsh Corgi

25 pounds, black/brindle and white
2709 5th Avenue
817-688-6062
Lost May 10

She may not be wearing her collar and tags (it can slip off) but she is chipped. The full-body shot is of her sister but they look very similar. The face with the floppy ear is Ruby. We're heartbroken that she's missing.



Be sure and thank these neighbors who have donated and helped to sponsor our community by their 2016 contributions!

Good Neighbor Level Donation up to \$35

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	RFD
J.P. & K. Ivey	Willing
Miguel & Marilyn Vivar	Willing

Neighborhood Builder Donation of \$36 to \$100

David & Diane Klein	RPD
James & Kirsten Sluck	6th
Chris & Alison Gee	5th
John & Cindy Belknap	Willing
Ignacio Del Toro	RDF
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	Adams
Steve & Diane Zemkoski	Adams
Robert & Carol King	College
Mr. & Mrs. Yates Brown	Elizabeth
John & Danielle Morris	Lipscomb
Rick Tucker	Ryan Ave
Steve & Debra Flanagan	RPD
James M Kwolek	Adams

Community Patron Donation of \$101 to \$200

Edward & Eugenia Furber	Elizabeth
Kurt Nielson	Elizabeth
Elie & Michael Wilson	5th Ave
Erik & Kathryn Hansen	6th Ave
Raul & Lisa Pena	Elizabeth
Ruth Karbach	RPD
Mary Orzel	5th
Javier & Patricia Rodriguez	Adams
Ted & Dana Settle	Adams

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 & Llisa Lewis	Elizabeth

These donors are listed as receipts through 3.17.16



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Ryan Place 2016 Summer BBQ



Here is what you need to know about the upcoming summer BBQ Event in June! The summer BBQ event will be held at the home of Javier and Patricia Rodriguez on **Saturday June 18th between 5:00 and 10:00**. There is a pool and kids will be allowed to swim between 5:00 and 8:00 while there is a TCU student lifeguard on duty. **The pool will be closed after 8:00**. We will try to eat close to 6:00 as we can, please bring your food items ready to eat. As always these events are **pot luck style and kid friendly**. **Please bring your own seats and of course BYOB**. We will keep a list of who is bringing what on the FB page. If you have any questions at all please contact me, Tom Keith, directly at 817-929-7258 or message me on FB.

Javier and Patricia Rodriguez

Address: (2531 S Adams, Fort Worth, TX 76110)

For those of you who have not been to one of these, here's the scoop. Anyone from the neighborhood or friends of the neighborhood is invited to come, feel free to bring a dish of your favorite picnic appetizer/side/dessert. We tend to always have just about the right amount of food. This is a kid friendly event. Bring your own chair, and it's BYOB. It's a great opportunity to meet your neighbors and eat some great food!! We typically have around 100 people for these events. If you have any questions, please let me know! Thanks!

Submitted by Tom Keith, neighbor.

Blast off at St. Andrew's Episcopal Church Vacation Bible School 2016

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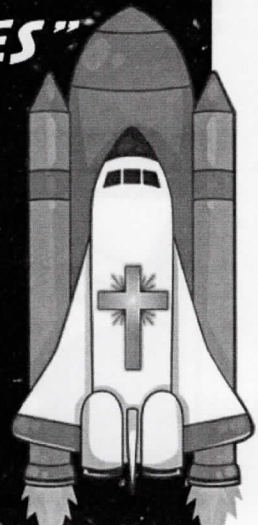
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Behind the Scenes of the Candlelight Christmas Home Tour in Ryan Place

Every month at 19:00, on a day of the week that ends in "y," a group of intrepid Ryan Place residents gather at an undisclosed location which serves wine and rhymes with "Taos." Their mission: to make sure that the annual Candlelight Christmas Tour in Ryan Place on December 3rd and 4th goes off without a hitch.

What does this diverse group of neighbors with its special blend of talents do behind the scenes (that is, besides drink wine and laugh and enjoy the camaraderie)? Let me help shed some light on the inner workings of this planning committee, to which I have been privileged to belong the last few years.

