



PRESIDENT'S LETTER

Ryan Place,

With the weather cooling off and our yards and plants getting some much-needed rain, we're entering one of my favorite times of the year in Ryan Place, and RPIA has a full calendar of activities that will help us enjoy the cooler weather and connect with neighbors. You'll learn more about these events in this edition of the newsletter along with some news regarding park improvements, zoning efforts, and neighborhood school relations.

On September 12th, the Fort Worth City Council voted unanimously to approve ZC-23-118, which was the Council-Initiated Zoning effort that RPIA undertook in partnership with Councilwoman Elizabeth Beck's office and Senior Fort Worth City Planner Beth Knight. No one spoke in opposition of the proposal at either the Zoning Commission Hearing or the Council meeting. Residents can see the updated zoning map on the Ryan Place website at:

<https://www.ryanplacefortworth.com/council-initiated-zoning>

As I've stated previously, the purpose of this effort was to convert most B zoning (multi-family) in Ryan Place to A

zoning (single-family), which is more consistent with how Ryan Place has developed through the years and more suitable for a residential neighborhood. In recent years, B zoning in nearby residential neighborhoods has become problematic because developers have capitalized on B zoning to build imposing student housing next to single family housing in neighborhoods near Texas Christian University (TCU) in response to TCU's expanding student population. With Ryan Place's proximity to TCU, it is reasonably foreseeable that Ryan Place could soon become more vulnerable to this type of development. Accordingly, in addition to the recent zoning effort, the neighborhood is actively exploring additional tools to protect the neighborhood and is in regular communication with Councilwoman Beck's office and historic preservation officers on protections that would be appropriate for Ryan Place. I look forward to keeping you updated on those efforts in the months ahead.

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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](https://www.ryanplacefortworth.com/newsletters).

CALENDAR OF EVENTS

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Oct	21	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

No RPIA Board meetings are held in July or December

WATCH OUR FB PAGE AND YOUR EMAIL FOR CONSTANT CONTACT UPDATES.

PLANNED EVENTS FOR 2023

October 14 - 9:00 - 11:00 am - Litter Stomp

October 16 – 6:00 pm – Board Meeting

October 20 – 7:00 pm - Triangle Park Movie Night

October 31 – Halloween Night

November 9 – 6:00 pm – 8:00 pm – New Neighbor Event - 2512 S Adams

November 27 – 7:00 pm – General Meeting and Elections *

December 1 – 7:00 - 10:00 pm - Jingle and Mingle Holiday Party - 1302 Elizabeth

December 2-3 – Candlelight Christmas Home Tour

**Indicates the Board meeting was moved from its regularly scheduled day*


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KARLY JOHNSTON REALTOR



FABULOUS FALL!

Sweater late than never! With cooler temps on the horizon you may be wondering if our real estate market is cooling too.

Inflation and the persistent rise in mortgage rates continues to exert its impact on the housing market. Home prices aren't going up rapidly but more choices and an increase in inventory is not enough to outpace the demand, so the sellers market continues.

DFW remains one of the hottest markets across the state and a popular destination for people looking to relocate from states with higher taxes and home prices. With a strong labor market and lower cost of living furthering the trend of people moving to the area, we expect the housing market to remain strong for the foreseeable future.



Get ready to *fall* in love with your new home and *leaf* all your real estate needs to me!

HOME SEARCH

Friends in Ryan Place – If you have a 3 bed, 2 bath, or larger home and are interested in selling, let me know! I have a cute couple looking to move in to the neighborhood.

Fort Worth Housing Report

August 2023 Price Distribution

Median price **\$335,000**
4.3%
 Compared to August 2022

10 - 100k	0.4%
100k - 120k	5.2%
120k - 150k	25.9%
150k - 180k	43.3%
180k - 200k	13.0%
200k - 250k	8.5%
250k - 300k	2.2%
300k - 400k	1.6%

Active listings	1.3% 2,195 in August 2023
Closed sales	4.1% 1,071 in August 2023
Days on market	36 Days to close 33 Total 69 15 days more than August 2022
Months of inventory	2.4 Compared to 2.1 in August 2022

About the data used in this report: Data used in this report comes from the Texas REALTORS® Data Reference Project, a partnership among the Texas Association of REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Real Estate Center at Texas A&M University.

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 KARLYJOHNSTON.COM KARLYRJOHNSTON

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Recent Ryan Place/Fairmount Market Activity

Sold Price Range: \$403,000 - \$997,000
Sold Price per square foot: \$203 - \$354
% of List to Sold Price: 95% - 109%
Days on market: 1 day - 148 days

Statistics reflect the range for homes sold in the last six months.
Each home is unique. To request a customized value for your home,
scan the coffee cup to visit our website and click, "What's My Home Worth"
or call or text Ruth at 817-992-9232.

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Kati Van Cleave
Broker Associate
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Canyon Van Cleave
Realtor
Buyer Specialist
817.372.5099
canyon@dfwstorygroup.com

PRESIDENT'S LETTER (CONT.)

