

September 2017

## **RPIA President's Update**

Fall is here and we are busy in Ryan Place!

On September 18, Ryan Place Improvement Association will be holding its Fall General Meeting. If you have not attended a meeting, this will be great time to come learn about the Association. A group of residents has been working on improvements to Triangle Park and they will present their work. We also will have updates regarding the bond proposals and our Daggett Park work. We will have refreshments and good neighbors. The meeting is a 7 p.m. at St. John's, please enter from Page Street.

Next, on September 30 from 3 p.m. to 6 p.m., there will be Ryan Place BBQ Company event at the Baldwin residence, 2736 6th Ave. Doug Baldwin will be cooking a "Whole Hog" Cuban style in his La Caja China cooker. Please feel free to try your hand at any Cuban themed sides like plantains, rice and beans and such. Also dinner rolls or other types of Cuban breads work well to make little sandwiches. If you have any questions about this event, please contact Tim Keith at 979-220-5932.

Keep your eyes open for a fall event. We have some ideas for a new event. Information will be available soon!

As I have previously mentioned the City of Fort Worth is holding public meetings regarding the 2018 Bond Package. Our District 9 meetings are September 14 at 6:30 p.m. Activity Room 4, Worth Heights Community Center, 3551 New York Avenue and September 30 at 9:30 a.m. Walker Hall, University Christian Church, 2720 S. University. We have a bond committee working on requests for our neighborhood, but please feel free to attend these meetings.

Finally, join the Christmas Tour as a docent! The tour needs volunteers and this is a great fundraising event for our neighborhood. It is a great way to meet your neighbors and to learn the history of the homes and the tour.

Cade Lovelace, President RPIA

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**Save the Newsletter** 

**Labor Day Sale** 

Friday on the Green

Calendar



### 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 Shupee	stephenshupee@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

MonthCopy DeadlineDistributionOctoberSeptember 22October 7-8NovemberOctober 20November 4-5DecemberNovember 17December 2-3

rpianewsletter@yahoo.com

All submissions are subject to editorial review and approval.

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.

### **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

### Ryan Place Improvement Association September 2017 Financial Report

2016 Christmas Home Tour Profit	\$17,000.00
(\$7,000 to park project; \$10,000 to General Fund)	
2017 YTD General Fund Revenue	
Newsletter Advertising Sales	\$6,345.00
Insurance Reimbursement	\$851.00
Neighborhood Contributions	\$13,956.70
Sponsorships	\$0.00
TOTAL REVENUES	\$21,152.70
VTD Francisco	
YTD Expenses	
Newsletter Printing & Bags	\$7,178.63
Web Domainset up	\$0.00
Constant Contact	\$404.64
D& O Insurance	\$967.00
PO Box Rental	\$108.00
meeting signs	\$0.00
Circles & 8th Ave Gates Water & Irrigation	\$443.17
Parks & Gate Maintenance	\$3,855.10
Irrigation Repairs	\$335.89
Misc. & on line fees	\$96.25
Office Supplies	\$0.00
Membership fees	\$285.00
Event Expense Paid	\$3,141.57
Improvement Projects	\$500.00
Misc.	\$2.27
TOTAL EXPENSES	\$17,317.52
VTD NET INCOME I	¢2 025 40
YTD NET INCOME	\$3,835.18

## Did you know you can donate online?

Treasurer: Ryan Scharar Produced as of 08/21/17

Go to www.ryanplace.com/donations today and donate!
You can also mail a check to RPIA at P.O Box 11122, Forth Worth, TX 76110.



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### MAKE A DIFFERENCE MENTOR A 4th GRADER!



Academy 4 provides a mentor for every 4th grader at Daggett and Da Zavala elementary schools in Fort Worth. Join us for 90 minutes, once a month.

Sign up now to mentor: www.academy4.net 682.233.4403 ● info@academy4.net

### **Those Special Times**

You know those special times when you wake up in the middle of the night and the digital clock says: **3:40**.

Which you brain recognizes that is the time high school was out for the day in 1960-1962. (You will notice, of course, I don't remember the time we were due in homeroom each day. But my friend, Rick, does – He remembers 8:10am and that our first class started at 8:30am)

### Or 10:50,

The time each night that my girl friend, soon to be fiancée, later to be my wife, had to be back in her university dorm room. The boys could stay out all night no one seemed to care.

### Or 8:00am.

The only reason I could think of to take an 8:00 class was if your girl friend spoke highly of the professor and she would be there too! That would be Dr. Hawley's American History, yes! she was there.

