



August 2017

RPIA President's Update

I hope that everyone has had a relaxing and enjoyable summer!

First, I want to thank everyone for participating in the Fourth of July Parade. The floats were great and the patriotism overflowing! The event is one of my personal favorites in the neighborhood and always seems to bring everyone together.

Congratulations to the Ryan Place Flyers for an outstanding victory at the Fourth of July Softball Game. Ryan Place has now won three games in a row. Thanks to Jason Allen, Bernie Scheffler, and all of those who helped set up. It was wonderful to see all of the Flyer's support at the game. Let's win again next year!

School is just around the corner and RPIA is having the Back to School Pool Party. The party is at Forest Park Pool, Sunday, August 13 from 7 to 9 pm. RPIA will provide some refreshments, but please bring an item to share. The address is 2850 Park Place. A lifeguard will be on duty and admission is free!

As I mentioned in the last newsletter, keep your eye out for meetings regarding Fort Worth's 2018 bond package. This is our opportunity to request that the city work on parts of our neighborhood. RPIA will have a committee that will work with the city to address our requests, but the more neighbors involved, the more attention we can get. Look for notices from RPIA on events regarding the bond package.

Finally, the Christmas Tour is just around the corner and the Tour Committee is doing a great job preparing for our yearly fundraiser. Participating as a docent at a tour home is a great way to meet your neighbors and to learn the history of the homes and the tour.
See you at the pool!

Cade Lovelace, President RPIA

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2017 RPIA Board of Directors

Position	Name	Email	Phone
President	Cade Lovelace	clovelace@lovelacekillen.com	817-681-7692 (m)
Vice President	Chris Gee	chriswgee@hotmail.com	210-414-0199 (m)
Secretary	Cindy Belknap	cindy94ag@gmail.com	817-229-8138 (m)
Treasurer	Ryan Scharar	rescharar@gmail.com	713-412-2180 (m)
Parliamentarian	- open -		
Membership, Director of	Ruth Karbach	arkarbach@sbcglobal.net	817-909-3585 (m)
Communication, Director of	Pete Schow	peschow@hotmail.com	214-223-7238 (m)
Activities, Director of	Tim Keith	tkeith78@gmail.com	979-220-5932
Historic Resource, Director of	Donna Darner	drdarner@sbcglobal.net	817-924-5699 (h)
Public Safety, Director of	Chip Mansfield	mansfield.chip@gmail.com	214-207-3367 (m)
Infrastructure, Director of	Aaron Shutt	aaronjshutt@gmail.com	214-454-1294 (m)
Street Directors			
5th Avenue	Keely Welder	keelyline@sbcglobal.net	817-454-5442 (m)
6th Avenue	Josh Gardner	josh.gardner@sbcglobal.net	817-875-7407 (?)
8th/James/Stanley	John Belknap	johnbelknaptx@gmail.com	817-927-0355 (h)
Alston/Lipscomb/Page Streets	- open -		
College Avenue and Cantey Street	Kendall Wells	jkwells430@yahoo.com	817-705-1606 (m)
Elizabeth Boulevard	Carmel Helsley	carmelhelsley@gmail.com	817-368-1633
Ryan Avenue	Christina Rangel-Bautista	c.rangel@tcu.edu	682-558-4403 (m)
Ryan Place Drive	Stephen Shupree	stephenshupree@gmail.com	817-296-2599 (m)
South Adams Street	Diane Zemkoski	dwzemkoski@hotmail.com	432-349-1090 (m)
Willing Avenue	Kris Savage	savage.kris@gmail.com	817-507-6742 (m)

RyanPlaceFortWorth.com

2017 Deadlines and Distribution Dates

<u>Month</u>	<u>Copy Deadline</u>	<u>Distribution</u>
September	August 18	September 2-3
October	September 22	October 7-8
November	October 20	November 4-5
December	November 17	December 2-3

rpianewsletter@yahoo.com

All submissions are subject to editorial review and approval.

Important Numbers

Fort Worth Police Dept. 817-392-4222
(non-emergency)
NPO 8 on Magnolia 817-871-8885

Officer Sergio Guadarrama 817-944-1316 cell
817-392-3619 office

Officer Travis Menchaca 817-392-6339

Code Compliance 817-932-3451
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

The RYAN PLACE NEWSLETTER is delivered each month (except January and July) to every home in Ryan Place. The NEWSLETTER 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. The NEWSLETTER is also posted online at www.ryanplacefortworth.com.

