



## PRESIDENT'S LETTER

Greetings Ryan Place Residents,

I hope you had a great holiday season. The RPIA board has been busy over the last couple of months. We elected a new board in November. Many positions remain the same, but Ryan Terry was elected as our Director of Communications, and former President Cade Lovelace is coming back as Vice President. Thank you both, and I look forward to working with you. We were also able to pass a safety signage measure as suggested by our Crime and Safety committee headed by Jason Jones. We will have a signage rollout in the near future focusing on our "Lights, Cameras, Action" crime prevention measures. During our January board meeting we also passed the 2022 budget.

As far as events go, we will be back up to full strength in 2022. There will be a calendar of events in this newsletter. Our spring events will start with the Spring BBQ and the Easter Egg hunt for the little ones in April.

This will be my last year to serve as President of RPIA. Time flies

and I am now in the final year of my second term. As always, please email or call me directly if you have questions about the neighborhood or RPIA.

Our meetings are held on the third Monday of every month at 7 p.m. (except for July and December) at St. John's if you would like to attend.

Finally, if you see something suspicious, please call it in. Either 911 or the non-emergency number listed in this newsletter depending on the severity of the activity.

Thank you!

**Tim Keith**

**President, RPIA**

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*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.*

*The newsletter also appears online at [ryanplacefortworth.com/newsletters](http://ryanplacefortworth.com/newsletters).*

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# CALENDAR OF EVENTS

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<b>Feb</b>		1 Lunar New Year	2 Groundhog Day	3	4	5
6	7	8	9	10	11	12 Safety Campaign Kickoff Event
13	14 Valentine's Day	15	16	17	18	19
20	21 RPIA Meeting	22	23	24	25	26
27	28					

No RPIA Board meetings are held in July or December

WATCH OUR FB PAGE AND YOUR EMAIL FOR CONSTANT CONTACT UPDATES. STAY SAFE and STAY HEALTHY.

## PLANNED EVENTS FOR 2022

February 12, 2 - 5 pm – Safety Campaign Event  
 February 21, 7pm – Board Meeting  
 Early spring (date TBD) – Newcomer event  
 March 26, 10am – 12pm – Cowtown Clean-Up  
 March 27, 3-6pm – General Meeting + BBQ potluck  
 April 16 – Easter Egg Hunt  
 April 18, 7pm – Board Meeting  
 May 7 – Membership Drive event at Daggett Park  
 May 16, 7pm – General Meeting  
 May 30 – Croquet Tournament  
 June 20, 7pm – Board Meeting  
 June or July (date TBD) – Summer pool party/bbq  
 July 3 – Party in the Park  
 July 4 – Parade & softball game  
 August 8, 7pm – Board Meeting  
 September 19, 7pm – Board Meeting

September (date TBD) – Business mixer/happy hour

October 17, 7pm – Board Meeting

October 21 – Triangle Park Movie Night

November 28, 7pm – General Meeting (board elections)

December 2 – Holiday Party

December 3-4 – Candlelight Christmas Home Tour



**Jennifer Lovelace**  
Board, Ryan Place Christmas Tour

&

**William Cade Lovelace**  
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Ryan Place Improvement Association

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JUST SOLD

Sold by Karly Johnston, in Ryan Place.

" Being a realtor in my own neighborhood for the last 10 years makes me feel like I've been working from home! With the housing market changing so fast lately, know you can lean on me for all your real estate needs because this neighborhood is my home and my heart. "



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**Market Update**

**(July - December, 2021)**

**# Homes Sold - 15**

**Sold Price Range: \$400,000 - \$850,000**

**Average sold price per square foot: \$228/SF**

**Average days on market: 19**



**Ruth Story**  
Broker  
Listing Specialist  
817.992.9232  
ruth@dfwstorygroup.com



**Kati Van Cleave**  
Broker Associate  
New Construction  
Specialist  
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kati@dfwstorygroup.com



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817.372.5099  
canyon@dfwstorygroup.com

## City Council and FWISD Redistricting


by Cade Lovelace

Every ten years, after the results from the United States Census are made available, both the City of Fort Worth and Fort Worth ISD redraw council and trustee districts. So this being 2022, the redistricting procedures for both entities are complete or underway.