As soon as the previous year's tour has ended, we meet to have a tour debriefing to determine what worked well and what needs to be changed. During the next few meetings, the fun really begins as we start brainstorming for the coming tour. Themes are proposed. Homes that would fit with the themes (such as this year's theme, A Legacy of Family) are suggested. This is accompanied by a lot of excited discussion because, as different as we all are, we are unified in our love of the homes in our neighborhood.

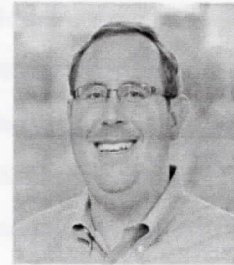
Putting on a home tour is a monumental feat, so we divide up the tasks to make the load lighter, selecting our roles based on our interests and talents and even our availability, since some of the tasks must be done earlier in the year and some can be done right before or during the tour. Contacting potential tour homeowners and lining up the tour homes is one of the first tasks that must be done. Once the tour homes have been identified, those of us who are assigned to other tasks begin our work--finding sponsors and advertisers, putting together the tour brochure, lining up house captains and volunteers, and organizing the ticket sales. Publicity needs to be done all year long, which includes the writing of articles such as this one in the *Ryan Place Newsletter*. Having someone who can work with numbers and keep the budget is essential. There really is a role for everyone--for those who see the big picture and those who handle the details, for the designers and artists and the writers, for the technically inclined and the sales and marketing gurus. There are also roles for Ryan Place residents who want to help out with the tour in some capacity but can't commit to monthly meetings. We always need docents, house captains, and ticket takers as well as setup and cleanup crews during the tour weekend. But beginning in September as tour preparations begin to gear up, there are always tasks that need doing, and having extra hands would be welcome.

After this year's tour, a few of us will be rotating off the planning committee. We hope that some of you reading this article will decide to join the group and contribute your time and talents in the planning of the 2017 tour. We would love to have you! And did I say that there would be wine and laughter and camaraderie?

Submitted by Teresa Crafton, Candlelight Christmas Tour Committee
tercrafton@gmail.com



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WELCOME

College Avenue: Ira and Ashley Rihel are not exactly newcomers though they moved from Fairmount to Ryan Place recently. Ira has lived all his life in a five block area, and Ashley's family, the Watsons, lived for ten years on Elizabeth Boulevard. Ashley and Ira met as students at Paschal High School and know many Ryan Place families. The home this young couple is restoring was owned by a gentleman whom they knew for years. Since Ira's father is an electrician, it is not surprising that Ira majored in Interior Design and Lighting at TCU and now works for Hossley Lighting Associates. Ashley's parents are antique dealers and their daughter and son-in-law collect antiques. Ashley is a hair stylist at Bombshell Beauty factory on Magnolia Avenue and specializes as an independent makeup artist for weddings, films, fashions, and special occasions (www.ashleyrihel.com). A great lover of cats, Ashley is looking forward to growing a flower garden. Ira has a passion for historic preservation and contributes home illustrations for neighborhood publications. He's an avid TCU football and baseball fan.

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Ryan: A Southern California native, **Molly Laverty** learned fluent Spanish by living in Spain, Costa Rica, and Lima, Peru for two years followed by majoring in Spanish at Washington University in St. Louis. The director of sustainability for Farmers Brothers Coffee, Molly moved with the company from Portland, Oregon to the Alliance area of Fort Worth. When she discovered the Near Southside, she felt at home with the "close community," and Magnolia Avenue reminded her of Portland. An outdoors woman, Molly likes biking, hiking, and camping. She grows organic vegetables for cooking and her friends, and this summer Molly will be volunteering at the Tarrant Area Food Bank in their farm and famer's market program. She is interested in the neighborhood's food and wine events. *Continued on page 9...*

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WELCOME *Continued...*

Sixth: Josh and Amy Gardner chose a home in Ryan Place because they preferred an older home with a big porch and a location near the TRE since Amy works in Dallas. They really love that the neighborhood sidewalks are filled with families and dogs. Josh went to Clements High School in Sugarland with a neighbor on Willing Avenue. He attended TCU, was a pitcher on the baseball team, and earned a BBA in Finance. He is the real estate director for Regis Corporation (Super Cuts). Amy is a Dallas native and attended the Ursuline Academy. She earned her degree in nursing at TCU and worked as a traveling nurse in four states before a career in hospital nursing in labor and delivery and then the emergency room. She now trains emergency room nurses. When not at a TCU baseball game, they spend time with family and adore their pre-school age nephews. Amy loves to bake for family and friends. Josh is a golfer.

