



RYAN PLACE NEWSLETTER

February 2020
RyanPlaceFortWorth.com

WELCOME TO 2020

HAPPY NEW YEAR AND A HAPPY NEW DECADE RYAN PLACE!

It is now 2020 and we are off to a busy start.

We have wrapped up a record breaking Candlelight Christmas in Ryan Place. Allison and Chris Gee did a tremendous job organizing the 35th anniversary of this event. As I said before this event takes an awful lot of work.

The homes were amazing!

The entire team deserves a huge thank you for this event running so smoothly and making it the incredible event that it was.

The proceeds from these tours go to neighborhood historical preservation and improvement endeavors such as the street lamps and the new park pavilion at Daggett Park.

We welcome Cade and Jennifer Lovelace as the new 2020 CCRP committee chairs.

The RPIA board met in January and we have passed a budget for 2020. We have also created an events calendar which will be included in this newsletter.

Our next major neighborhood

event will be coming up very soon. Please save the date for:

**RPIA Spring BBQ & General meeting
Sunday March 22nd
from 2-5 p.m.**

Also, if you are interested in learning of the business of Ryan Place I would invite you to attend our meetings or reach out to board member or myself directly. We always meet the 3rd Monday of the month.

Thank you and I hope your 2020 is off to a great start!

Tim Keith
President, RPIA

The Ryan Place Newsletter is published each month (excluding January and July) for residents in Ryan Place. The newsletter is delivered to our homes through the volunteer efforts of Ryan Place residents.

If you have not received a hardcopy newsletter - please contact any RPIA director (page 10) for a copy.

The newsletter also appears online at ryanplacefortworth.com/newsletters.

CONTENTS

President's Letter

*

Calendar

*

Neighborhood News & Notes

*

Around Fort Worth

*

Feature: The Same?

*

Culture Corner

*

Around Ryan Place

*

Important Numbers & Board of Directors

*

Special Look to Spring & Donations

*

Around Ryan Place

*

Membership Form

All content not otherwise specified is Copyright, © Ryan Place Improvement Association, 2020

For your dream home



2600 5th Avenue / \$575,000

One of Ryan Place's most brilliant jewels. Large rooms with walls of windows, wood floors and high ceilings make it one of the most charming homes in this beautiful and much loved neighborhood.



RENEE EIBAND
817-946-3414
reiband@briggsfreeman.com



KATIE ROBERTS
817-680-9109
katieroberts@briggsfreeman.com



Briggs
Freeman | Sotheby's
INTERNATIONAL REALTY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 RP Newsletter deliveries...
2 Groundhog Day	3	4	5	6	7	8
9	10	11	12 President Lincoln's birthday	13	14 Valentine's Day	15
16	17 President's Day +7pm Board Meeting	18	19	20	21	22
23	24	25	26 Ash Wednesday	27 Experts Talk: Art of Motorcycle Clubs, 6-8pm Amon Carter Museum	28	29 (Yes it's a LEAP YEAR!)

LOOKING AHEAD... Ryan Place Improvement Association 2020 Calendar of Events

Q1:

- Monday, February 17 7:00 p.m. – RPIA Board Meeting (St. John's Episcopal Church)
- Sunday, March 22 2:00-5:00 p.m. – RPIA GENERAL Meeting + BBQ (2700 Block Willing or 2300 Block)

Q2:

- Saturday, April 4 8:30-11:30 a.m. - Ryan Place and Cowtown Cleanup (2600 5th Ave)
- Monday, April 20 7:00 p.m. – RPIA Board Meeting (St. John's Episcopal Church)
- Saturday, April 11 10:00 a.m. – Ryan Place Easter Egg Hunt (TBD)
- Saturday, May 9 OPEN EVENT / Municipal Election (TBD)
- Monday, May 18 7:00 p.m. – RPIA GENERAL Meeting (St. John's Episcopal Church)
- Monday, June 15 7:00 p.m. – RPIA Board Meeting (St. John's Episcopal Church)
- Monday, June 25 TBD Ryan Place Annual Croquet Tournament

Q3:

NOTE: No RPIA Board meetings are held in July or December

- Saturday, July 4 10:00 a.m. – Independence Day Parade and Softball Game
- July TBD RPIA Summer BBQ and Swim Party (Location TBD)
- August- TBD Back to School Event (Location TBD)
- Monday, August 10 7:00 p.m. – RPIA Board Meeting (St. John's Church) -Bumped up one week b/c of 1st week of school.
- Saturday, September 5 ALL DAY – Annual Labor Day Garage Sale
- Monday, September 21 7:00 p.m. – RPIA GENERAL Meeting and Business Mixer (St. John's Episcopal Church)

Q4:

- Monday, October 19th 7:00 p.m. – RPIA Board Meeting (St. John's Episcopal Church)
- Friday, October 23rd 7:00 p.m. - Movie Night (Triangle Park, weather permitting)
- November TBD New Neighbor Welcome Event (Location TBD)
- Monday, November 16th 7:00 p.m. – RPIA Board Meeting, General Membership Meeting & Elections, Potluck (St. John's Church)
- Friday, December 4th TBD Ryan Place Holiday Social (Location TBD)
- Saturday & Sunday December 5 & 6 – Candlelight Christmas in Ryan Place Home Tour

The Candlelight Christmas in Ryan Place Tour Committee would like to thank the following businesses and individuals for helping make our 35th Anniversary event a huge success!