The Trustees for FWISD approved a new district map at their meeting in January. This map was the result of their Redistricting Committee's work in the Fall and early Winter. RPIA participated in this process by indicating to the Redistricting Committee and to the FWISD Trustees that Ryan Place would like to remain included in a district with our surrounding neighborhoods. Despite a proposal to divide Ryan Place from Fairmount, the Trustees passed new districts that placed the neighborhoods together in one district, pursuant to RPIA's request. Unfortunately, a few blocks in southern Ryan Place remain in a different trustee district. RPIA will work to create uniformity for Ryan Place.

The City of Fort Worth's redistricting process is still ongoing. Their process is more complicated because, pursuant to a City Charter amendment, the City is expanding the City Council from eight Council members to ten. Their Redistricting Committee proposed new council districts and now the City Council will become involved in the process. RPIA expressed to the Redistricting Committee and to the City Council that it desires to remain in a district with our neighboring communities. RPIA was successful in its request, as the map proposed by the Redistricting Committee includes Ryan Place in a district with the surrounding communities. The new proposed district also includes communities to the west and south of Ryan Place.

RPIA will remain involved in the City's redistricting process. If you have any questions or would like to participate in this process, let me know!






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### LIGHTS, CAMERAS, ACTION! 2022 SAFETY AWARENESS CAMPAIGN

*By Jason Jones*

Having lived in Ryan Place for over four years now, my family and I have come to love it even more than we hoped. We all know how special our neighborhood is, and that it's truly a one-of-a-kind place that you can't find elsewhere these days. When I volunteered for the Director of Public Safety position on the RPIA Board, I wasn't sure there was a whole lot that could really be done about improving neighborhood safety. As a husband and father of three boys, raising a family in Ryan Place is truly a privilege, but I felt there could potentially be ways to improve some of the challenges that we face, both geographically and from a lack of City resources. As I learned more, I realized that these challenges are indeed difficult, and I began asking neighbors for their thoughts on improving neighborhood safety and what we could do as residents to help. Ryan Place resident Red Sanders and I had several conference calls and meetings with FWPD, our NPO Officer Garner, as well as City council members and staff about these issues. The feedback from FWPD was consistent: put lights on your house, put cameras on your house, and if you see something suspicious, call it in.

Taking that feedback into consideration, I assembled a committee of around a dozen RP residents who were enthusiastic about collaborating on ideas and initiatives to further neighborhood safety. After several meetings and brainstorming sessions, we decided that the first initiative would be to create a safety awareness campaign called "Lights, Cameras, Action!", which is aimed at promoting those exact efforts that FWPD recommended. While we didn't get terribly creative with the campaign name, we felt that raising awareness on the nose was appropriate, in hopes that it just might help remind a neighbor to decide to put up lights, install cameras, or go ahead and call the police if they witness suspicious activity.

The campaign will focus on promoting one action item each month. Beginning in March, we'll have yard signs throughout the

neighborhood promoting "Lights" and will roll out recommendations (in the newsletter and Facebook group) for lighting options to brighten up your residences at night. In April we'll promote "Cameras", and in May we'll promote "Action", largely in the same manner.

A second initiative that the Safety Committee is promoting is to explore the possibility of the RPIA applying for CCPD grant funds from the City to have high-tech, license plate reader cameras installed in various locations in the public right-of-way. The cameras are made by a company called Flock Safety ([www.flocksafety.com](http://www.flocksafety.com)), and are used throughout the U.S. These cameras send instant "real-time" alerts to FWPD if a stolen vehicle or wanted vehicle (with warrants) travels through Ryan Place. FWPD has numerous Flock cameras throughout the City that are all managed at the FWPD Real-Time Crime Center Headquarters, which is led by Sargent Dalton Webb. At the November RPIA meeting, Sargent Webb told several stories about criminals who were apprehended as a result of this camera technology, which is quite impressive. The Security Committee feels that having these cameras will not only benefit Ryan Place as a neighborhood, but will also benefit the safety of the entire City as a whole.

**The RPIA Board has yet to discuss the matter formally and no vote has been taken yet to move forward on the Flock Camera initiative. Your input is welcome and encouraged.**

To kickoff these initiatives, the Safety Committee invites you to join us on Saturday, February 12, from 2-5 p.m. at a Ryan Place residence "to be determined", for some free beverages (alcoholic and non-alcoholic), free snacks, and free tunes from Safety Committee member DJ Brian Holland himself. We'll post the location on the RPIA Facebook group page once confirmed. At the kickoff event, you can pick up a yard sign, do the Safety Dance (it will be played), and learn more about the Flock Safety opportunity and how you can help make Ryan Place as safe as it can be. If you have any questions or would like to help with these initiatives, please feel free to reach out to me at your convenience. We hope you can join us! Stay safe!