Sixth: Coleman and Kristen McDonald and five-year-old son moved into their two-story Ryan Place home after some refurbishing but with an eye to retaining the house's period charm. Coleman and Kristen met as freshman in ROTC at Baylor University. During his career as an Air Force fighter pilot and officer, Coleman earned an MBA from Webster University. He does advanced risk and compliance analytics for Price Waterhouse Cooper. Kristen is a writer for Tanglewood Moms and has a communications degree. Coleman is a Fort Worth native, and Kristen grew up in Beaumont. Their son will be entering Daggett Montessori and taking swimming and art lessons this summer. Kristen likes biking and family time. Coleman is an avid reader especially of biographical history.

He's runner and enjoys hunting and fishing. This hospitable couple like the dog-loving people they have met in the neighborhood. Of all the features of Ryan Place, they love the trees the most.

Willing: Matthew and Victoria Babcock met while both were managers at a Dallas law firm. Matt was a history major at OU and attended high school in Edmond, Oklahoma. He is the manager who makes the Clear Fork Food Park more efficient and fun. Tori majored in political science and government at SMU. She works in her family's real estate business in a Fort Worth suburb. Matt played softball in high school, is on a league team, and wants to join the Ryan Place Flyers. Tori is planning an herb garden and is adding flowers to their green landscape. This summer she plans to train as a docent at the Presidential Library of George W. Bush. This couple immediately knew Ryan Place was the neighborhood for them. Tori wanted a historic home and knew real estate values were climbing here. Matt feels as though Ryan Place resembles an idyllic movie neighborhood and loves the street scape and wonderful trees on Willing Avenue. They enjoy trying out coffees and are excited about the wine socials and BBQs in the neighborhood.

Submitted by Ruth Karbach, RPIA Director of Membership.

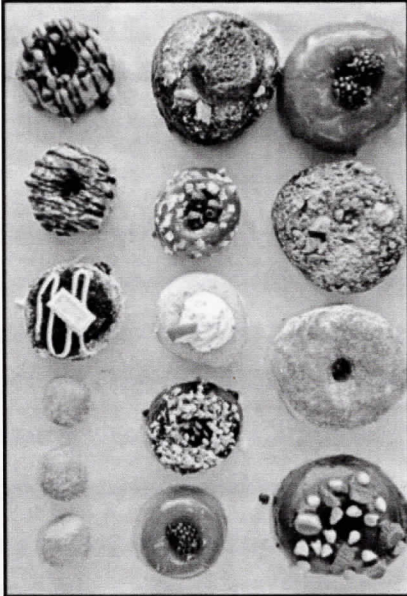


It's a 16-person Cycle and a BYOB Party
- it's the Cowtown Cycle Party!

CowtownCycleParty.com

Mise en Place: FunkyTown Donuts

An under-served corner of the foodie market in Fort Worth can now satisfy cravings at a brick-and-mortar store. Finally, “funky town” boasts retail gourmet donuts to rival contemporaries like Portland’s famous Voodoo and Dallas’s Hypnotic and Glazed.



FunkyTown Donuts sells unique handcrafted confections out of its recently finished storefront at 8th Avenue and West Rosedale Street (in a shared building with Jimmy John’s). The shop is a grab-and-go concept with limited indoor seating. Before the grand opening planned for May 28, the sweet treats were available at the odd pop-up event and unreliable collaboration with local bakeries.

It’s time these gourmet donuts—scratch-made dough adorned with glazes flavored with fresh fruit—were available on a consistent basis.