As I mentioned in the September newsletter, from time to time, it's a healthy practice for organizations such as RPIA to review their bylaws and ensure they're meeting the needs of the organization. RPIA has not undertaken a review of this nature since 2014. At the September Board meeting, RPIA voted and approved a package of proposed revisions that we are now presenting to the neighborhood at large for their review and comment. You will find a summary of these proposed revisions along with the reasoning for each proposal in this edition of the newsletter. An expanded revision package is also available on our website under the Resources Section at:

<https://www.ryanplacefortworth.com/2023-bylaw-revisions-proposal>

At the link, neighbors are provided an expanded document that includes (1) a summary of proposed revisions with the reasoning for the proposal, (2) a "clean" version of the bylaws that incorporates the proposed revisions, and (3) a "redlined" version where you can see the actual edits that allows you to compare the current version with the proposed version. Please review these changes and provide any comments or concerns to me at chriswgee@hotmail.com by October 13, 2023. The neighborhood vote to adopt the revisions will occur on Monday, November 27th, at the Annual Neighborhood Meeting. The quorum required at a meeting to amend the Bylaws is thirty (30) general members, and a 2/3 vote of those members can amend the Bylaws.

We have made some progress on the pavilion in Daggett Park. If you have been there recently, you will have seen the concrete foundation has been poured and some structural beams have been constructed. We're looking forward to the completion of this project soon. Also related to Daggett Park, there were some concerns that recently surfaced regarding ownership, access, and use of Daggett Park and whether the city or the school had jurisdiction over the park. After communications with the Principal at Daggett Elementary, an attorney at FWISD, and our contact at the City of Fort Worth Park's Department, we have learned that FWISD owns the property where Daggett Park is located, and the City of Fort Worth leases the property for use as a city park. As long as there is an active lease agreement between the city and FWISD, policies regarding access and use of the park will be in accordance with the city's access and use of any other public park overseen by the city.

Therefore, Daggett Park is a park open to the public during the hours of operation (5:00 AM to 11:30 PM). Neither the school community nor the members of the non-school community have priority over its use unless, for example, they've worked with the city on obtaining

a permit for a special event. Based on this, all members of the community will continue to enjoy a shared use arrangement of the park, and Principal Brown has assured that they intend to be good neighbors and be considerate of the needs of our non-school community.

Regarding Triangle Park, the Fort Worth Parks and Recreation Department (PARD) has reviewed our updated site plan and provided some feedback regarding Americans with Disabilities Act (ADA) compliance. The plans are now being refined to meet the applicable ADA requirements and various detailing as required by the Fort Worth's PARD to meet their approval.

On October 16th, at 7:00 PM, at St. John's-Gregory Hall, RPIA will be hosting our first ever Neighborhood Public School Forum. We have representatives confirmed from Daggett Elementary, Daggett Montessori, and Daggett Middle School. Each representative will give an introduction and an overview of their programs, goals, needs, and achievements. There will also be plenty of time for them to take questions from the community. Whether you have future students, current students, or no students and just want to learn more about how you can support your neighborhood schools, this is a great opportunity for you and the Ryan Place community.

And finally, see more in the newsletter about Ryan Place Halloween safety preparations, the Service Committee's Neighborhood Litter Stomp event on October 14th, and Movie Night in Triangle Park on October 20th. You'll see Save-the-Dates for the Fall New Neighbor Mixer on November 9th, the Annual Meeting on November 27th, and the Ryan Place Christmas Party on December 1st.

And everyone should mark their calendars to attend and volunteer for the 39th Annual Candlelight Christmas in Ryan Place (CCRP) December 2-3. The ticket links and volunteer sign-up links are now live, and you will find more information in the newsletter about how you can purchase tickets or sign up to help! It takes a small army of volunteers to ensure our weekend is a success, so please consider signing up to volunteer!

Enjoy this edition of the newsletter, and thanks to all of you who contribute newsletter content and help deliver!

Chris Gee

RPIA President

LEADERSHIP SPOTLIGHTS

Taylor Kolbeck-Drake

5th Avenue Street Director

Taylor is currently serving as RPIA's 5th Avenue Street Director. In this position she is responsible for representing 5th Avenue in all board meetings and keeping neighbors informed of any news or changes pertinent for 5th Avenue residents. Taylor has lived in the neighborhood with her husband Thomas since the summer of 2022, and has enjoyed

attending the many holiday events, including the Christmas party, Candlelight tour and 4th of July softball game. Taylor is an HR partner with Hilti North America, but currently all of Taylor's free time is spent with their two-month-old Teddy and two dogs, Django and Petey. Thanks for your service, Taylor!



Aaron Ballard

RPIA Treasurer

Aaron is currently serving as the RPIA Treasurer. In this position he is responsible for assisting with the annual budget, overseeing the organization's bank accounts, handling incoming and outgoing funds, maintaining accounting records, managing the RPIA P.O. box, helping with insurance renewals, and preparing monthly treasurer reports for the RPIA Board meetings, among other responsibilities. Aaron has lived in the neighborhood since 2021 and loves the rich history of Ryan Place, the architectural diversity of the

neighborhood, and its welcoming and progressive community of residents. The swells of Halloween trick-or-treaters on Elizabeth and surrounding blocks is one of Aaron's favorite annual rituals in the neighborhood. In his personal time, Aaron stays busy working as a forensic CPA and partner at Whitley Penn, renovating and furnishing he and his partner's 100-year-old house on Willing, being the fun uncle to five nieces and nephews, and traveling abroad whenever possible. Thanks for your service, Aaron!



