



PRESIDENT'S LETTER

Ryan Place,

I know you will all agree that the fall weather cannot arrive soon enough! As we have all been beating the heat, many of us have been starting a new school year with the kiddos and getting back into our routines. Activities with Ryan Place and RPIA are resuming as well, and I'm excited to share some updates and provide a preview of some fun events coming up this fall.

The Historic Overlay Committee has had three meetings, and the last meeting was with Historic Preservation Officer Lorelei Willett on August 31st. The Committee learned that any guidelines developed for an Historic Overlay will need to be consistent with the Secretary of Interior Standards for the Treatment of Historic Properties. Ms. Willett walked us through developing guidelines and the process for approval. This effort is still in the very beginning stages, and there will be community-wide educational opportunities in the months ahead.

On August 9, I spoke at the Zoning Commission in support of ZC-23-118, which is the Council-Initiated Zoning effort that has been underway since

May. The purpose of this effort is to convert existing 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 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 a bigger target for this type of development. Many of us have seen the effect student housing developments have had in nearby residential neighborhoods. Some of the concerns can include decreased property values, noise and nuisance issues, safety concerns, and an overall degradation of the character of their communities.

(cont. on page 5)

CONTENTS

President's Letter

*

Calendar

*

President's Letter (cont.)

*

News and Notes

*

Donor Recognition

*

Board of Directors

*

RPIA Membership Form

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.

CALENDAR OF EVENTS

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Sep					1	2 Garage Sale
3 Garage Sale	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18 RPIA Board Meeting	19	20	21	22	23
24	25	26	27	28	29	30

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

September 2-3 – Labor Day Garage Sale

September 18 – 7:00 pm – Board Meeting

October 16 – 7:00 pm – Board Meeting

October 20 – Triangle Park Movie Night

October 31 – Halloween Night
(Monday Night)

November 9 – 6:00 pm – 8:00 pm – New Neighbor
Event (Location TBD)

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

December 1 – Holiday Party
(Location TBD)

December 2-3 – Candlelight Christmas Home Tour

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

THE STUDIO | yoga

**NEW STUDENT SPECIAL
ONE MONTH UNLIMITED \$49**

620 South Jennings Ave

fort worth • texas

www.TheStudioFortWorth.yoga





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

KARLY JOHNSTON REALTOR

THE HEAT IS ON

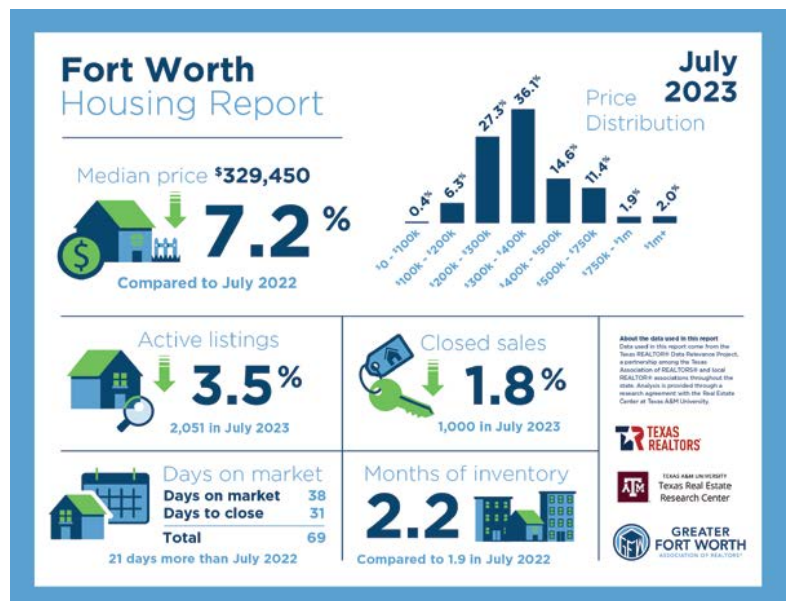
Selling your home during a heat wave might sound like a daunting task, but don't sweat it! With the right strategies, you can make your property outshine the scorching sun. As potential buyers brave the high temperatures, it's essential to create a cool and inviting environment even under the hottest conditions.