The owners of FunkyTown Donuts plan to keep a standard daily menu of flavors with changing daily specials. The website advertises a colorful selection of yeast and cake donuts in both regular (\$2-4 ea.) and mini (\$1.5 ea.) versions, and either cinnamon sugar holes (\$0.15 ea.) or glazed holes (\$0.20 ea.) featuring a rainbow of flavors. Gluten-free and vegan donuts (\$2.5 ea.) are available in-store on Wednesdays and Sundays, or anytime via special order. Custom or catering orders (with limited delivery) can be made for a minimum \$20 on weekdays or \$50 on Saturdays and Sundays, though a mid-April Facebook post

announced the cessation of these orders until several weeks after the store opening.

I was fortunate to try the key lime pie (\$2.5)—a fluffy yeast donut topped with sweet-and-not-too-tart lime glaze, graham cracker crumbs, and whipped cream—when the Saturday special was featured at Stir Crazy Baked Goods. Other flavors include familiar glazes, sprinkles, and candies. More creative varieties feature dark chocolate, sea salt, caramel, fruit, candied bacon, breakfast cereal or roasted marshmallows. Past daily specials varied from jalapeño glazed (for Cinco de Mayo) to cream cheese glazed red velvet cake. A company Facebook post hinted at adding old fashioned donuts.

Hot and iced coffee, sodas, water, and juices are also available for purchase from the store. Initial operating hours are 6 a.m. to 1 p.m., Tuesday through Saturday, and 8 a.m. to 1 p.m. on Sunday, although the owners have said they may look into remaining open later in the day based on demand.

Check out this confectionary’s permanent residence by visiting 1000 8th Avenue, Suite 101, soon.

Contributed by Diana Cullum, Neighbor.

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Cade Lovelace

President

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Ever wonder what tips or tricks-of-the-trade designers, architects, and general contractors would offer you before you start your project? Recently, professionals offered the following blog tips on the website www.houzz.com.

Donna Darner, RPIA Director of Historic Resources

There are a million and one things to consider when taking on a remodeling project. Some of those decisions have the potential to significantly impact your home — and in turn your emotional well-being — for years to come. In hopes of preventing these situations, here is some design advice on things you should never, ever do during a remodel. But remember, the thing about advice is that you don't have to take it.

Color

"Never have a red, orange or harsh yellow bedroom. No matter how much you like it, those colors are too energizing/irritating to foster rest."

"Never paint a bedroom before buying the bedding."

"Never paint test swatches directly on your walls. The color and or change in finish will telegraph through the finished paint job unless you spend extra time and money to sand and prime. Paint big swatches on poster board so you can move them around to different areas and in different lighting."

Space Planning

"Don't let yourself get talked into something if it's not right for you or the way you and your family live and function."

"Never buy furniture unless you can first take home a cushion or fabric sample."

"Never buy furniture until you have measured your all the doors the item will have to pass through."

Decorating

"Never attempt to buy an area rug before you are sure you have the proper measurements."

"Never buy artwork or accessories just to fill a space. Buy what you love and find a space for it."

Contracts and Construction

"Never ever sign a contract/agreement without reading it. Read the whole agreement — each and every clause. Understand what you are reading/signing. Make sure everything you were promised verbally appears in writing."

"Never ever let someone start a job in your home or for you without a written contract. Smiles and handshakes are for the easily duped."

"Never take the lowest bid to save money."

Additional Words of Wisdom

"Don't do cheap. If you can't afford it, wait. You will end up saving money because when you invest in high-quality goods, you won't have to replace it."

"When you buy a house, especially a resale, don't change every single thing you don't like before you live in it a little while. You find some things are a certain way for a good reason and you are glad you didn't 'fix' it."

"Never ever do something because it is a trend. Do it because you love it. And the corollary: Never don't do something you like because it is a trend."