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### **RPIA Opposes Wingstop Relocation**

by John Belknap

Ryan Place has always defended itself against intense and incompatible encroachment.

In late March we learned the owners of the Wingstop on 8th Ave. had purchased the three vacant lots on Stanley Ave. at the corner of W. Bowie Street. The corner lot is zoned Neighborhood Commercial and the other two lots are zoned Single Family Residential. The proposed fast food restaurant would require a zoning change for the two Residential lots.

Our April 29, 2021 the RPIA meeting was conducted via Zoom due to Covid, and the Wingstop representative appeared and briefly described their goals. We informed him we would review their packet and get back with them.

On May 11, we met in-person with the representative, and every aspect of the situation was discussed. We stated we would oppose a fast food restaurant in that location due to all of the unavoidable negative impacts it would force upon the neighborhood - especially to the immediate area - which is already clobbered by excess traffic and noise. It was made abundantly clear that in pursuing the zoning change they would be met with strong and organized opposition from the RPIA. The meeting was smooth and businesslike and we hoped they would listen and reconsider.

Why did we oppose it so vehemently? Well, just imagine - a fast food restaurant that is v-e-r-y busy - open late at night, with most of its business taking place late in the day and nothing to prevent them from operating 24/7. Now place it at one of the most dangerous and congested intersections bounding our neighborhood. Creating increased cut through traffic, noise,

disturbances, lighting, odors, etc. And most importantly - all this would be right next to homes. It's not hard to see why the neighbors in the area were less than thrilled.

They continued on nevertheless. Over the following weeks they offered some changes, but there was no way around the simple fact that a high volume fast food restaurant is simply an incompatible use for that location. Even the City told them their case needed some work.

As the Zoning Commission hearing date neared, an opposition petition was created, and over a two-day period 34 signatures were gathered from the properties within 500 feet of the proposed change. Everyone who was contacted on Stanley, James, and 8th Ave. signed it - even the two business owners across the street from the proposed change. The petition and several opposition letters were submitted to the Zoning Commission.

On November 10, 2021 we spoke in opposition at the Zoning Hearing, and the Commission decided by a unanimous vote to deny the application.

Then on December 14 at the Fort Worth City Council meeting, our City Council decided to uphold the Zoning Commission's decision - also by a unanimous vote.

We have always fought against encroachment into the neighborhood. Yet at the same time, we have always had a willingness to work with developers to allow compatible uses.

For now, we have saved ourselves from another incompatible use.

Hopefully we will eventually end up with something in that location we can live with... Literally.



## Candlelight Christmas 2022

The Gee family will be chairing the Candlelight Christmas in Ryan Place (CCRP) for 2022. The committee is taking shape, and we are preparing for a full home tour this December! Follow us on Instagram with the username **@candlelightchristmashometour** and Facebook at Candlelight Christmas in Ryan Place for information and updates!



*Save the Date*

CANDLELIGHT CHRISTMAS  
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*Tour of Homes*

*We look forward  
to welcoming you back*  
December 3 & 4, 2022

### Black History Month Spotlight: I.M. Terrell

Published February 04, 2022 on [fortworthtexas.gov](http://fortworthtexas.gov)

Black History Month, celebrated in February, is a time to honor the contributions and legacy of African Americans across U.S. history and society, including activists, civil rights pioneers, and leaders in industry, politics, science, culture and more. In the spirit of that mission, each Monday, Wednesday and Friday for the rest of the month, a local Black hero will be featured in hopes that their stories will inspire readers all year long to explore other fascinating change agents.

#### Isaiah Milligan "I.M." Terrell (1859-1931)

##### Educator

Isaiah Milligan Terrell, educator, was born on Jan. 3, 1859, near the city of Anderson, Grimes County, Texas. Terrell was the son of Alexander, a blacksmith, and Nancy (Oneil) Terrell and received a private education taught by two missionaries before attending Straight University in New Orleans, where he earned a bachelor of arts and a master of arts degree.

In 1881, Terrell was hired as a private school teacher in Anderson, Texas. And a year later, he was selected by Fort Worth's Superintendent of Schools, Alexander Hogg, to head the first free public school for African Americans, called the East Ninth Street Colored School.

In 1890, Terrell was named principal and superintendent of colored schools. The East Ninth Street School was moved to the corner of East 12th and Stedman streets in a property trade with the Fort Worth and Denver Railroad in 1906 and renamed North Side Colored High School No. 11.