TOUR HOME OWNERS

The Lane Family ♦ The Parham Family
Jonathan Shipley
The Wells Family ♦ The West Family

SIGNATURE SPONSOR

Future Infrastructure

PREMIER SPONSORS

Karly Johnston – Burt Ladner Real Estate ♦ Williams Trew Real Estate

TOUR HOME SPONSORS

Renee Eiband – Briggs Freeman Sotheby's International Realty ♦ Lori Gallagher – Burt Ladner Real Estate
Malorie Nielsen – Burt Ladner Real Estate ♦ Kaci Strawn – Burt Ladner Real Estate
Justin Williams – Burt Ladner Real Estate

EVENT SPONSORS

Lovelace Law, P.C. ♦ Service Company Plumbing ♦ Paup, Shutt, and Associates, P.C.
Jason Allen with the John Zimmerman Group at Compass Real Estate

PLATINUM SPONSORS

Esperanza's Mexican Café and Bakery ♦ Old Home Supply

DIAMOND SUPPORTERS

Bentley Dental ♦ Comet Cleaners ♦ Co Working Ensemble ♦ J&N Auto
League Real Estate ♦ Patrick Optical

GOLD SPONSORS

Law Office of Francisco Hernandez ♦ League Real Estate ♦ Sportswear Graphics

SILVER SPONSORS

Councilwoman Ann Zadeh ♦ Five Star Landscaping ♦ Park Place Pharmacy

DOOR PRIZE CONTRIBUTORS

Allison Speer ♦ Benito's ♦ Brooke Blankenship Yoga ♦ Carshon's Deli ♦ Chadra Mezza & Grill
The Dailey Method ♦ Derek Allan's Texas BBQ ♦ Fixture ♦ Fort Worth Jazzercise ♦ Grey Stitch
Kelly Kay Paper ♦ Lovelace Law, P.C. ♦ Park Place Pharmacy ♦ Pedego Electric Bikes
Shaw's Patio Bar & Grill ♦ SiNaCa Studios ♦ Spiral Diner ♦ The Texas White House

FRIENDS OF THE TOUR

Sunnie Sellers ♦ Jessica Lewis and Family ♦ Chris Ebert ♦ Crystal Castellanos
Great Harvest Bread Company ♦ Jill Johnson Photography ♦ Ruth Karbach ♦ Lin Parham
Stir Crazy Bakery ♦ 360 West ♦ i Fratelli Pizza ♦ Sara Hall with The Dailey Method ♦ So Fort Worth It
Fairmount Neighborhood Association ♦ Historic Fort Worth ♦ Fort Worth Near Southside
Fort Worth Conservatory of Music and Fine Arts ♦ First United Methodist Church ♦ Music Junkies
Daggett Elementary Choir ♦ Daggett Middle School Band ♦ Pedego Electric Bikes
Mustard Seed Jewelry ♦ St. John's Anglican Church ♦ The Beignet Bus
The Jones Family ♦ The Acosta Family ♦ Anissa Allen ♦ Sian Borne

2019 CANDLELIGHT CHRISTMAS IN RYAN PLACE COMMITTEE

Emily Berry ♦ Marina Castillo ♦ Mary Jane Debenport ♦ Alison Gee ♦ Chris Gee ♦ Llisa Lewis ♦ Cade Lovelace
Jennifer Lovelace ♦ Malorie Nielsen ♦ Jennifer O'Connell ♦ Sarah Rucker ♦ Colleen Shutt ♦ Kristin Sloane ♦ Terri West



Photographs look east from 8th Avenue towards 6th Avenue along Cantey Street. Scenes like this will be with us for the next 18 months.

Southside Infrastructure Improvements Started

Fort Worth Water's plans to install new water and sewer lines and pave streets on the south side of Fort Worth have started. This impacts Council District 9 and customers in several neighborhoods, including Ryan Place.

The area is part of the 2018 bond program. Transportation and Public Works is repaving the streets and installing curbs and gutters throughout the project. Fort Worth Water partnered with TPW to replace water and sewer lines, in conjunction with the bond project, in order to avoid Fort Worth Water coming back into the area at a later date. There is also a coordinated effort with ATMOS Energy to validate and verify line locations.

Ryan Place and Rosemont residents who live on Willing between West Cantey (at the north end) and West Devitt (at the south end) should take note: TPW [Transportation and Public Works] will be narrowing the street from the existing 38 feet to 34 feet in order to protect the trees. This standard for neighborhoods is 28 feet.

Stormwater drains will not be affected in this project, but new curbs and gutters will help alleviate issues with water flow.