Sara Geer

Director of Membership

Sarah is currently serving as the Director of Membership. In this role, she is responsible for outreach to neighbors to encourage support for RPIA and participation in RPIA meetings and activities. She also oversees the welcome initiative for new neighbors. Sarah moved to the neighborhood in 2018 with her husband, Scott, and her daughter, Josephine. The Geer Family loves being part of a neighborhood that offers so many opportunities

for connection across multiple generations and actively participates in civic affairs. Sarah is a Program Officer for the Rainwater Charitable Foundation. As a working mom, her personal time is at a premium - when she's not running to the grocery store or soccer practice, she enjoys advocating for public schools, baking, and retreating to her family's lake house in East Texas. Thanks for your service, Sarah!



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Ryan Place Supports



NEIGHBORHOOD LITTER STOMP 2023!

It's time to STOMP OUT THE LITTER in Ryan Place! Join us as we all pitch in to clean up litter around the streets, alleys, commercial areas, and other public spaces in our beautiful neighborhood. It's easy; we'll provide the bags and gloves, so all you need to do is show up!



Event Info

Saturday, October 14, 2023 * * 9:00 – 11:00 AM

We're meeting at 1221 Elizabeth Boulevard to kick things off, and we will have light refreshments and **FREE event t-shirts** for participants while supplies last. If you plan to participate, please RSVP to Sarah Rucker at srucker24@gmail.com. If you decide to join us at the last minute, that's ok too!

LEADERSHIP SPOTLIGHTS

Rich Johnston

Ryan Place Drive Street Director

Rich is currently serving as the Ryan Place Drive Street Director. In this position, he is responsible for delivering newsletters, assisting in answering any questions or concerns that the residents on Ryan Place Drive may have, and representing the residents on Ryan Place Drive to the neighborhood. Rich has lived in the neighborhood since 2010, and enjoys all the neighborhood events,

being on a personal level with so many residents and loves the fact that Ryan Place residents actually know their neighbors. In his personal time, Rich stays busy with 2 kids, Aiden and Kendall; between their sports and school activities, that's a full-time job. He likes to do projects around the house, which never end. As always, he loves a good party with friends and family. Thanks for your service, Rich!



NEWS AND NOTES

The Woman's Club of Fort Worth Welcomes You!

by Diane Zemkoski

Have you ever wondered about the four historic mansions along Pennsylvania Avenue just two miles north of Ryan Place? Since 1923, The Woman's Club of Fort Worth has welcomed women of all ages to gather and grow through the educational programming and social

opportunities provided by our 52 clubs and departments. We offer daytime and evening programs featuring literature, history, science, fine arts, and other areas of personal and professional development. We also support and actively participate in service projects which support

women, children, and education in our community.

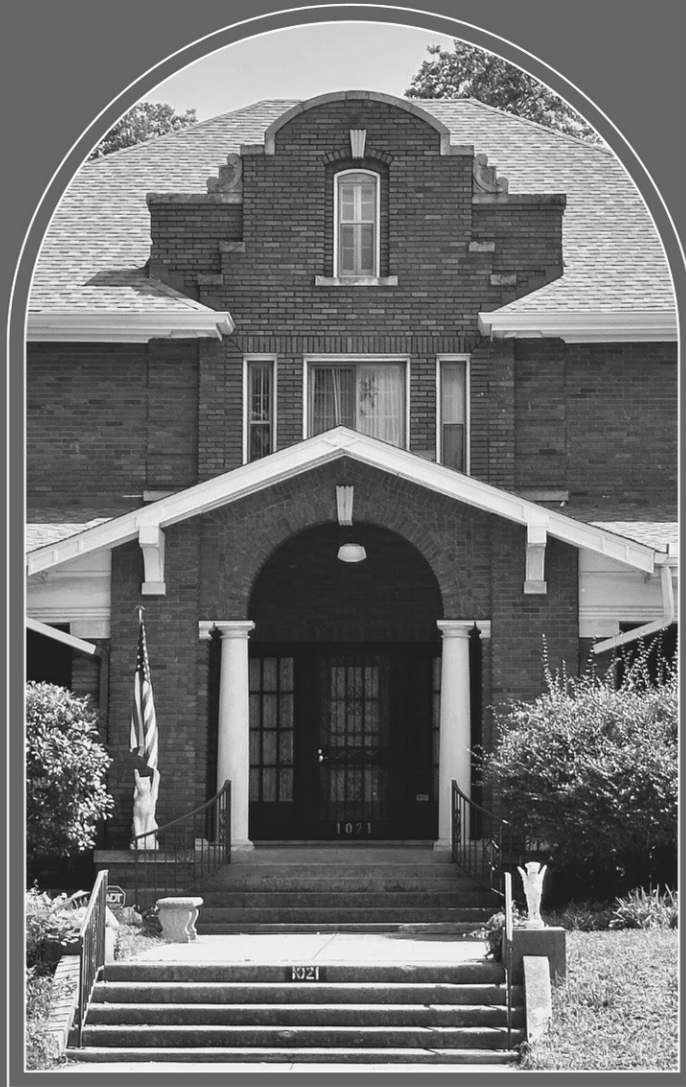
For the past 100 years, The Woman's Club of Fort Worth has counted many Ryan Place women in their membership. It offers so many opportunities for education, community service, and life-long

RPIA Financial Update

by Aaron Ballard, RPIA Treasurer

Thank you for your continued financial support of RPIA. Below is a summary of RPIA's financial results since the last newsletter, as well as year-to-date 2023.