In 1909, a bond election provided funds for a new building, which opened in May 1910. I.M. Terrell was named principal and served until 1915. In honor of its former principal, the school was named I.M. Terrell High School in 1921. The school at East 12th and Stedman streets became an elementary and junior high school in 1938, when Terrell High School was moved to its present location at 1411 E. 18th St. During Terrell's years of service in the Fort Worth public schools, the first fireproof school building in Texas for African Americans was built.

Terrell was a member of the Mount Gilead Baptist



Church in Fort Worth. Mount Gilead in 1913 was the oldest Black church (founded in 1876) in the city and was the largest African American church of any denomination in Texas.

On Oct. 15, 1915, Terrell left Fort Worth to become the fifth principal of Prairie View State Normal and Industrial College and was administrator at Prairie View from 1915 to 1918. Following his tenure at Prairie View, Terrell served as president of Houston College (also known as Houston Baptist Academy) in Houston's Fourth Ward, superintendent of the Union Hospital and then worked to secure funding for a new Houston Negro Hospital before serving as the first superintendent.

Terrell died on Sept. 28, 1931, in Houston. The I.M. Terrell High School in Fort Worth, buildings at Prairie View A&M University and the Houston Negro Hospital (Riverside General Hospital) all stand as monuments of his efforts and achievements.

Source: Gayle W. Hanson, "Terrell, Isaiah Milligan (I.M.)," *Handbook of Texas Online*, accessed Feb. 3, 2022. Published by the Texas State Historical Association.



## AROUND FORT WORTH (CONT.)

### Help Save Fort Worth's Historic Places

Are you aware of a historic property in Fort Worth that's worth saving? Nominate endangered buildings to Historic Fort Worth Inc.

The annual Most Endangered Places list, a program of Historic Fort Worth Inc., is a marketing and educational tool that spotlights historic resources threatened by a variety of circumstances — extremely deferred maintenance, no local landmark designation, loss of parking and lack of awareness of economic incentives to rehab historic buildings.

A wide range of sites will be considered for the 2022 list, including commercial, residential, religious, public buildings, neighborhoods, bridges, monuments and landscapes.

### Building and Brews Lecture

Join Hull Works founder Brent Hull and fellow building craftsmen for shop talk, beers and snacks at 5:30 p.m. Feb. 17 at 201 Lipscomb St. There are in-person and virtual options.

This Building & Brews event will focus on the Arts and Crafts movement (1880-1920). This period was a backlash against the industrialization of England and America. It was a reform movement, a positive re-evaluation of hand craftsmanship. Bungalow, Four Square, Spanish Colonial Revival, Storybook, California Ranch and Tudor Revival house styles all emerged during the Arts and Crafts movement.

Owners of properties recognized as endangered benefit from increased public awareness and assistance from Historic Fort Worth to address issues at the properties.


Download a nomination form and send the completed form to: Most Endangered Places, Historic Fort Worth Inc., 1110 Penn St., Fort Worth, TX 76102 or via email. Submit nominations by March 11.

As part of National Preservation Month, the announcement of the list will be made at noon on May 8 at Thistle Hill, 1509 Pennsylvania Ave. The event is part of National Preservation Month in May.

To learn more, contact Historic Fort Worth by email or at 817-336-2344, Ext. 113.

What did craftsmen know during this period? How did they respond to the new popular demand for these house types? What materials and tools did they work with? What influence has the Arts and Crafts movement had on building and architecture today? Learn all of these and more during Hull's lecture.

Scan the code below with your smart phone camera to register!



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## **New Southside Biergarten is a Hit**

*By Ryan Terry*

Ever since the famed Bearded Lady gastropub left its original home at the corner of Magnolia and 7th Ave, its absence has been felt. A new biergarten has now moved into the spot to bring a German flare to the southside.

The Radler is a self-proclaimed "German-cycling pub." As a non-cycler, I am not sure what that means, but despite my arrival by car rather than by bike, I loved the Radler.

There is a respectable beer and wine selection, heavy, of course, on German options. The food menu is mostly hot dogs and sausages of various kinds, with a smattering of appetizers that will make you wish you hadn't ordered a meal at all.

My table opted for the Bavarian Pretzels, the Loaded Baked Potato Tots, and the Fried Cheese Curds. Wow. The pretzel, served with homemade queso, was every bit as good as

you'd expect from a German pub, but the tex-mex twist of queso as a dip was uniquely delicious. The cheese curds were also fantastic - fluffy and crisp. The all star though, is the tots.