New streets will be replaced with the same materials as exist now. Asphalt will be asphalt, concrete will be concrete. New driveway approaches will be constructed in the city right-of-way. The contractor will talk to the property owner prior to doing the drives for both single and double approaches.

Citizens will be alerted to pending construction of the water and sewer lines, as well as paving, via 7-day door hangers and 1-day (tomorrow) door hangers.

Affected streets include Curzon Ave. (water/paving); Gorden Ave. (water/sewer/paving) Cleburne Rd. to W. Biddison and water/paving from W. Biddison to W. Butler; Willing Ave. (water/sewer/paving); Irwin St. (water/paving); W. Magnolia Ave. (water/paving); James Ave. (water/sewer/paving); Hemphill St. (water/sewer/paving); W. Waggoman St. (water/paving); and Livingston



Ave. (water/paving). Project also includes curb replacements, etc. which may be needed and are within 1/4 mile of a school. Completion is projected to be sometime in the following year, 2021.

See more info about the Southside Infrastructure Improvements:

<http://FortWorthTexas.gov/projects/cfwsouthsidewst/>

* * *

AROUND FORT WORTH...

Important information about the Coronavirus outbreak

The Centers for Disease Control and Prevention has issued a health alert regarding an outbreak of a new Coronavirus in Wuhan City, China, that began in December. Tarrant County Public Health is monitoring the evolving situation. [More info on the city website...](#)

Firefighters learn to recognize signs of potential suicide and take action to prevent it

In 2015, more firefighters and police officers died by suicide than in the line of duty. The Question, Persuade, Refer training provides an easy-to-remember method for approaching the uncomfortable topic. [More info online...](#)

Take extra care of pets during freezing temperatures

Fort Worth animal welfare ordinances require that all pets have access to an adequate warm and dry shelter and access to water and food. If it's too cold for you to be outside, it's likely too cold for your pets. Keep them inside. [More info online...](#)

Changes coming for water customers who pay bills late

Fort Worth is changing the delinquency process for water customers who are late paying their city water bill. Effective April 1, customers will no longer have a yellow tag left on their door telling them to pay in 48-hours. [Read more online...](#)

Code Blue plans winter basketball camp for youth

Young basketball fans can brush up on their skills at the Code Blue Winter Basketball Camp, 9 a.m. to 1 p.m. Feb. 8. at Uplift Mighty Preparatory School, 3700 Mighty Mite Drive. It's no cost to attend. Camp will focus on skills and drills for boys and girls in grades 5-7. Contact Don Waters at 817-941-7837. [More information online...](#)

Going to the Stock Show? Here are the best ways to get there

Take in the sights, sounds and smells of exciting rodeo action, awesome food, shopping, livestock and equestrian competitions at the Fort Worth Stock Show & Rodeo. Enjoy a smooth ride on your way to see the buckin' broncs. [More info can be found online...](#)



Jennifer Lovelace
Board, Ryan Place Christmas Tour

&
William Cade Lovelace
President, Ryan Place Improvement Association

Family. Business. Estate.

100 E. 15th St., Suite 350
Fort Worth, Texas 76102
817.953.9656



The market changes.
Are you prepared?



Bruce C Border, CFP®
Financial Advisor

2453 Forest Park Boulevard
Ft Worth, TX 76110
817-926-8056

edwardjones.com

Edward Jones
MAKING SENSE OF INVESTING

Member SIPC

MKT-5894H-A-A1

A NEW YEAR – SAME NEIGHBORHOOD

**By Christopher Ebert,
Senior Columnist**

Same Neighborhood or, is it?

Sometimes incremental change is difficult to recognize. It is only when it is highlighted that our attention becomes more focused. We have been in Ryan Place for 44 years. We weren't the first of a wave of new owners to join the few remaining original Ryan Place residents, but maybe the second or third.

Our parents didn't quite understand why we would want to live in a 50-year-old house without central air conditioning, but with a 500 gallon tank of fuel oil buried in the backyard. Our change of address was a highlight to our parents that we were going to abandon the suburbs and move into the inner city. A move that to them at first seemed foolish and maybe even dangerous.

Another recent highlight was the May 2019 change to Section 30-1 of Chapter 30, "Streets and Sidewalks" of the Fort Worth City

Code. It brought attention to a concern to some that suddenly Ryan Place property owners would be required to repair/replace sidewalks which were deemed defective, unsafe or hazardous and declared a nuisance by the City Of Fort Worth.

The responsibility of a property owner developing property shall construct sidewalks (parkways, driveways, curbs, and gutters) to the City's predetermined standard has been "long-standing city policy which was in the 1986 Transportation Manual". That was the major change of the May 2019 ordinance.

The requirement that the property owner maintain "defective" sidewalks has been in the Fort Worth City Code since 1964 and was not changed by the ordinance revision of May 2019.

After a conversation with a representative of the

Transportation/Public Works department, I learned that there currently are no plans to change the enforcement of the ordinance requiring property owners to maintain defective sidewalks adjacent to their property.

Is it the same neighborhood?