Then there is the math guy in your brain saying things like: **12:34**, how cool is that! Or, **2:22** or **3:33**, you get the idea. Then there is **2:12** upside down is **212**.

Years ago when you woke up in the middle of the night, looked over at the clock, and if you could see it, it read: the big hand was somewhere between the 4 and the 5 and the small hand couldn't be seen at all, and the middle-size hand was about at the 7?

Back then we wouldn't have trouble getting back to sleep.

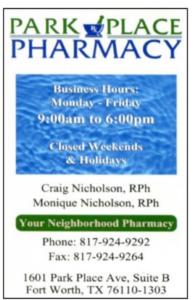
#### Were we better off?

When our photos processed in about 2 days at the Eckerd Drugs or your father with his new Polaroid Land Camera could see the result in 2 minutes.

Or now when our mobile phone beeps to remind us of an important calendar item or that it would take 11 minutes to drive home and the traffic is light.

Regardless, now is now and we will just have to get over it and move on. Thanks for reading and/or listening.

Report your 'special times' on the Ryan Place Facebook page. Hopefully your special times aren't about lost dogs, lost Amazon deliveries or loud noises in the night!



Submitted by Christopher Ebert, Senior Columnist for Things That Really Matter (or not!) and, Oh yeah, neighbor.

### **RPIA Business Summit**

Do you want an opportunity to connect with neighbors about your business? Have you wondered who is building the modern home on South Adams at Lowden? Looking for an art school for your budding Picasso? Are you a bicycle enthusiast who is curious about electric bikes? Would you like to look over the plans for Triangle Park? You can do all this and more at the **RPIA general meeting on September 18**.

Starting at 7 p.m. there will be a short meeting with updates from President Cade Lovelace and the board. Cathryn Record-Horn, Triangle Park chairperson, will be available to answer questions. **The first ever Ryan Place Business Summit will follow with a** *networking mixer***. Bring your business cards to share at the mixer and to add to the Ryan Place Welcome tote bag for new residents.** 

Six featured businesses will exhibit at the Business Summit. Here is some background on the businesses being featured at this year's Business Summit.

Neal and Vicki Peden have the most unique bike shop you'll ever find at 129 W. Leuda, across the street from the Rahr Brewery. Not only is it home to the Cowtown Cycle Party 16-person party bikes; it also houses the first Pedego Electric Bike store in Texas offering tours, rentals, sales and service for Pedego Electric Bikes.

Founded by partners Jason Eggenburger and Steven Halliday, 97w is a Fort Worth, TX based, collaborative design lab that produces sustainable, limitless and timeless architecture. Through a process of iterative experimentation, 97w operate as a workshop – exploring ideas of time, space, light and materiality. Each project is designed to respond to its specific geography, culture and history as a natural partner with the environment.

Purple Stitch Monogramming, Personalize & Embellish, 2624 College Avenue, does custom embroidery and monogramming for individuals and groups. Bernadette Davila, owner, can customize, personalize, and embellish your shirts, bags, pants, jackets, scarves, blankets, corporate appeal and anything else that doesn't move or breath.

LEAGUE Real Estate is a full-service residential real estate company in Fort Worth, TX. Started by Matt Lewis and his partners in 2016. The company is a community of real estate agents dedicated to meaningful service and creative media. Matt has been strongly influenced by family business dealings including his father and uncle who organized, operated, and assumed risk with an old school acumen that endeared people and initiated new business opportunities.

Chadra Mezza and Grill is that rare gem which combines hospitality with excellent cuisine. Owners Nehme and Christina Elbitar and their staff greet repeat customers by name and treat patrons like family. Nehme's culinary Mediterranean dishes with Lebanese and Italian accents, a well-stocked neighborhood bar, and inviting patio make Chadra one of Fort Worth's favorite celebration venues.

Designs by Kristi Art and Art School were started by Kristi Easterly about 7 years ago. Kristi does portraits of pets, landmarks, or homes or whatever your special memory might be for gifts or something sentimental. From her love of studying and creating art and her certification as teacher of art, she started her neighborhood art school to share history and techniques in a small group setting with students from pre-k thru elementary. The kids have a ball!

Though all Ryan Place neighbors may attend the mixer, business cards and promotional material of resident-owned businesses or businesses in which a resident is employed only, please. Refreshments will be available.

Contact persons: Ruth Karbach and Tim Keith.