Ryan Place Improvement Association

August 2017

Financial Report

2016 Christmas Home Tour Profit	\$17,000.00
<i>(\$7,000 to park project; \$10,000 to General Fund)</i>	
2017 YTD General Fund Revenue	
Newsletter Advertising Sales	\$6,715.00
Tour Money General Fund Donation	\$10,000.00
Neighborhood Contributions	\$13,786.70
Sponsorships	\$0.00
TOTAL REVENUES	\$30,501.70
YTD Expenses	
Newsletter Printing & Bags	\$5,278.63
Web Domain Set-up	\$0.00
Constant Contact	\$196.80
D&O Insurance	\$158.00
PO Box Rental	\$0.00
Meeting Signs	\$0.00
Circles & 8th Ave Gates	
Water & Irrigation	\$374.77
Parks & Gate Maintenance	\$3,855.10
Irrigation Repairs	\$335.89
Misc. & Online Fees	\$91.73
Office Supplies	\$0.00
Membership Fees	\$285.00
Event Expense Paid	\$3,024.81
Improvement Projects	\$0.00
Misc.	\$2.27
TOTAL EXPENSES	\$13,603.00
YTD NET INCOME	\$16,898.70
Treasurer: Ryan Scharar	
Produced as of 07/22/17	

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Cade Lovelace

President

Ryan Place Improvement Association

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#1 SIXTH AVE.	38 Contributing Households
#2 WILLING	30 Contributing Households
#3 FIFTH AVE.	26 Contributing Households

TOP BLOCKS

#1 2700 Block of WILLING	14 Contributing Households
#2 2500 Block of SIXTH AVE.	8 Contributing Households
& 2500 Block of S. ADAMS	8 Contributing Households

THANK YOU!

2017 Donation to RPIA

LEVELS OF Sustaining Membership ____ \$35 Good Neighbor ____ \$100 Builder ____ \$200 Patron
____ Other

PAYMENT BY: ____ Check to RPIA
____ via www.ryanplacefortworth.com.

Name(s) to be listed in the Newsletter:

Address:

Phone(s):

Email:

Please mail the completed form to RPIA, P. O. Box 11122, Fort Worth, TX 76110.

RPIA Donors List 2017

Thank you to each of the households listed below for their Monetary contributions to the neighborhood this year.

Sustaining Neighbor

Dave & Laurie Mikitka
Jerrell & Donna Lemunyon
William (Cade) and Jennifer
Lovelace
Bernadette Davila & Mike Turner
Jim & Kitty Loveless
William & Marilee Haughey
ANONYMOUS
Patricia Polenz

Joan Kline
Steve and Diane Zemkoski
Joel Burns and J.D. Angle
John and Jennifer Fitzgerald
Randy and Lynn Parham
Marjorie C. Barnes
Rich and Karly Johnston
Clarence and Llisia Lewis
Gary and Deborah Carl

Richard B. Thompson and Anne E.
Arvin
Jill Driggers
Spencer Tanke
Gary & Terri West
Christopher Stevens & Kate Little
Cynthia Gray and Ashley Gray
Cindy & Javier Lucio

Community Patron

Francisco Hernandez
Elzie Wilson
Josh and Amy Gardner
Neal and Vicki Peden
Kathryn Hansen
Ross and Carol King
Katie Shumate
Dennis Madigan and Sondra
Sheffield
Chris and Allison Gee
Bob and Laurie Trimble

Tommy and Susan Drake
David and Susan Parrish
Bob and Mary Weathers
Anne Kline
Rich and Angela Bettinger
Alan and Kendal Lake
David and Gwen Perez
Chuck & Pay Tynan
James & Kirsten Sluck
Carmel Helsley
Laura Docker

Carson & Beverly Watkins
Shannon & Lisa Logan
Tracy & Frank Papa
Christina & Nehme Elbitar
Nikki, Pat & Maddie Berry
Jeff & Mecca Givens
Kendall and Sunny Glenn Wells
John and Danielle Morris
Barbara Bell
Lisa Lankes
Ted & Dana Settle