Yes and No. The housing stock is 50 years older, as are the second or third wave of "new" owners! There are younger parents with young children who are continuing the support of our local schools. There are new neighborhood residents that continue to defend the neighborhood at Zoning and City Council meetings. There are fresh ideas for making Ryan Place a better place to live.

Same neighborhood, or is it?

You decide.

THE RYAN PLACE

CANDLESTICK

Limited quantities are still available!

Ryan Place residents may obtain candlesticks for the online price = \$25 each,

Non-residents may purchase the candlesticks for \$30 each while supplies last.

ONLINE:
[ryanplacefortworth.com/candlesticks](https://www.ryanplacefortworth.com/candlesticks)

Ryan Place is looking for:

- **Garage Storage space** needed to house and protect our fire truck. The fire truck is a restored 1934 American LaFrance type 399 Pumper built on a GMC truck chassis and is LARGE. Consequently we are looking for a space that can accommodate a vehicle that stands much taller than most vehicles on the road. There has been funding proposed for securing the space under a rental agreement, but no space has been found. If you know of something, please [contact us!](https://www.ryanplacefortworth.com/contact) <https://www.ryanplacefortworth.com/contact>
- **A volunteer to help** with newsletter distribution. Duties involve one afternoon a month, receiving the bundle of newsletters from the printer's delivery, separating them according to streets, then coordinating pickup by the street directors for their street's distribution. Interested? Please [contact us!](https://www.ryanplacefortworth.com/contact) <https://www.ryanplacefortworth.com/contact>
- **A volunteer for the Board** of Directors as Parliamentarian. Love knowing the rules and helping others navigate them? We need you! please [contact us!](https://www.ryanplacefortworth.com/contact) <https://www.ryanplacefortworth.com/contact>

Thank you!

CULTURE CORNER

by Layne Craig

Happy 2020, neighbors! This year, I'd like to switch things up and bring in some new voices. I'll be asking community members whose work intersects with their reading lives about books they'd recommend to their neighbors.

This month, I spoke with **Leann Maxwell**, a Near Southside academic and life coach helping her clients navigate life's transitions. Below are a few books that she has found meaningful.

Wolfpack, by Abby Wambach: Leann appreciates how this book on leadership combines the unusual perspective of retired women's soccer star Wambach with themes that are universal. It's also easy to consume, with points and action items clearly laid out in each chapter. (I listened to this book on her recommendation and can add that it's great on audio!)

Mindset: The New Psychology of Success, by Carol S. Dweck: Holding up a seriously annotated copy, Leann told me that she uses this book all the time in her work and in her own life. Dweck explains the difference between a fixed and a growth mindset, and gives advice for developing a growth mindset—one that sees failure and setbacks as part of the learning process—in areas of our lives where we want to see change happen.

Dear Girls, by Ali Wong: "Just a really fun book to read." Ali Wong is a comedian writing this book to her daughters (although Leann emphasized that this is for adults only!). Wong writes about successes and failures and doubt and love and parenting, and as Leann says, hearing someone's unique perspective on these common experiences is always interesting. Her biggest takeaway is a lesson for us all: "After reading this book, I won't turn my nose up at what I deem 'weird food!'"

If you'd like to hear more from **Leann Maxwell**, check out her website, panthercitypartners.com, and listen to her podcast, *Panther City Partners*, available on iTunes.

For coaching inquires, email her: leann@panthercitypartners.com.

Discover the about, the where, the why and how Ryan Place discussions are transpiring: See the *Board Meeting Approved Notes on the web*: www.ryanplacefortworth.com/administration



**A beautiful smile
starts with a
great dentist.**



RANDY A. PARHAM D.D.S.

Quality Dentistry ■ Compassionate People ■ Lasting Results




www.FortWorthDentist.com

817.926.1300 ■ 1612 Pennsylvania Avenue



Free Exam for New Clients

University Animal Hospital
3109 McCart Avenue
Fort Worth, TX 76110
817-921-5429



FIVE★STAR
★★ LANDSCAPE CO.★★

LANDSCAPE COMPANY OF
THE RYAN PLACE GATES
& DAGGETT PARK

682-312-7655

JOHN FILAROWICZ
RYAN PLACE RESIDENT
TEXAS A&M HORTICULTURIST

FIVESTARLANDSCAPECO.COM

DESIGN | INSTALLATION | MAINTENANCE | IRRIGATION | LI 10871

AROUND RYAN PLACE...

America's Fastest-Growing Cities

By Kipp Baker, Communications Director

Forbes magazine recently looked at growth of population, employment, wages and economic output to create their list of America's fastest growing cities. They also used home price growth as a proxy for wealth. Forbes shows us the 25 metropolitan areas (including metropolitan divisions) across the country experiencing the biggest overall surges, plus the growth rates and projections that got them on the list.

Number one is Boise City, Idaho, with a population growth in 2017-2018 of 3.08%. Also in the top five was Dallas-Plano-Irving area coming in at number three; but Ryan Place residents should be proud, appreciative and concerned about the fifth fastest growing city in the USA:

Good ol' Fort Worth, Texas.