## REAL ESTATE CORNER

As a Fort Worth resident all my life, a Ryan Place resident from 2013-2015, and as one who's bought and sold homes here, I wanted to touch on one of the greatest selling points and sustaining values of this wonderful neighborhood. It's not simply the amazing trees, wide streets, and beautiful early-mid 20th century architecture...it's the relationships and community.

While that statement seems a foregone conclusion, there's an aspect to this intangible quality that can quickly translate to an increased value when you go to sell your home. When we bought our home on Willing Ave, I remember being charmed and emotionally connected with the neighborhood after hearing the stories of the house's history, hearing the neighbors love of the area, and overall camaraderie. When you look to sell, here's a few things that can help translate the amazing charm of the neighborhood into sales by creating real value for the buyer.

- 1. **Know your History:** Not just things like how many previous owners there's been or when was the roof replaced, but find the story of your home. Take some time and talk to the historic buffs in the neighborhood (Ruth H.!) and see if you can find out anything unique and interesting. We loved that the original owner of our house owned and operated a local lamp store that used to be on Camp Bowie.
- 2. **Know your Community:** Many listing only focus on the physical qualities of the house, but a good agent can help tell the full story of your community as well. Tie in the summer softball game, July 4th Parades, Tour of Homes, and other holiday celebrations.
- 3. **Know your Audience:** Houses are more than brick and mortar, and those who are buying in this area are paramount on history and charm. While you don't want to neglect the physical aspects of your home, your buyers are often less concerned with a hairline crack or small closet space when they know what they're getting when they call Ryan Place home.

The bottom line is that Ryan Place is one of the best communities in FW and there's so much to tell beyond the physical attributes of the house. With a little preparation, weaving in the intangibles of the neighborhood will go a long way in telling the best story of your home.

Mark Philpot, Realtor at LEAGUE Real Estate



Homes that were active or under contract over the last month:



Address	Sq Ft Total	Yr Built	Beds	Baths	Current Price
2749 Ryan Place Drive	1668	1948	3	2	\$343,000
2309 Ryan Avenue	2405	2006	3	2.1	\$449,900
2300 Willing Avenue	3204	1922	4	2.1	\$979,000
2609 5th Avenue	1779	1950	2	1.1	\$385,000 - CONTRACT
2708 Ryan Avenue	927	1943	2	1	\$179,900 - CONTRACT
2505 Willing Avenue	1593	1925	3	1	\$299,000 - CONTRACT
2937 5th Avenue	2638	1940	3	2	\$415,000 - CONTRACT
1209 Elizabeth Boulevard	4169	1910	4	3.1	\$625,000 - CONTRACT



# LEAGUE REAL ESTATE

### SUPPORT YOUR NEIGHBORHOOD

### **CURRENT STANDING WITH 4 MONTHS REMAINING**

### **TOP STREETS**

#1 SIXTH AVE. 40 Contributing Households

#2 WILLING 32 Contributing Households

TIE #2 FIFTH AVE. 32 Contributing Households

### **TOP BLOCKS**

#1 2700 Block of WILLING 16 Contributing Households

#2 2500 Block of S. ADAMS 10 Contributing Households

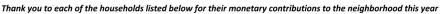
#3 2500 Block of SIXTH AVE, 8 Contributing Households

### 2017 Donation to RPIA

LEVELS OF Sustaining Membership\$35 Good Neighbor Other	\$100 Builder	\$200 Patron
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, For	t Worth, TX 76110.	THANK YOU!



### **RPIA Donors List 2017**





#### **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

Joel Burns and J.D. Angle John and Jennifer Fitzgerald Randy and Lynn Parham Marjorie C. Barnes Rich and Karly Johnston Clarence and Llisa Lewis

Steve and Diane Zemkoski

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#### Neighborhood Builder

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Yates and Janet 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. Ivev **Lindsay Barnes** Braden Barr, Patricia O'Keefe and Evelyn Barr Michael and Courtney Gilson Tim & Kari Keith Peter and Mary Schroder Drew and Madeleine Savage Roseann Giambro Howard and Karen Stone Doug Baldwin and Susan Keller Jari Emmons Mike and Jamie Fisher John and Cindy Belknap David and Barbara Tumlin Michael and Rita Utt **Rob Reese and Pat Scott** 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 Kelli Cunningham Melissa Acosta Cameron Szok Christina & Michael Renner Vicki Petty Kygar Kris Savage Justin & Jennifer Sanders Mariorie Martinez & Colman Roach Kristin & Michael Sloane Scott and Rochelle Schroeder Stephen & Judy Robinson