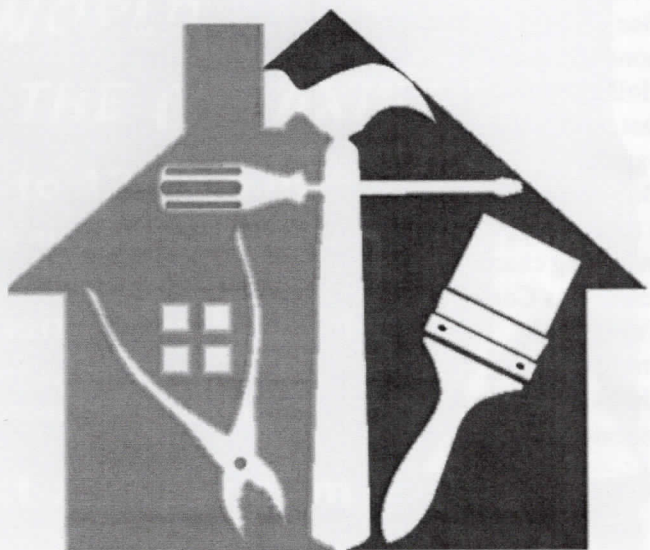
"Never design by committee. Your friends, relatives, neighbors etc. aren't paying for it. You are. Get what you love."

"Never renovate aspirationally. If your family isn't crowded around the kitchen table now playing games, they won't suddenly do it (more than once) in a new game room. If you don't have company now in your 'humble home,' odds are you won't suddenly have friends who want to visit your fancier one."

"Never tell your teenager he or she can decorate his or her own room unless you are prepared to live with black paint, plastic skulls and a coffin-shaped bed."

"Never, ever, ever buy your wife brand-new kitchen appliances for Christmas. 'They are not gifts! They are machines for doing work.' So I am told."

"One's 'never' is another professional's 'always.' Never assume what's right for you, your taste, your budget, your situation, is right for everyone."



By Gone Fourth of July Parades

The original concept for this series of musings was to report on previous Improvement Association activities using my spotty collection of yellowed RPIA Newsletters. That proved a total waste of time. The activities reported in the newsletter with the exception of named individuals were all pretty much the same every year: Picnics, parades, home tours, security watches and realtor ads. But this month I return to a similar theme –beginning by spot lighting Parades.

Our first Ryan Place 4th of July Parade was 2 months before we moved to Ryan Place, 1976 –The Bicentennial Year. Parade time, 5 pm, was just 10 minutes before a Texas thunderstorm moved in from the west. I don't know if the planned route was completed but what we witnessed that afternoon on Elizabeth Blvd. was the fastest parade ever seen. The Bottom of the Barrel Band was holding on to the fire truck for dear life.

The nineteen-eighties saw a collection of individual parade entries that stand out in our collective memories:

Sacks Fifth Avenue – “brain child” of the

Longworth's of 5th Avenue were a marching unit dressed in, as you would expect, paper grocery sacks from the Buddies and Andy's Cost Plus grocery stores on 8th Avenue.

Ski Sixth Avenue – before the Ritchey's left the neighborhood to find their success in the Rocky Mountain State. Mike hooked his ski boat behind his car and pulled Susan (& the Haughey boys?) on a ski rope wearing roller skates along the parade route. Great Texas Women – Van Cliburn's mother, Rildia Bee Cliburn in her ever present mink stole was the honorary parade marshal and driven by Van in the Holland's 1965 Red Mustang Convertible. Not the last time Westover Hills had an impact on the parade.

Bob Adams' Berkeley Lawn Chair Drill Team used a reference to 'Westover Women' in one of their marching chants. A chant Mr. Adams must have learned as Corp Commander while a student at Texas A&M. The cadence of the march was emphasized by the banging sound of aluminum lawn chairs while the drill team went up & down the avenues of Ryan Place.

The Unity Church's minister Paul John Roach, brought in a group of Native Americans to perform dances during the parade. Emphasizing the early history of the land we now call Ryan Place. South Adams Lawn Mower Drill Team – A legendary Parade entry. Luckily it was sponsored by an insurance agency that specialized to Million Dollar Liability Umbrella Policies. A 'gentleman-start-your-engines' command resulted in Rudy Lasoya's left shoe being one inch shorter and also the only official complaint received by RPIA about parade activity when a parkway on 6th Avenue was mowed a tad bit low to suit the resident.