Home prices, population and job growth – not to mention the sunbelt climate North Texas enjoys - solidified our place in their top five.

Other sources back this up. As of August 21, 2019, and according to CityLab.com Their criteria includes the basics of population and job growth, college graduates, growth of the creative class and, in their series about all this, something they

termed: inequality coupled with the new urban crisis (?).

Whatever criteria is used, Fort Worth is consistently in the top 5-10 of population growth (typically we're third), job market growth, growth of college-educated adults (again third), and rate of growth in the creative/techie class (2nd only to Miami[!?!]).

What will this growth begin to look like in Fort Worth in this, the 21st Century? What will it look like in and around RYAN PLACE?

We are already seeing and feeling its effects. Zoning request changes, new construction of multitudinous high density apartment complexes, plans to increase population density in heretofore low-density residential neighborhoods (Paschal Neighborhood as well as our own have been dealing with these issues), increased traffic flow and its concomitant problems.

These actual changes and request for change are just beginning. We must adapt and grow – but especially in our thinking.

Growth is healthy, desirable and beneficial...as long as it is managed properly. Physicians and those concerned with healthy outcomes have long described uncontrolled growth as a cancer. Ryan Place residents need to seriously consider

what we want our growth pattern to look like. How do we best manage our city's growth to keep our neighborhoods healthy, vibrant and desirable places to live, work and go to school? Growth and its benefits don't happen in a vacuum.

Since TCU won the Rose Bowl and the recession of 2008-2012, Fort Worth and Ryan Place have been blessed with many opportunities.

Growth should not surprise us.

Decisions made in the heat and passion of a moment often bring unintended consequences. Planning, review and revisions to those plans need to be the norm. It's what our board meetings and consultations with our surrounding neighborhoods are all about.

Help us; help yourselves with well regulated growth – participate in the activities and governance of Ryan Place. We are one of the best (and healthiest) neighborhoods in the city.

Let's keep it that way.



Proposed new development: La Paloma/ The Lex – 2260 Hemphill St. – Project Summary is shown on page 13.

Content for the "Around Fort Worth" section of the RPIA newsletter may contain material from the city website and is provided with the permission of the City of Fort Worth, Texas.

©2018 City of Fort Worth, TX All rights reserved

For more info about:

- CITY GOVERNMENT:** <http://fortworthtexas.gov/departments/>
Community Centers <https://fortworthtexas.gov/parks/centers/>
Fishing <https://fortworthtexas.gov/parks/fishing/>
Parks & Trails <https://fortworthtexas.gov/parks/>
Pools & Aquatics <https://fortworthtexas.gov/aquatics>
Tennis <https://www.mclelandtennis.org>
Graffiti Abatement <https://fortworthtexas.gov/parks/graffiti/>

VISIT FORT WORTH: <http://www.fortworth.com/>

THINGS TO DO: <https://www.fortworth.com/things-to-do/>

EVENTS, SPORTS, MUSIC, FILM & MORE: <https://www.fortworth.com/>

IMPORTANT NUMBERS:

Fort Worth Police Dept.
(non-emergency)
817-392-4222

NPO 8 on Magnolia
817-871-8885

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

Code Compliance
Javier Mata 817-392-6339

Code Blue/Central Division
Coordinator, Alison Golden
817-392-3973

Animal Control
817-994-4208

Graffiti Abatement
817-212-2700

Streetlight Outages
817-392-8100

About our Ryan Place Newsletter

Newsletter deadlines dates are usually the 15th of the month - OR- the 3rd Friday of the month for both content and advertising inserts (or changes), with distribution intended for the first weekend of the following month.

The Newsletter is delivered each month (excluding January and July) to every home in Ryan Place. The newsletter is typically hung on your front door handle and is delivered through the volunteer efforts of Ryan Place residents.

If you do not receive a newsletter, please contact any RPIA director for a copy. The newsletter is also posted online at ryanplacefortworth.com.

Want more news or information, about present and pending Ryan Place matters?
You can see approved minutes from RYAN PLACE board meetings on our website:
ryanplacefortworth.com