Mike Lindner Carolyn Johnson George & Nicole Havrilla Barbara Forshev Randy & Rainey Dukes Mary Jane & Mark Debenport Cox Family Lance & Christy Cleveland Rachel & Kevin Arndt William & Keely Welder Jason Allen Coleman & Kristen McDonald **Brittany & Blaine Carnes** Patricia and Javier Rodriguez Anne & Jay Menninger Rachel and Stephen Shupee Leah Brown Jerry & Becky Moody Abby Dozier Sehgal Randy and Tisha Scott





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#### Cade Lovelace

President Ryan Place Improvement Association

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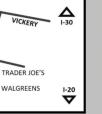


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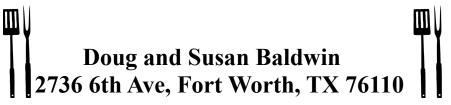


## RPIA FALL BBQ

Hello Ryan Place residents and friends! I am happy to announce the fall BBQ will be held at

the Baldwin residence on **Saturday September 30th from 3-6**. Doug will be cooking up a "Whole Hog" Cuban style in his La Caja China cooker. The last time Doug did this was back at our fall BBQ in 2013 and it was one awesome event! Please feel free to try your hand at any Cuban themed sides to bring like plantains, rice and beans and such. Also dinner rolls or other types of Cuban breads work well to make little sandwiches.

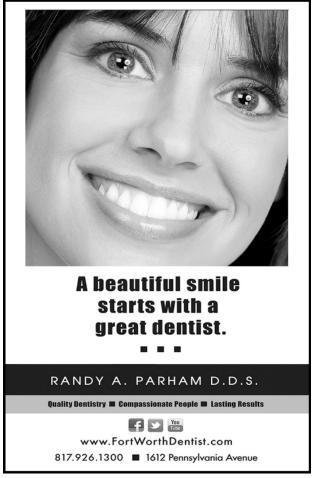
Here is what you need to know about the upcoming Fall BBQ Event. The BBQ event will be held at the home of Doug and Susan Keller Baldwin Saturday **September 30th between 3:00 and 6:00**. Please bring your food items ready to eat. We will try to eat about 3:30 or close to it. **As always these events 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 (Tim Keith) directly at 979-220-5932 or message me on FB. Thank you Doug and Susan!



For those of you who have not been to one of these here is what you need to know. Anyone from 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, we usually have some type of entertainment for them such as horseshoes or a bounce house. 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 Tim Keith, Director of Activities





Friday, September 8 6:00 pm — 10:00 pm

**Location** 1201 Lipscomb Street

Celebrating its 9th season, **Friday on the Green** is the FREE monthly concert series presented April-October by Near Southside, Inc. in partnership with the Fort Worth Weekly, Andrews Distributing Company of Fort Worth, Center for Cancer & Blood Disorders, Frank Kent Cadillac, Rahr & Sons Brewing Co., and Chadra Mezza and Grill . The event is held at Magnolia Green, located at 1201 Lipscomb between Magnolia and Rosedale, and regularly attracts thousands of neighborhood families and visitors during the warm weather months. Friday on the Green features the region's best live music, tasty food and drinks from Near Southside eateries, and the fun and relaxed atmosphere of a big neighborhood picnic. Groups of



families and friends show up with blankets, chairs and pets to enjoy a lineup of two or three great local bands and food from local businesses or food trucks, beer and wine. No tickets, wristbands or admission fees, Friday on the Green is an event by the community for the community and always free to attend. We simply ask that you support our food vendors, community partners and sponsors who help bring this important event to the Near Southside.

## Save the Ryan Place Newsletter!

### **Volunteer to be the next DESIGNER and/or AD COORDINATOR**

Minimal hours a month, with a break in July & January

### **5 Reasons to VOLUNTEER!**

Meet your neighbors!

Be in the know about the neighborhood.

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## RPIA GENERAL MEETING

MONDAY, SEPTEMBER 18TH

7PM ST JOHN'S ENTER ON PAGE STREET



Mediterranean flavors infused with Southern Hospitality.



## September 2017

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2 Neighborhood Garage Sale
3	4 Labor Day	5	6 Trash	7	8 Friday on the Green	9
10	11	12	13 Trash	14	15	16
17	18 General Meeting & Business Summit	19	20 Trash	21	22	23
24	25	26	27 Trash	28	29	30







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