Neighborhood Builder

Kipp Baker
Diane McCusker
Donna Thomson
Ruth Karbach
Ellen Warthoe & J. Blake Hardy
Sam, Shel, Izzy & Boston Juliao
Deborah K. Crow
Dazzle Shrestha
Ignacio Del Toro
Stephen and Amy Sheppard
Duran and Margaret Doak
Lou and Barbara Lucignani
Ryan and Bronwyn Scharar

Yates and Jane't Brown
Alberto and Christina Bautista
David and Tanya Claire
Larry and Sian Borne
William and Debra Hughes
Lisa Wilson
Kyle and Marcie Ditto
Sean Crotty
Miguel & Marilyn Vivar
Mary Camilleri
Katherine Dietrich
Michelle & Jeff Key
Mary Beth & Christopher Ebert

Gilbert and Stephanie Gutierrez
Keith & Wendy Kessel
William Estes
Will & Sarah Rucker
Nina & Stanley Watson
Jim & Diane Newsom
Sharon Stephan
Mary Orzel
Loy Rooke & Rita Cody
Pat Ford
Rick Tucker
Javier and Patricia Rodriguez

Good Neighbor Level

J. Carter Matheney Tiernan
J.P. & K. Ivey
Lindsay Barnes
Patricia O'Keefe, Braden &
Evelyn Barr
Michael and Courtney Gilson
Teresa Crafton
Edward and Eugenia Furber
Joe Murphy
Steve and Debra Flanagan
Vincent Bradford and Joe Imoe
Meg Gibbons
Lloyd and Lisa Day
Katelyn and Michael Smith
Richard & Diana Hicks
Jason & Rachel Manning
Layne & Matt Craig
John Riley
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Melissa Acosta

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Peter and Mary Schroder
Drew and Madeleine Savage
Roseann Giambro
Howard and Karen Stone
Doug and Susan Keller Baldwin
Cameron Szok
Christina & Michael Renner
Vicki Petty Kygar
Kris Savage
Justin & Jennifer Sanders
Marjorie Martinez & Colman Roach
Kristin & Michael Sloane
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Stephen & Judy Robinson
Mike Lindner
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George & Nicole Havrilla
Barbara Forshey
Randy & Rainey Dukes

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Anne & Jay Menninger
Rachel and Stephen Shupep
Leah Brown
Jerry & Becky Moody



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Real Estate Corner

Thinking improvements...Now is the time!!

As a resident of Ryan Place, chances are you have an affinity for older homes. The abundant windows, built-ins, and roof lines that you can't recreate in a new build. With that irreplaceable charm also comes some features that could use some 21st century attention.

If you're on the fence about investing into improvements, now is the time!

With home prices in the neighborhood cresting \$200 per foot (at the top of the market) reinvesting in your house could pay big dividends. Even if you aren't planning on selling but would like to make improvements, low rates and high home values make this the perfect climate to spruce your piece of Fort Worth history.

Your neighbor,

Matt Lewis, Broker, LEAGUE Real Estate



In the neighborhood...

Save the Ryan Place Newsletter!

Volunteer to be the next editor, designer, or both!

5-7 hours a month, with a break in January and July.

5 Reasons to VOLUNTEER

Meet your neighbors!

Be in the know about the neighborhood.

Great addition to your resume.

Flexible, at-home effort.

Giving back feels so good!

We need you!

**Email rpianewsletter@yahoo.com
or call Kendal Lake at
817.996.0675.**

Address	Sq Ft Total	Year Built	Beds	Baths	Current Price
2749 Ryan Place Drive	1,668	1948	3	2	\$360,000
2609 5th Avenue	1,779	1950	2	1.1	\$385,000
1209 Elizabeth Boulevard	4,169	1910	4	3.1	\$625,000
2300 Willing Avenue	3,204	1922	4	2.1	\$979,000
2937 5th Avenue	2,638	1940	3	2	\$415,000 - CONTRACT
2741 Ryan Avenue	954	1946	2	1	SOLD
2700 Ryan Place Drive	1,366	1949	2	2	SOLD
2716 Ryan Place Drive	1,656	1949	3	2	SOLD
2508 Willing Avenue	1,754	1952	3	2	SOLD
2829 Ryan Place Drive	1,937	1950	3	2	SOLD
2841 5th Avenue	1,952	1938	3	2	SOLD
2301 Willing Avenue	2,315	1950	4	2	SOLD