Chart updated 1/26/2020

2020 RPIA BOARD OF DIRECTORS

	POSITION	NAME	EMAIL	PHONE
BOARD MEMBERS	President	Tim Keith	tkeith78@gmail.com	979.220.5932 (m)
	Vice President	Ryan Scharar	rescharar@gmail.com	713.412.2180 (m)
	Secretary	Sarah Darley Geer	srdarley@gmail.com	469.396.5467 (m)
	Treasurer	Jen O'Connell	jennifer.a.oconnell@gmail.com	757.593.0330 (m)
	Parliamentarian	- OPEN -		
	Membership, Director of	Jake Neal	jneal@hlfortworth.com	817.606.7820 (m)
	Communication, Director of	Kipp Baker	kipp@pixure.com	817.996.8222 (m)
	Activities, Director of	John Belknap -	johnbelknaptx@gmail.com	817-800-6669 (m)
	Historic Resources, Director of	Chris Ebert	cwebert@hotmail.com	817.319.2363 (m)
	Public Safety, Director of	Jason Jones	jason.jones@wickphillips.com	817-797-2360
	Infrastructure, Director of	Douglas Cooper	cooper.douglas15@gmail.com	817.291.1540
	Co-Chair Home Tour Committee	Cade Lovelace	clovelace@lovelacelawpc.com	817.681.7692 (m)
	Co-Chair Home Tour Committee	Jennifer Lovelace		210.414.4277 (m)
STREET DIRECTORS	5th Avenue	Chris Gee	chriswgee@hotmail.com	210-414-0199 (m)
	6th Avenue	Josh Gardner	josh.gardner@sbcglobal.net	817.875.7407 (m)
	8th/James/Stanley	Joyce Davidson	jdavidson@txwes.edu	817.320.4289 (m)
	Alston/Lipscomb/Page	- OPEN -		
	College/Cantey	Kendall Wells	jkwells430@yahoo.com	817.705.1606 (m)
	Elizabeth Boulevard	Chris Rogers	rogers1411@gmail.com	817-941-0948
	Ryan Avenue	Hayley Wateska	hbwateska@gmail.com	214.457.3367
	Ryan Place Drive	Ryan O'Connell	ryan.j.oconnell@gmail.com	817-771-7313 (m)
South Adams Street	Chrissy Van Dyck	chrissy.a.forbes@gmail.com	817.676.5899	
Willing Avenue	Barbara Forshey	b.forshey@sbcglobal.net	817-965-3922	
	Newsletter editor	Abby Sehgal	rpianewsletter@gmail.com	

SPECIAL MID-WINTER-LOOK-TO-SPRING FEATURE

FEBRUARY GARDENING TIPS

February. That little month of the year where we find the gardeners among us staring out the window at the dead spots, asking "Is there anything I can do with this mess?"

If you are one of those types and smart enough to direct that question to a master gardener, you'll not only get a resounding yes for an answer, but also a three-word directive: prune, prep, plant. That's shorthand for prune your roses, prep your dirt, and plant a vegetable. Preferably, one you'll actually eat. (If you are wondering what grows well here, you'll find a handy list, complete with planting dates, at aggie-horticulture.tamu.edu, the quintessential website for all your gardening questions.)

I, on the other hand, being the sort of haphazard dirt dabbler who neither listens to answers nor masters anything, prefer my own three-

pronged path to a happier February garden. It goes like this:

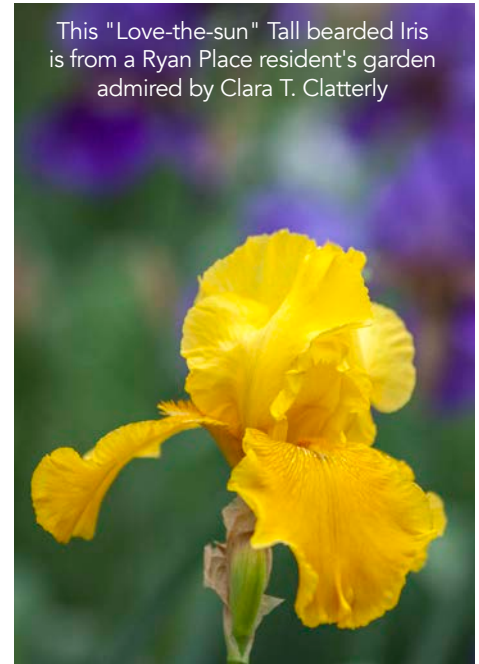
- 1. Buy a big picture book** full of English gardens—you know, the kind of gardens that only grow somewhere else.
- 2. Pull the shades** down and draw the drapes.
- 3. Nestle into an overstuffed** chair and remain there, perusing the pages of flowering arbors and pebbled paths bordered by bluebells, until all visions of your dreary, weed-choked garden have been...shall we say...weeded out.

So there you have it. Two sets of tips for the choosing. One possibly more productive than the other.

Please remember, however, the month does have one rule: buy new garden gloves. If you're into digging,

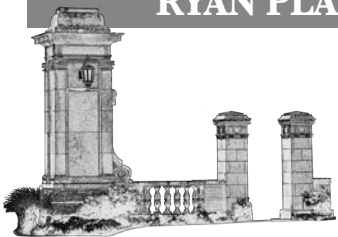
By Clara T. Clatterly, aspiring gardener

new gloves make it a lot more fun, and if you're aren't, well, they'll play quite the part alongside that newly purchased picture book.