The nineteen-nineties brought in the era of the motorized entries probably due to the increasing average age of the neighborhood residents: Appearances by the Mounted Motor Scooter Elvis's, The Fairmount Marching Band, of course, played their instruments while riding on flat bed truck. The Fairmount band had taken over from the Bottom of the Barrel band when even the one rehearsal a year had proven to physically taxing for our Ryan Place volunteer musicians.

Ralph Waterson's Old Home Supply has for many years provided a parade float using a recirculating pump and various historic plumbing fixtures featuring Ralph taking his annual bath.

The new century has seen a return to a slower parade with more walkers and children on various wheeled conveyances.

This year don't let the parade pass you by. Join the fun and develop a parade float or activity for your block or group of friends. Sure we have to have spectators but they need something to watch and to remember into the next decades.

Submitted by Christopher Ebert, neighbor

Come out and support local musicians and businesses

What: Friday on the Green, an Outdoor Concert Series

When: June 10th and July 8th, 7PM - 10PM

Where: Magnolia Green Park, 1201 Lispcomb St.

Why: Admittance is FREE to the public

More info? <http://www.fortworthsouth.org>

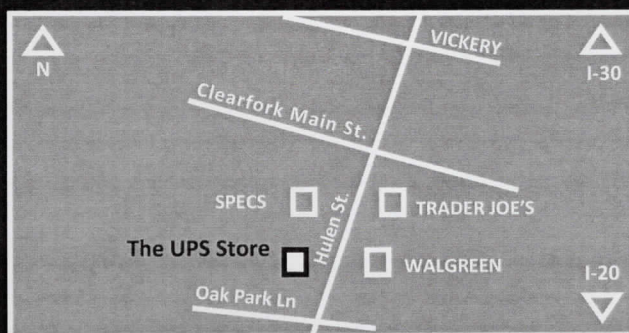
June 2016

M	T	W	T	F	S	S
		1 Trash Pick Up	2	3 National Donut Day	4	5
6 Ramadan Starts	7	8 Trash Pick Up	9	10	11	12
13	14 Flag Day	15 Trash Pick Up	16	17	18 Summer BBQ 5-10PM	19 Father's Day
20 RPIA Board Meeting	21	22 Trash Pick Up	23	24	25	26 Big Trash
27 Big Trash	28 Big Trash	29 Trash Pick Up Big Trash	30 Big Trash			

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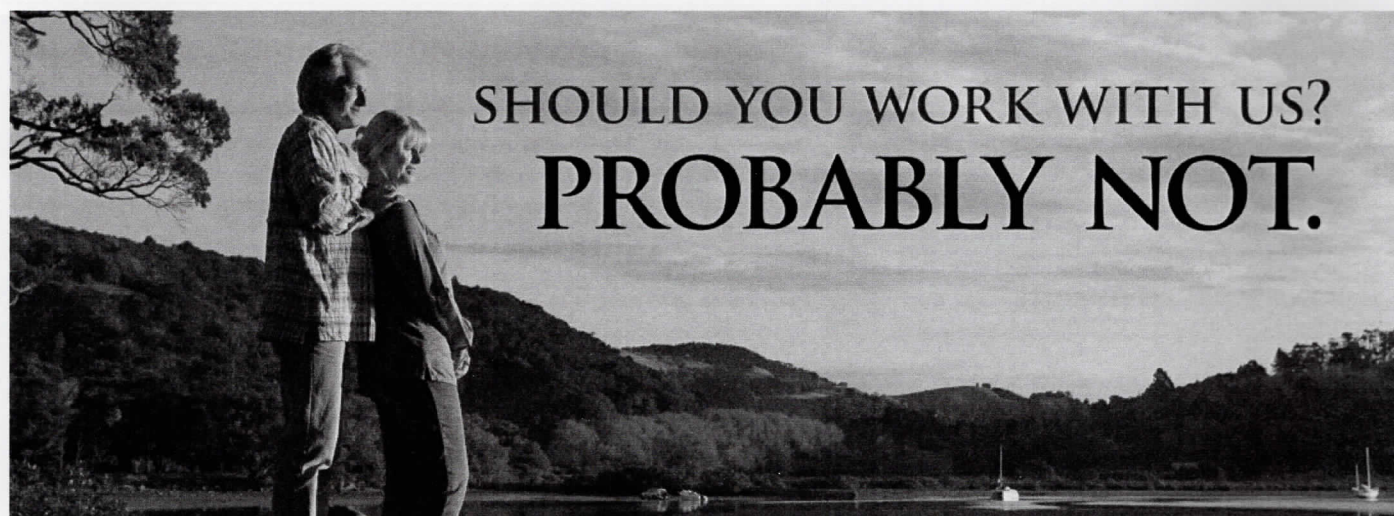
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Well at the time I'm writing this, there isn't but one home available in Ryan Place. Everything else has a contract or has closed. The scene is similar in our surrounding historic neighborhoods. Berkeley has had very few homes come available this spring. Fairmount and Mistletoe Heights have had more, but not much stays around for long. Whether the market will stay hot as the temperature rises, only time will tell!