Ryan Place – The Good Neighbor Place

Some time back I wrote about suggested methods to build community. Now just might be time for a review of our continued progress in building stronger community in our neighborhood:

In case you lost your copy of the June 2008 RPIA Newsletter below are a few of the methods:

Leave Your House.	Dance In The Street.
Turn Off Your Television.	Talk To The Mail Carrier.
Know Your Neighbors.	Start A Tradition.
Look Up When You Are Walking.	Organize A Block Party
Greet People.	Bake Extra And Share.
Sit On Your Front Porch.	Ask A Question.
Plant Flowers.	Open Your Shades.
Play Together.	Sing Together.
Buy From Local Merchants.	Share Your Skills.
Take Children To The Park.	Take Back The Night.
Support Neighborhood Schools.	Turn Up The Music.
Have Pot Lucks.	Turn Down The Music.
Pick Up Litter.	

Looking at our recent history: 3 years of Fourth of July softball games; the continuation of our many traditions (Candlelight Tour, July 4th Parade, Barbeque/Chili Cook-Offs, Croquet, etc.); the neighborhood's support of Daggett Montessori and Elementary; our support of the district's School Board Trustee and City Councilmember.

I know most of us could put names beside each of these suggestions. Names of friends and neighbors who work daily to help build community in Ryan Place.

The posts on the Ryan Place Facebook page show that we, as neighbors, trust each other to help find a lost dog, your next sofa, or a reputable roofer, techie, or plumber.

Okay, maybe our TV's are on too many hours in the day, but it is nearly 100 degrees out there! Keep up the good work neighbors!

Submitted by Christopher Ebert, proud to be a neighbor



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LiveLongFortWorth.com

Ryan Place

Back to School Pool Party!

RPIA is hosting a pool party for all Ryan Place residents! Join us for a fun family night as we wind down another hot summer and gear up for the school year. RPIA will be providing some refreshments and drinks, but please feel free to bring something to share. Admission is FREE, and a lifeguard will be on duty.



**SUNDAY, AUGUST
13TH**

7:00 ~ 9:00 PM

**FOREST PARK POOL
2850 PARK PLACE
AVE. FORT WORTH,**



CANDLELIGHT CHRISTMAS MEMORIES IN JULY

This July, when I opened my copy of the *The Ryan Place Cookbook*, a generous gift from Rainey Dukes, nostalgic memories of Candlelight in Ryan Place flooded my mind. This 20th-year- anniversary cookbook commemorates the founding of CCRP in 1983. That year Sarah Jeffers, CCRP's first president, and her new committee encouraged neighbors to place electric candles in the windows of Ryan Place home for residents and visitors to enjoy the historic ambiance of our neighborhood during the holiday season. By the next year, the CCRP home tour originated to raise funds for historic preservation in the neighborhood, and the tour itself will be 34 years old on the first weekend in December this year.

Since I have lived in the neighborhood all those years, my memoirs reach back to friends who were on the original tour committee. Jon Shipley, Leslie Clark, Marilee Haughey, and Katherine Record-Horne still live in the neighborhood. We have had to say a final goodbye to Art Kline, our music man, and Linda Clark, a neighborhood activist instrumental in starting the Berry Street Imitative, and others such as Gloria Record.

CCRP founder Sarah and John Jeffers (1302 Elizabeth Boulevard) moved to the former residence of Marina Navratilova in West Fort Worth, and Kathy and Dennis Weverka (2512 Fifth Avenue) moved but stayed in the Near Southside. Departed from the neighborhood but still my friend is B. J. Hoskins whose home at 1111 Elizabeth Boulevard was one of the original tour homes. The Ryan Place friend whom I miss the most is Lillianne Humphrey (3025 Ryan Place Drive) with her East Texan drawl and unabashed humor. You have to love a woman whose only music request for her funeral was "Love Me Tender" sung by Elvis.