This "Love-the-sun" Tall bearded Iris is from a Ryan Place resident's garden admired by Clara T. Clatterly

RYAN PLACE IMPROVEMENT ASSOCIATIONS DONATIONS EOY 2019



Community Patron: Donation \$200 +

Anonymous
Anonymous
Cindy & Javier Lucio
George Baker Jr.
Jill Matson & Spencer Tanke
Jim & Kitty Loveless
Joan Kline
Joel Burns and J.D. Angle
Kathryn and Erik Hansen
Lin & Randy Parham
Patricia & Glenn Polenz
Summer Jones

Community Builder: Donation of \$100.00 - \$199

Anonymous
Bryant & Hannah Kopriva
Cade & Jenni Lovelace
Daniel & Jennifer Hernandez
Douglas Cooper
Elzie Wilson

Gwen Green-Perez & David Perez
John & Danielle Morris
Josh & Amy Gardner
Kipp & Bonnie Baker
Margaret & Duran Doak
Mary Beth & Christopher Ebert
Mike & Karin Cagle
Robert & Carol King
Ry and Manya Shorr
Steve & Debra Flanagan
Tim & Kari Keith
Yates & Janet Brown
Zoe & Glen Pierce

Good Neighbor: Donation \$35.00 - \$99.99

Barbara Tumlin
Buddy & Kelly Broeker
Chris & Allison Gee
Coleman Roach
Dana Settle
David Claire
Diane McCusker
Doug & Laura Mercer
Doug Baldwin and Susan Keller
Ed Furber
George Lindner
Gilbert & Stephanie Gutierrez
J. Carter Matheney Tiernan
Jake Neal

Jeff Schroeder
Jeffrey Down
Jennifer & Jake Hughes
Jennifer and Ryan O'Connell
John and Kerry Coy
Katie & Lindsey Dietrich
Keith & Wendy Kessel
Kevin Arndt
Kristina Escamilla
Larry & Siân Borne
Lloyd & Lisa Day
Lou and Barbara Lucignani
Loy Rooke and Rita Cody
Luke Leonard
Mary Jane and Mark Debenport
Matthew Davis
Michelle Key
Miguel & Marilyn Vivar
Pamela & Charles Tynan
Patricia & Javier Rodriguez
Ron & Debra Hughes
Ruth Karbach
Ryan & Bronwyn Scharar
Sara Lynch
The Pritchetts
William Aulstin

A very special THANK YOU to each of these households for their monetary contributions to the Ryan Place neighborhood.

**Residential
 Food Scraps
 Composting
 Pilot Program**

Jan/2020



**MAKING
 A DIFFERENCE,
 IN NUMBERS**

9 months running

825 households
 subscribed

Nearly 29 tons
 (57,284 lbs.)
 collected

Total
 contamination:
 0.6%

**FREE YARD SIGNS
 STILL AVAILABLE!**

Email:
Flavia.Paulino@fortworthtexas.gov

today to reserve yours and
 schedule pick up date/time.



**NEW COLLECTION SITE
 NORTHWEST FORT WORTH!**

Our Program has added an
 11th collection site - the
 Northwest Branch of the
 Fort Worth Library now
 offers 2 compost carts for
 collection of food scraps,
 right off their parking lot.

COMING SOON!

**The City of Fort Worth will be
 expanding its composting pilot
 program for its employees and
 residents who work and live
 downtown by adding a 12th
 collection site conveniently
 located at City Hall.**

**TIPS FOR
 ODOR CONTROL:**

- If possible, drop off your scraps weekly (vs. waiting until bucket is full) to avoid decomposition
- Clean buckets with vinegar and baking soda

**WE ACCEPT THE
 HARD STUFF:**

- ✓ Bones from cooked meats/poultry/fish
- ✓ Nut shells
- ✓ Fruit pits (e.g. peach or avocado pits)

REMEMBER TO TEXT!

Help us build this program
 citywide! Nearly half of our
 active subscribers are sharing
 participation with us - would
 you please join in?
 Text us every time you
 empty your bucket!

UPDATE: Brennan Drop-off
 Station site re-opens on
 1/13/20 after improvements

LIKE our page on Facebook -
 Keep Fort Worth Beautiful

HELP us spread the word about
 our composting pilot program

AROUND RYAN PLACE... (continued from page 9)

Proposed new development: La Paloma/The Lex at 2260 Hemphill St. – Project Summary

Saigebrook Development and O-SDA Industries are partnering for the project. It is a Texas-owned firm, specializing in 'owned complexes' with a time horizon of 15+ years, on-site management and they consider themselves a green builder.

It is the same company that is building a senior living of 88 units, the Overly Project, and Sunset at Fash 66 units, and the Cielo Place, inclusive of repurposing a former Baptist church into the complex.

Project on Hemphill

This project consists of 72 units at 2260 Hemphill across from Daggett Montessori (La Paloma/The Lex, named to be determined). The property is currently zoned E. It would

need to be rezoned [requiring support from neighborhoods and Hemphill Corridor Task Force (HCTF)]

Apartment sizes are planned to be:

- 1 bed 650 sq. ft. (21 units)
- 2 bed 850 sq. ft. (36 units)
- 3 bed 1050 sq. ft. (15 units)

The development is a Work Force housing project, with tenants background checked and they must meet income criteria. Tenants must earn 2.5 times the monthly rent. Monthly rent credit apply at 30%, 50%, 60% of average medium income of \$72K/annually.