RPIA Financial Update – October 2023 Newsletter		
Revenue/Expense Category	Since Last Newsletter 8/24/23 – 9/14/23	Year-to-Date 1/1/23 – 9/14/23
Revenue		
CCRP Home Tour - Sponsors/Ads	\$5,550	\$18,950
Newsletter Ads		\$6,500
Neighbor Donations	\$495	\$5,690
T-Shirt Fundraiser		\$603
Interest Income	\$1	\$4
Total Revenue	\$6,046	\$31,746
Expenses		
Park/Green Space Maintenance	\$1,224	\$11,684
RPIA Operating Expenses	\$2,807	\$8,514
CCRP Home Tour		\$2,793
Neighborhood Events	\$58	\$1,546
Community Engagement & Dues		\$550
Total Expenses	\$4,090	\$25,086
Net Revenue	\$1,956	\$6,661



Proud to represent Ryan Place.

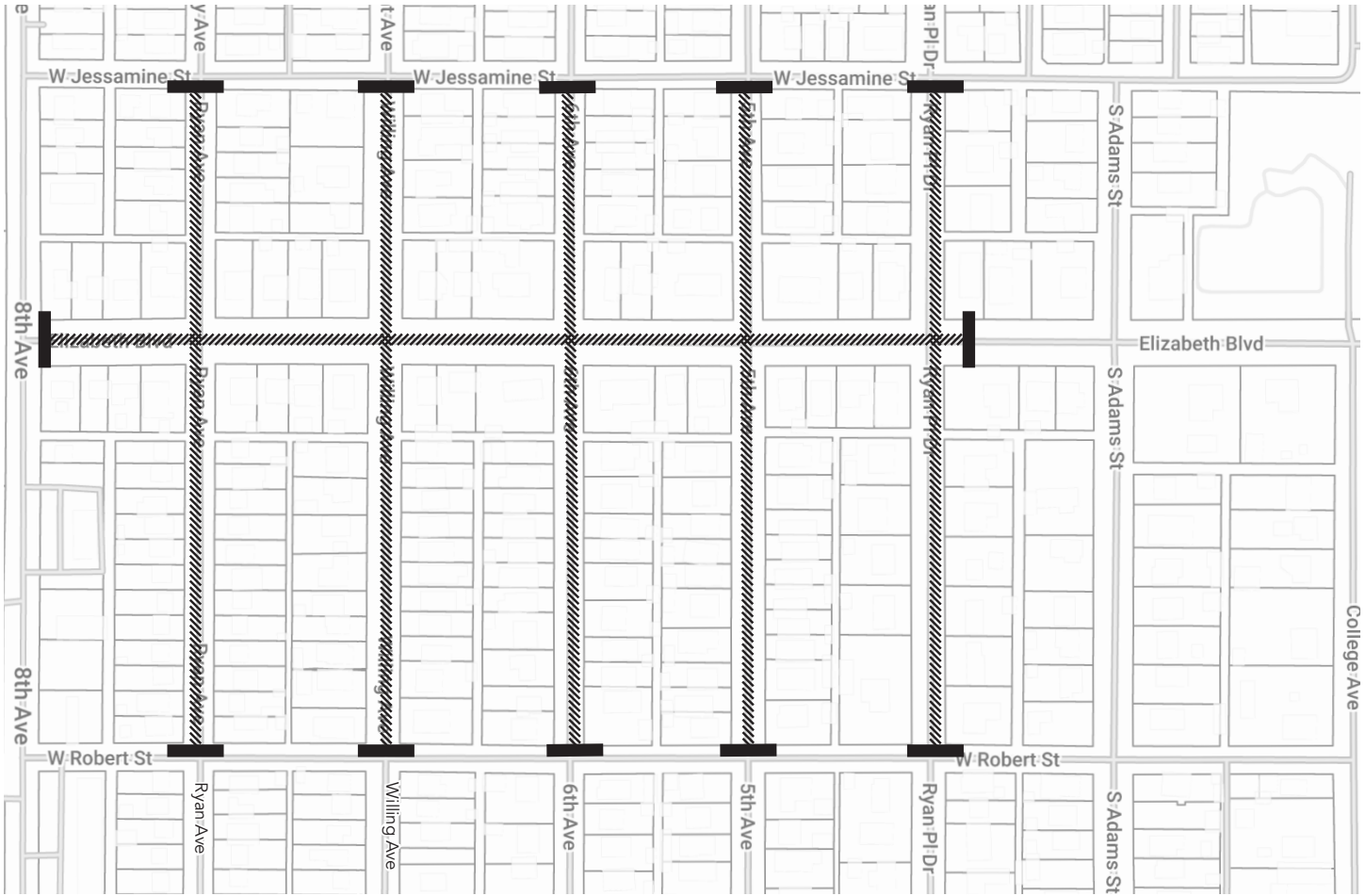


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HALLOWEEN NIGHT IN RYAN PLACE



Halloween Safety Preparations Underway

by Jason Jones, RPIA Safety Director

As you all know, Halloween is creeping (see what I did there) up fast, and our neighborhood has increasingly become the hot spot for thousands of trick-or-treaters; it seems like there are more and more each year.

With the massive number of kids who visit the neighborhood, a few years ago we felt it was necessary to take some safety precautions. Accordingly, we shut down Elizabeth Blvd. between Willing and Ryan Place Drive, and the feedback was overwhelmingly positive. Last year, in addition to closing off Elizabeth, we put barricades up between Jessamine and Robert for Willing, 6th and 5th, and received even more positive feedback.