Submitted by Jeff Anderson, Virginia Cook Realtors

Address	SqFt Total	Year Built	Beds	Baths	Current Price
1302 Elizabeth Boulevard	6,074	1913	5	4.2	\$1479995
1521 Elizabeth Boulevard	3,694	1926	4	2.1	\$589,000 - Con
2420 Ryan Avenue	2,608	2016	4	3.1	\$405,500 - Con
2511 5th Avenue	2,402	1921	3	3	\$450,000 - Con
2934 5th Avenue	2,437	1928	3	2	\$425,000 - Con
2621 5th Avenue	1,953	1922	2	1.1	\$299,900 - Con
1616 Elizabeth Boulevard	1532	1952	3	2	\$195,000 - Con
2617 Ryan Avenue	922	1943	2	1	SOLD
2624 Ryan Avenue	954	1943	2	1	SOLD
2705 Willing Avenue	1,357	1940	2	2	SOLD
2736 Willing Avenue	1,488	1927	2	1	SOLD
2813 Ryan Place Drive	1,524	1948	2	2	SOLD
2817 Ryan Place Drive	1,585	1950	3	2	SOLD
2320 Ryan Place Drive	1,880	1949	3	2	SOLD
2700 WILLING Avenue	2,053	1928	3	2	SOLD
2509 Willing Avenue	2,200	1919	3	2	SOLD
2515 Willing Avenue	2,255	1911	3	2.1	SOLD
3041 6th Avenue	2,280	2003	3	3	SOLD
2622 5th Avenue	2,447	1926	3	2	SOLD
2730 5th Avenue	3,468	1926	4	2.1	SOLD



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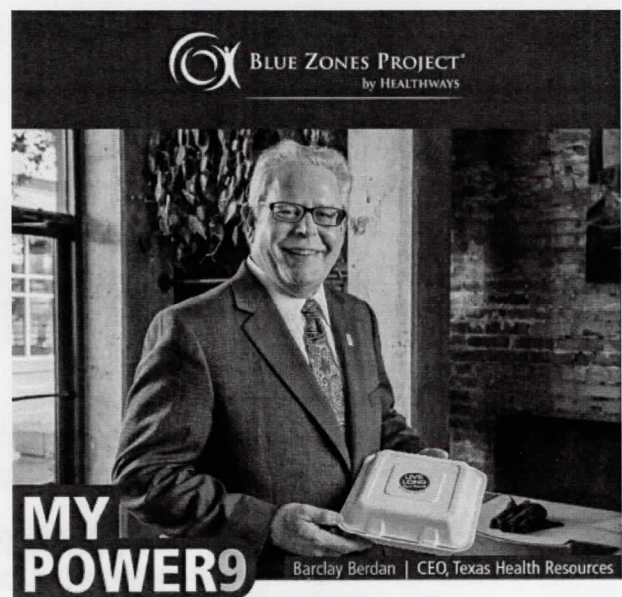


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2429 Shirley
2917 Alton
1210 Lipscomb

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2229 Stanley Avenue
860 N. Bailey Avenue

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2934 5th Avenue
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"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."

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