Saigebrook is competing for Texas federal tax credit of 9%, which tax credit will be traded for cash per equity partner. Even if approved by neighborhoods, Saigebrook may not secure the tax credit and be beaten out by other projects competing in the North Texas area.

Most units are 3 stories high (facing Hemphill Street), exterior façade and exterior design to be decided later after approval of project concept and securing tax credit. Saigebrook is familiar with Near Southside standards and willing to work with the neighborhoods on façade. In addition, Saigebrook has confirmed it is knowledgeable of Near Southside Building Standards and would abide by them.

Saigebrook is taking comments and ideas for improvement and seeking working partnership with neighborhoods. The builder needs letters of 'initial support' to move forward, not necessarily complete approval, but seeks initial letters of intent to support its position.

More info about this and other developments will be on the Ryan Place website under: [NEWS > DEVELOPMENTS.](#)

A Needle/Art Love Story Chapter VII

An exhibit of needle art treasures from private collections

This year, both needlepoint and cross-stitch will be showcased in the exhibit.

Thistle Hill
1509 Pennsylvania Avenue

Thursday - Saturday
February 20 - 22
10:00 am - 4:00 pm

Sunday, February 23
12:00 pm - 4:00 pm

Admission: \$20



Sponsored by
Autobahn
MOTORCAR GROUP
FORT WORTH



For more information: HistoricFortWorth.org, events@HistoricFortWorth.org, 817-336-2344 x100

Residential • Remodel

Commercial • Repair work



Service Company

ESTD

PLUMBING

2005

FORT WORTH
TEXAS

P.O. Box 11908
Fort Worth, Texas 76110

LICENSE # M-39221

817.239.6693
mcservco@yahoo.com

servicecompanyplumbing.com

Medicare Solutions SIMPLIFIED

Medicare Advantage

- HMO and PPO
- Medical Savings Account
- Part D Prescription Drug
- Special Needs

Medicare Supplement

Dennis Weverka

INSURANCE SERVICES

Dennis is a 36 year resident of the Near Southside. He has a long history of serving the community in various ways and is a Medicare expert.



Call today for
Medicare Solutions
Simplified for you.



817.723.4523



dennisweverka@gmail.com

WWW.NEARSOUTHIDEINSURANCE.COM

DISHES ENCORE

New and Retired Patterns



Gifts, Decor & Dinnerware

Ask About
FREE
SHIPPING!

3811 RUTLEDGE STREET
(AT 3900 W. VICKERY)
FORT WORTH, TX 76107
WWW.DISHESENCORE.COM
817-744-8548

RPIA MEMBERSHIP: YOUR DOLLAR\$ MAKE A DIFFERENCE

1. Select your level of donation:

\$35: Good Neighbor \$100: Builder \$200: Patron Other

2. Submit payment via: Check to RPIA Credit Card (via RyanPlaceFortWorth.com)

3. A little bit about you*: Name(s) : _____

Address: _____

Phone: _____

Email: _____

Best method of CONTACT:

Text to phone Email

Yes, you have my permission to show my name & donation in the newsletter

Mail this donation form to

Ryan Place Improvement Association (RPIA)

PO Box 11122

Fort Worth, TX 76110

...and become a member. Your donation contributes to the well being of the neighborhood. Beautiful homes, excellent public and private schools, convenient access to better living amenities - this is what a better neighborhood is all about...and RYAN PLACE meets all the criteria. Ryan Place occupies a unique and superb place in the urban & residential landscape of Fort Worth - but we can't remain that way without your help.

Please use this form - or go online to this page:

<https://www.ryanplacefortworth.com/donations/> ...and make your donation via credit card.

Any amount will do! Your funds enable these benefits to the neighborhood:

- BEAUTIFICATION and landscaping of entrances, etreets, and parks
- CANDLELIGHT CHRISTMAS in Ryan Place
- EVENTS for families & children and Adult SOCIALS which include
 - JULY 4th PARADE
 - FIRE TRUCK RESTORATION**
- NEWSLETTER and WEBSITE with discussions of issues important to our neighborhood.
- PARKS and Infrastructure Improvements
- PROMOTION and PROTECTION of Historic Ryan Place
- WELCOME Program
- ...and much much more!

* Submitting this form will put your name in our directory, a secure, online listing of our residents.

**Notes a 1934 American LaFrance type 399 Pumper built on a GMC truck chassis. It's been our very own for about 40 years! But it fell into some disrepair...We have been looking for parts and fabricating others to complete the restoration - which, after FOURTEEN (14) years is nearing completion! With your help and a little luck, it should be ready for NEXT years JULY 4th PARADE! PLease donate today!

The Story Group



kw
KELLERWILLIAMS

www.kwstorygroup.com

*Selling homes in your
neighborhood since 2001.*

Kati Van Cleave
Broker Associate
New Construction Specialist
817.992.6817
Kati@KWStoryGroup.com

Ruth Story
Broker Associate
Listing Specialist
817.992.9232
Ruth@KWStoryGroup.com

Canyon Van Cleave
Realtor
Buyer Specialist
817.372.5099
Canyon@KWStoryGroup.com