This year, we would like to see

Elizabeth shut down starting at 8th Avenue to Ryan Place Drive, and also shut down Ryan Ave between Jessamine and Robert.

I will be working with the street directors for the applicable streets on obtaining signatures from homeowners who live on the portions of the streets that we're proposing to shut down so that we can obtain a permit. If you are a homeowner that will be affected by these closures, we appreciate you supporting our effort to create a safer environment for Halloween. Also, if anyone would like to man the barricades between 5pm -9pm please contact me – we'll need all the help we can get!

Thanks, and we look forward to another fun Halloween night in Ryan Place!



Jennifer Lovelace

Board, Ryan Place Christmas Tour

&

William Cade Lovelace

Former President

Ryan Place Improvement Association

Family. Business. Estate.

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Researching the History of Your Home: US Census

by Ruth Karbach

The United States Population Census is one of the most valuable resources in researching the history of your home in the first half of the 20th Century. The following categories about people, property, and social and economic conditions are in the 1900, 1910, 1920, 1930, 1940, and 1950 Censuses:

Location: Name of street, avenue, road, etc. House number or farm. Residence by city or county/parish or other in April 1935 (1940 Census).

Name and Relation: Name of each person whose place of abode was with the family. Relationship of person enumerated to the head of the family.

Personal Description: Gender, and Color or race [period terminology], and Age at last birthday. Marital status--whether single, married, widowed, or divorced and, if married, number of years of present marriage. For mothers, number of total children born and number of children living.

Nativity: Occupant's and Father's and Mother's Places of Birth. Occupant's mother tongue/native language and Father's mother tongue (1920 Census). Mother's mother tongue (1930 Census).

Citizenship: Year of Immigration to United States and if naturalized.

Occupation: Trade, profession, or particular kind of work done and Unemployment. 14 years and older, employment status (1940 Census).

Education: Whether able to read

(dropped after 1930) and whether attended school any time since 1 September of year previous. Highest grade completed (1920 Census).

Ownership of Home: Owned free or mortgaged or rented. In 1920 only--home radio. Value of home (1930-1950).

Military: 1910 Census Veteran of Civil War 1920 Census--whether Veteran or not, War or expedition.

Disabilities: 1910 Census only--whether blind (both eyes) and/or deaf and dumb [period terminology].

Access to U. S. Census records is available online via paid subscription at Ancestry.com, or for free library edition of Ancestry.com (does not include personalized information such as family trees) at the Fort Worth History Center. The History Center genealogy librarian Suzanne Fritz and the staff can help you with using Ancestry.com on the computers at the Fort Worth History Center. Suzanne recommends that you start with Ancestry.com before checking FamilySearch.org, which is free online, since the indexing for digitization differs from site to site. The History Center also has the microfilm of the U. S. Census in Texas, but use of it is more laborious. It is important to look at the original Census page with the entries about the household as there can be transcription errors. Printing the image of the original page can be done from the library edition as well as the paid subscription of Ancestry.com.

You may have the name of an early owner/renter of your home if you have used the Southwest Builder for post WWII homes (see February newsletter); the Tarrant County Resources Survey, Fort Worth, Southside files (see the March newsletter); the Tarrant County Deed History Card and Fort Worth City Directories (see the April newsletter); and Digitized Newspapers (see the May newsletter). Begin your search of the U. S. Census with that early owner/renter's name(s). You can create a timeline for your home as well as the individuals who resided in it to be helpful in your writing a sign for your home during the Candlelight Christmas in Ryan Place tour and/or a story of your home for your family and subsequent owners of the property.

Since people make the records, there will be errors in some documents you find on Ancestry.com and FamilySearch.org. In the case of the U. S. Census during the early years of Ryan Place, any person in the household could orally provide information to the Census taker who went door to door and handwrote household responses for the Census records.

A reminder: The Fort Worth History Center is closed Sundays-Mondays, hours on Tuesday-Thursday are 11am-7pm, and Friday-Saturday 10am-6pm. The History Center is located at 501 East Bolt Street 76110; their phone number is 817-392-7740.

Ryan Place Historical Archive Contributions

by Sean Crotty, RPIA Director of Historic Resources

The RP neighborhood association is creating a historical archive focused specifically on the neighborhood. We are looking for two types of contributions to the archive.

First, if you have lived in the neighborhood since the early 2000's or longer, and are interested in being interviewed (or doing some interviewing) for an oral history of the

neighborhood, please email Sean Crotty (crotty.sean@gmail.com) to arrange an interview time.

The second type of contributions we are looking for are historical photos and/or documents about the neighborhood.

We are hoping to scan these photos and documents so they can be made available and viewable digitally. That

is to say, we would not be keeping your family photo albums, just scanning any pictures you want to share publicly that show life/history of the neighborhood.

If you have materials that you'd like to contribute to the RP digital history archive, please email Sean Crotty (crotty.sean@gmail.com) to arrange for pickup of the materials.

Ryan Place Movie Night in Triangle Park

Friday, October 20th at 7:00 PM



Join us for a **spooktacular** time at Movie Night in Triangle Park! When the sun goes down, we'll enjoy a Halloween-themed family-friendly movie under the stars. RPIA will provide the movie and neighbors should bring their blankets and chairs. We'll have a treat for the kids, but feel free to bring your own snacks and beverages to enjoy during the show.

Contact Sarah Rucker (srucker24@gmail.com) for any questions.