It was Lillianne who persuaded my husband and me to sell cookies, gingerbread men, and wassail (hot spiced apple cider) from "tea carts" the first two tour years and then to run the operation. The carts made \$3000 in profit because Ryan Place residents prepared the gingerbread men; cookies were donated by the College Avenue owner of the Back Porch restaurant, and some ingredients were contributed such as Ryan Place honey from our yard's beehive. Though different recipes for the gingerbread men were developed over the years, this is the original one Linda Clark included in *The Ryan Place Cookbook*:

CCRP GINGERBREAD MEN

7 c. flour	1/3 c. shortening or butter
2 tsp. baking soda	1 c. packed brown sugar
1 tsp. salt	1 1/2 c. dark molasses
1 tsp. each of ginger, cloves, cinnamon and allspice	2/3 c. cold water

Stir together flour, baking soda, salt, and spices. In a large bowl, beat shortening, brown sugar and molasses until well combined. Stir in cold water. Beat in flour mixture gradually. When mixer starts to labor, use a wooden spoon, mixing well. Divide dough into three or four rounded balls, wrap in plastic and refrigerate overnight. [to roll out the dough will need to reach room temperature] This is a sticky dough and use lots of flour to roll out [and cut the gingerbread men].

Note: Baking instructions were not included. From *The Joy of Cooking*, pre-heat oven to 375 degrees and grease cookie sheets. Cook on a rack in the upper 1/3 of the oven. Bake until edges are darkly brown about 7 to 10 minutes. Leave cookies on the sheet until they are slightly firm. Gently remove and place on rack to cool.

Summed up, baking these is a labor of love.

Submitted by Ruth Karbach, neighbor





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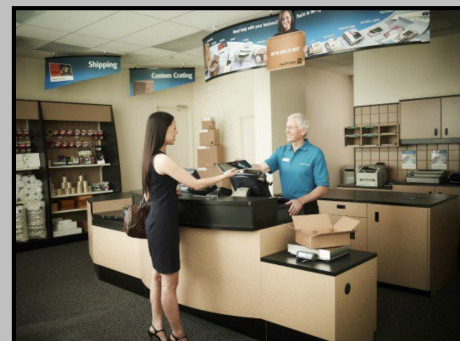
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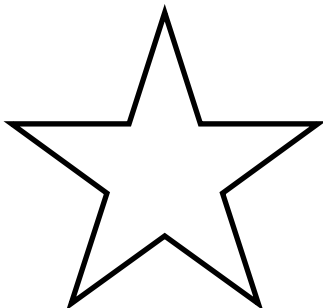
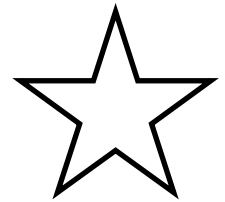
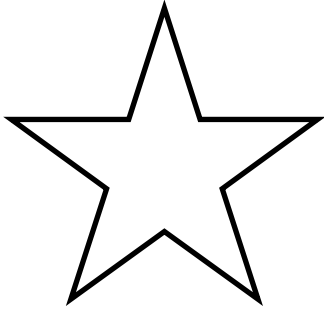
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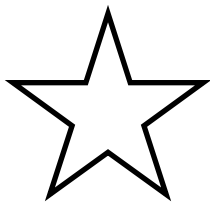
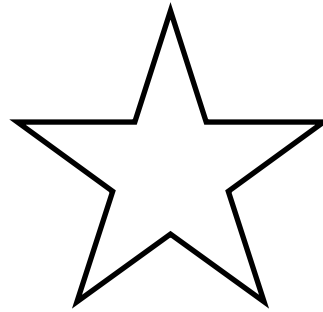
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4th of July in Ryan Place

Thank you neighborhood photographers!





Annual 4TH OF JULY Softball Game 2017

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August 2017

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2 Trash	3	4	5
6	7	8	9 Trash	10	11	12
13 Back to School Party 7-9 pm Forest Park Pool	14	15	16 Trash	17	18	19
20	21 FWISD First Day of School	22	23 Trash	24	25	26
27	28 BIG TRASH	29 BIG TRASH	30 BIG TRASH Trash	31 BIG TRASH		



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ruthstoryonline.com



Kati Story
Buyer Specialist
817.992.6817
KatiStory3@gmail.com