We're not talking about Sonic tater-tots here. These tots are the size of my two-year-old's hand. They're much more substantial than your average tot, so there's less crunch and more potato. Loaded up inside with bacon and cheese, these things are to die for.

I'd like to tell you more about my main course, but I can't even remember it. I went into a food coma directly following the appetizers. I only have a vague recollection of corny dogs, bratwurst, and Black Forest Ham sliders.

The Radler isn't the next Bearded Lady because it's something completely its own. It's more down to earth. It's simple, yet it has plenty to offer, whether for lunch or for late nights on the town.

Best of all, it's closer to home.

## **We Want Your Input!**

The Ryan Place newsletter is an awesome tool to get news to the neighborhood, keep everyone in the loop on local happenings that affect our area, and introduce neighborhood businesses. But it can be more than that too.

It can be a place to share your own experiences of life in Ryan Place. It can be a place to connect with the people living all around you. It can be a place to tell your neighbors about a local issue that matters to you or an idea that you think could make all of our lives better.

Did you read a good book? Tell us about it!

Did you try a new restaurant? Give us the scoop!

Did you see a symphony at Bass Hall? A play at Casa Mañana? A band at Lola's? We want the down low!

If you're passionate about the best type of grass for a Ryan Place front lawn or the best flowers to

plant in this Fort Worth clay, write it down and send it in!

This neighborhood is made up of all kinds of people with all kinds of beautiful and fascinating stories, experiences, passions, and occupations. Let's share them with each other. Let's celebrate the diversity of life that shares these acres of South Fort Worth that we call home.

There's no minimum experience level required to contribute. There's no special club you have to join to become a contributor. You don't have to be a writer by trade. All are welcome, and all are encouraged to contribute.

Please contact Ryan Terry for more information about becoming a contributor for the RPIA Newsletter. Contact info can be found on Page 14.

I look forward to reading your stories!



# THANK YOU 2021 DONORS!

Since this is the first newsletter of 2022, we wanted to take the opportunity to recognize all of the neighbors who contributed financially in 2021. Thank you to everyone who has invested in this community - your generosity is what makes this neighborhood the best place to live in all of Fort Worth (and maybe the world). Thank you!

## **Community Patrons (\$200+ Donations)**

Jim & Kitty Loveless  
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## **Community Builders (\$100.00 - \$199.99 Donations)**

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# 2022 RPIA BOARD OF DIRECTORS

Chart updated 6/1/2021

	POSITION	NAME	EMAIL	PHONE
BOARD MEMBERS	President	Tim Keith	tkeith78@gmail.com	979.220.5932 (m)
	Vice President	Cade Lovelace	clovelace@lovelacelawpc.com	817.681.7692 (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)
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	Membership, Director of	Jake Neal	jneal@hlfortworth.com	817.606.7820 (m)
	Communication, Director of	Ryan Terry	ryanmterry17@gmail.com	214.592.6406 (m)
	Activities, Director of	Jeff Schroeder	jeffschroeder43@gmail.com	469.900-5032 (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
STREET DIRECTORS	Infrastructure, Director of	Douglas Cooper	cooper.douglas15@gmail.com	817.291.1540
	Co-Chair Home Tour Committee	Chris Gee	chriswgee@hotmail.com	210.414.0199 (m)
	Co-Chair Home Tour Committee	Allison Gee	aw479@hotmail.com	
	5th Avenue	William Welder	william.h.welder@gmail.com	361.550.8182 (m)
	6th Avenue	- OPEN -		
	8th/James/Stanley	John Belknap	johnbelknaptx@gmail.com	817.800.6669 (m)
	Alston/Lipscomb/Page	Casey Creager	casey@servicecompanyplumbing.com	
	College/Cantey	Terri West	hatwest@gmail.com	817.991.2838
	Elizabeth Boulevard	Chris Rogers	rogers1411@gmail.com	817-941-0948
	Ryan Avenue	- OPEN -		
Ryan Place Drive	Blake Villa	bvilla@utexas.edu		
South Adams Street	Javier Rodriguez		817.715.9456	
Willing Avenue	Barbara Forshey	b.forshey@sbcglobal.net	817-965-3922	
Newsletter editor	Abby Sehgal	rpianewsletter@gmail.com		

## IMPORTANT NUMBERS:

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**NPO 8 on Magnolia**  
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817-392-3973

**Animal Control**  
817-994-4208

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817-212-2700

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### 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](http://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](http://ryanplacefortworth.com)



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**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!

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