SCHOOL FORUM

QUESTIONS ABOUT OUR PUBLIC SCHOOLS?

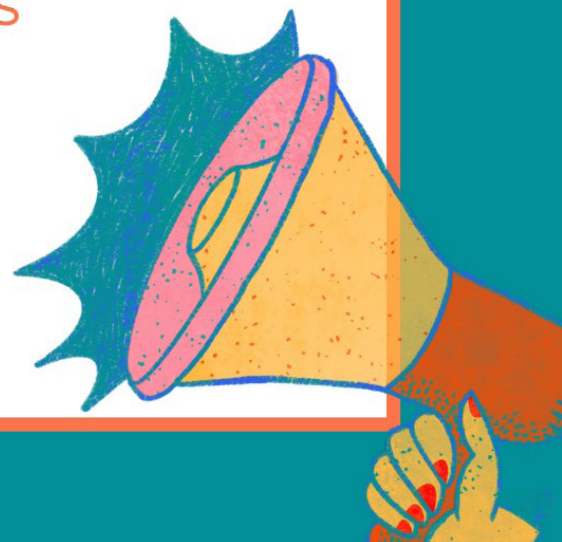
VISIT WITH
REPRESENTATIVES FROM:

Daggett Elementary,
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Daggett Middle School

REGARDING THEIR SCHOOL'S PROGRAMS
AND OPPORTUNITIES

OCTOBER 16TH AT 7PM

At St. John's



October Winyl

by Brian Holland, Elizabeth Ave Street Director

As you may have noticed, Winyl took a summer hiatus. No excuses, but it was crazy hot and I, with most of Fort Worth, was traveling and trying not to melt. Now we are back and could not be more excited about fall weather, great records, and wonderful wine. So, pop the cork, drop the needle, and let's get this party re-started. This month's band has been around forever. However, it was not until this 1983 crossover album that the prog rock band Yes gained a greater acceptance. It also happens to be a personal favorite of mine. The wine, a Pinot Noir from the Willamette Valley, also happens to be a favorite of mine. Let me share with you why.

The Vinyl — "90125" by Yes, 1983

Yes is a British progressive rock band formed in London in 1968. This prolific band, who has had over 20 musicians as full-time members and an album catalog that reminds me of an encyclopedia (remember those? My kids cannot wrap their head around such a concept) was losing steam heading into the early

80s at the same time that prog rock was struggling. With the addition of new band members bringing new life to their sound, their album 90125 introduced Yes to the mainstream and created new interest in their older material. Moreover, it gave Yes a new lease on their very-long-life. Love it, hate it, or feel somewhere in between, 90125, and the Yes line-up that created it, are lauded for keeping the prog rock flame alight. Named after the catalogue number given to it by Atlantic Records, and not an area code as you may have guessed, the record's strength lies in the instantly appealing melodies of the songs, and the stunning vocal harmonies throughout the album.

The Wine — "Willakenzie Estate Pinot Noir," 2016, The Magnolia Wine Bar

Willakenzie's 2016 Estate Pinot Noir is a red wine, no surprise there. According to Willakenzie, it has a spicy nose of red licorice, dried rose petals and potpourri, over a core of bright red fruits. I personally smell raspberry, strawberry, rhubarb and

know that it is delicious to drink. Willakenzie is light to medium-bodied, it features bright red fruits framed with oodles (never get to use that word, win!) of savory and spicy notes. To summarize, it's fantastic and even better when shared with friends while listening to 90125.

The Pair

Perhaps you are like my wife and want to know why I chose this album for October, and not something more obvious like Smashing Pumpkins or The Darkness. Well, my Brian brain does not work that way, and I just cannot get this album out of my head. I am curious to see if the same happens to you. Yes, who through its many iterations of band members, finally produces an album that saved prog rock and resonated widely with audiences, paired with a wine that always resonates. If you are curious as to how this plays out, stop by Magnolia Wine Bar on October 21st during Arts Goggle. I will be spinning records, Yes even 90125, and saying hi to my closest 50,000 friends.

Ryan Place High Temperatures

by Christopher Ebert, Senior RPIA Columnist

We moved to Ryan Place and the Thomas House in 1976. It was built in 1924 before the world, at least in Texas, lived in air conditioned comfort. One of our early goals was to solve this short fall.

Knox Thomas attempted to solve that problem with a water spray across a huge metal containment box with a large fan in the box. It blew moist air into each room through the duct work that was used by the coal fire heat system. This system might have been more successful if the big metal box had been outside and not enclosed in the basement.

It was solved when we qualified for a '312 Loan' which was a federal program to bring houses up to code.

This was accomplished during 1979. The city inspected your house and declared certain household systems sub-standard. Therefore by 1980 we were cool and our house met the city's housing code.

If you noticed during the high temperatures in our 2023 early days there was a string of 100+ degree days. 1980 holds the record for consecutive 100+ days. Did the 1980 temperatures slow down life in Ryan Place? Not for us! We had a young family, a ten year old and a 7 year old. Not that we did it in comfort but we survived. Not unlike this year, we just stayed inside more.

We streamed more television and if we wanted to really cool down we

went to one of large screen movie houses or, like we did, we went to Illinois to visit dear friends.



Summary of Proposed RPIA Bylaw Changes 2023

Article IV – Directors, Officers, and Street Directors

- Define the Officers as: President, Vice-President, Secretary and Treasurer.
 - Reasoning: Clarifies the difference between Officers and Directors.
- Change “Street Directors” to “Street Representatives”.
 - Reasoning: Decreases confusion between Director Positions and Street Director Positions, and Street Directors serve more of a representative function.
- Replace the use of “Director” throughout the document with “Board Member.”
 - Reasoning: Decreases confusion associated with the use of the word “Director.”
- Make the appointment of the Parliamentarian optional.
 - Reasoning: This is a position that hasn’t been filled for over a decade. It’s difficult to find someone to take on a Board position role with this type of experience and attend meetings when they have no vote.
- Elevate the Tour Chair to a Director Position and make them a voting member.
 - Reasoning: The Tour Chair should be a prominent role in the organization and voting member. The position is responsible for generating most, if not all, of the income that the organization relies upon to function.
- Combine the Streets of Alston, Lipscomb, Page, College and Cantey under one Street Representative position
 - Reasoning: This would make it easier to find a Street Representative for this area, and with the change, it would cover approximately 100 homes, which is similar to what most other Street Directors cover.
- Add the job description for the Vice-President
 - Reasoning: The 3 other officer’s job descriptions are included in the bylaws so, it makes sense for the Vice-President to be included as well.

Article VI – Meetings of the Board of Directors

- Provide a mechanism to conduct a virtual Board meeting
 - Reasoning: The current bylaws don’t make clear that virtual meetings are a permissible way for the Board to conduct official business. While Board meetings should be held in person, situation arise (e.g. COVID) where it may be necessary to meet virtually.
- Provide a mechanism for a member to attend an in-person meeting virtually if the President and/or Secretary determine it is necessary to achieve a quorum.
 - Reasoning: From time to time, members are unable to attend meetings in person due to travel or illness. This provides a mechanism for them to participate as voting members virtually if the President and/or Secretary determine it is required to make a quorum.
- Change the quorum from 12 to 11, which is a simple majority.
 - Reasoning: According to *Robert’s Rules*, quorums are traditionally a majority of the voting members.
- Require a supermajority (2/3 or 14) for approving the annual operating budget in January.
- Require supermajority for subsequent unbudgeted Association expenditures over \$10,000 that may occur during the year.
 - Reasoning: Having a super majority requirement to approve the budget and subsequent high dollar expenditures that were not originally budgeted creates an enhanced safeguard for the organization’s finances.

Article VII - Committees

- Add the Budget Committee as a Standing Committee of the Association
 - Reasoning: The preparation of the annual budget and process for doing that is an important function of the Board that should be memorialized in the bylaws.

Article VIII – Elections of the Board of Directors and Vacancies

- Clarify that the term of office for Board members elected at the annual meeting begins on January 1st
 - Reasoning: In the past, it’s been unclear if new Board members take office immediately or on January 1. This clarifies that it’s January 1, and provides for a necessary 1-month transition period.

Article XIII – Awards

- Create a Ryan Place Awards Program
 - Reasoning: To honor residents who have made significant contributions to the Association or neighborhood.

A CANDLELIGHT CHRISTMAS

in RYAN PLACE

Making Spirits Bright

Tickets for the 39th Annual
Candlelight Christmas in Ryan Place
will go on sale October 1, 2023.

HOME TOUR HOURS

Saturday, December 2, 2023

Noon - 9:00 PM

Sunday, December 3, 2023

Noon - 5:00 PM

**TICKETS AVAILABLE ONLINE FOR
\$25 IN ADVANCE OR \$30 AT THE DOOR**

BUY EARLY!
Scan to buy
discount
tickets



JOIN US!
Scan to
sign up to
volunteer



Questions?
Please contact Jen at
jennifer.a.oconnell@gmail.com



Unmask the Mysteries of Lake Worth's Alligators and Legendary Monster

Originally published on 10/1/23 at fortworthtexas.gov

Today's visitors to the Fort Worth Nature Center & Refuge have chances to spot an alligator or two, but another mysterious creature has become a lasting part of area folklore: the Lake Worth Monster.

Why it matters: Families are invited to learn more about both alligators and the mythical monster at a special Creature Feature event set for 1 p.m. Oct. 6 at the Southwest Regional Library. Participants may make their own alligator masks after the presentation. Registration is required, as attendance is limited to 30 participants.

Go deeper: In July 1969 on Greer Island, multiple people reported that they had witnessed seeing a 7-foot-tall creature that could hurl a car tire hundreds of feet. The monster appeared to be half-man, half-goat with fur and scales and long, clawed fingers. Sometimes called the "Goat Man of Greer Island," the Lake Worth Monster's true identity has not been conclusively uncovered. Greer Island

is now part of the Fort Worth Nature Center.

What they're saying: "I think every city needs some mysteries, said Gaby Kienitz of the Fort Worth History Center. "Are you really part of the city until you know the lore? And how else are we going to scare each generation of kids that grows up in Fort Worth?"

The presence of alligators at Lake Worth is less of a mystery. According to the Smithsonian's National Zoo website, the American alligator is found in the United States from North Carolina to the Rio Grande in Texas. They are usually found in freshwater rivers, but also swamps, marshes and lakes.

This program is part of an ongoing collaboration between the Library and the Nature Center.

During the past two summers, the Nature Center has offered free admission on select days to Fort Worth Public Library cardholders.

Families enjoyed nature-themed story times conducted by Library staff on those days.

During the pandemic, the two departments worked together to produce a video series of Discovery Club story times.

Use the QR code below to register for the Creature Feature event.



TRINITY METRO
PRESENTS

2023

ARTSGOGGLE



**FREE
EVENT
OCT
21
NOON
TO
10PM**

**FREE TROLLEY
NOON TO 10:30PM**
PRESENTED BY:
 **Simmons Bank.**
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AND FREE PARKING IN
SOUTH MAIN VILLAGE
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50 BANDS  **1000 ARTISTS**  **21 BLOCKS**



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ARTSGOGGLE.ORG



MARK YOUR CALENDARS!

Fall New Neighbor Welcome Mixer

Thursday, November 9th
6:00 – 8:00 PM
Gee Residence
2512 South Adams



RPIA Annual Meeting and Board Elections

Monday, November 27th
7:00
St. John's - Gregory Hall



Ryan Place Jingle and Mingle

Friday, December 1st
7:00 – 10:00 PM
Jones Residence
1302 Elizabeth



NEIGHBORHOOD CONTRIBUTIONS

2023 Neighbor Donor Recognition

A heartfelt thank you to all of the neighbors who help to support the Ryan Place Improvement Association. Your generosity is vital to this special neighborhood that we all love! Thank you!

Community Patron Level

(donations above \$199)

JD Angle and Joel Burns	Jennifer Golden
Anne Kline	Mary and Peter Schroder
Aaron Ballard and Chris Nickelson	Kathryn and Erik Hansen
Jim and Kitty Loveless	Sara Pereda and Jason Smith
Jill Driggers	Karly and Rich Johnston
Mary Orzel	Raquel and Jason Stuart
Mary Beth and Christopher Ebert	Kali and Terry Kliethermes
Lin and Randy Parham	Barbara and David Tumlin

Community Builder Level

(donations between \$100 - \$199)

Karin Cagle	Melissa Wade
Randy Sabbagh and John Shearer	Francisco Hernandez
Jill Fitzgerald	Ellen Warthoe
Dana and Ted Settle	Wojciech Poprawa
Alison and Chris Gee	Mary and Bob Weathers
Lori and Richard Smith	Cathy and Chris Rogers
Sarah and Scott Geer	Elzie Wilson

Good Neighbor Level

(donations between \$35 - \$99)

Kevin Arndt	Colleen and Aaron Shutt
Diane McCusker	Kerry and John Coy
Douglas Baldwin	J Carter Matheney Tiernan
Jen and Ryan O'Connell	Barbara Forshey
Surya Barrow	Rita Utt
Gini and Jeff Pritchett	Ron and Debra Hughes
Barbara Bell	Marilyn and Miguel Vivar
Amy Sheppard	Barbara and Lou Lucignani
Sian and Larry Borne	Andrea West

For information on how to donate, please see page 19

2023 RPIA BOARD OF DIRECTORS

	POSITION	NAME	EMAIL	PHONE
BOARD MEMBERS	President	Chris Gee	chriswgee@hotmail.com	210-414-0199 (m)
	Vice President	Cade Lovelace	clovelace@lovelacelawpc.	817-681-7692 (m)
	Secretary	Donna Darner	drdarner@sbcglobal.net	817-247-3585 (m)
	Treasurer	Aaron Ballard	Aaron.ballard@whitleypenn.com	469-450-7332 (m)
	Parliamentarian	VACANT		
	Membership, Director of	Sarah Geer	srdarley@gmail.com	469-396-5467 (m)
	Communication, Director of	Ryan Terry	ryanmterry17@gmail.com	214-592-6406 (m)
	Activities, Director of	Sarah Rucker	srucker24@gmail.com	817-312-8083 (m)
	Historic Resource, Director of	Sean Crotty	Crotty.sean@gmail.com	713-922-8860 (m)
	Public Safety, Director of	Jason Jones	jason.jones@wickphillips.com	817-797-2316 (m)
STREET DIRECTORS	Infrastructure, Director of	Douglas Cooper	cooper.douglas15@gmail.	817-291-1549 (m)
	Co-Chair Home Tour Committee	Jen O'Connell	jennifer.a.oconnell@gmail.com	757.593.0330 (m)
	Co-Chair Home Tour Committee	VACANT		
	5th Avenue	Taylor Drake	kolbecktaylor@gmail.com	316-712-9154 (m)
	6th Avenue	Addison Conley	addisonconley@gmail.com	817-372-9481 (m)
	8th/James/Stanley	John Belknap	johnbelknaptx@gmail.com	817-800-6669 (m)
	Alston/Lipscomb/Page	Casey Creager	casey@servicecompanyplumbing.com	817-714-0204 (m)
	College Avenue/Cantey	Terri West	hatwest@gmail.com	817-991-2838 (m)
	Elizabeth Boulevard	Brian Holland	brianleeholland@gmail.com	817-313-6206 (m)
	Ryan Avenue	Elizabeth Milstein	elizabethcaym@gmail.com	817-522-8437 (m)
Ryan Place Drive	Rich Johnston	richljohnston@yahoo.com	972-746-7735 (m)	
South Adams Street	Javier Rodriguez	jorod@swbell.net	817-715-9456 (m)	
Willing Avenue	Jeff Pritchett	jeffwpri@gmail.com	817-781-1604 (m)	

IMPORTANT NUMBERS:

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

NPO 8 on Magnolia
817-871-8885

Officer Jennifer Bell
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 20th 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

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
- 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

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