☀️ **Cool Comforts** – Prior to showings, set your air conditioning to a comfortable temperature to keep your home refreshingly cool. Use ceiling fans or portable fans strategically placed throughout the house to circulate air and maintain a pleasant atmosphere.

☀️ **Emphasize Energy Efficiency** – Take this opportunity to highlight your home's energy-efficient features. Showcase any energy-saving windows, doors, or insulation that helps keep the home cool while reducing utility bills.

☀️ **Outdoor Oasis** – Don't overlook the appeal of your outdoor spaces. Consider setting up shaded seating areas with umbrellas or shade coverings to demonstrate how your outdoor spaces can still be enjoyed under the Texas sun.

The sun will soon set on this endless summer and fall will be anxiously awaiting but until then lets make buying or selling your home a breeze during the hottest days of the year! Call me for all your real estate needs.



(817) 312-2100 KARLY@BURTLADNER.COM
 KARLYJOHNSTON.COM KARLYRJOHNSTON

BURT LADNER
 RESIDENTIAL • RANCHES



Story Group Real Estate

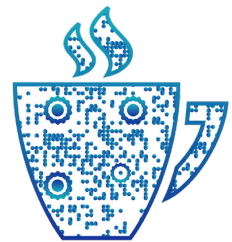
What is your home's value in today's market?



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.

DFWStoryGroup.com

Selling homes in your neighborhood since 2001



Ruth Story
 Broker
 Listing Specialist
 817.992.9232
 ruth@dfwstorygroup.com



Kati Van Cleave
 Broker Associate
 817.992.6817
 kati@dfwstorygroup.com



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

PRESIDENT'S LETTER (CONT.)

We are proactively taking steps to protect the nature and character of Ryan Place, and we strongly believe this zoning change request is a necessary first step in that effort. At the hearing, there was no opposition, and the Zoning Commission unanimously approved the request. The final public hearing on the matter will be on September 12th at the Fort Worth City Council meeting.

From time to time, the Association needs to review its Bylaws to ensure they are still serving the needs of the organization. As a result, I appointed a Committee in August to review the Bylaws and propose suggested revisions. The Board was presented with those proposed revisions at the August meeting and will be given a period of review and comment. Once the Board approves the proposed revisions, they will be published to the neighborhood for your review and comment.

Timeline for review and implementation of Bylaws changes will be:

- September 25 - RPIA Votes on Changes they will present to full membership.
- October 1 - Publish Revision in RPIA newsletter and website.
- November 27 - Membership Vote at Annual Meeting

Park improvement efforts are still moving along. Many of you have hopefully seen that the new playground equipment at Daggett Park has been installed, and kids are already enjoying it! There was a hiccup with the park pavilion structure that Ryan Place is providing. When the contractors began pulling permits for the construction, they learned that the original location for the structure, that was approved by the Parks Department years ago, was over a water line that had a 15-foot easement on each side. As a result, we had to adjust the location of the pavilion, and the contractor had to go through an additional permitting process that caused some delays. We met with the Parks Department and contractor on Friday, August 25th, to give final approval of the new location, and we're now being told that it should be complete by the end of October. Regarding Triangle Park, the Parks Department has reviewed our updated site plan and provided us with a request for additional information on August 15th. The Committee will be working on



Jennifer Lovelace
Board, Ryan Place Christmas Tour

&

William Cade Lovelace
Former President
Ryan Place Improvement Association

Family. Business. Estate.

1601 8th Avenue
Fort Worth, Texas 76104
817.953.9656

updating the site plan and providing the additional information so that we can get final approval.

At the August meeting, I appointed the Nominations Committee that will begin to recruit and fill vacancies that will occur in November. This edition of the newsletter has more information on the positions that will become vacant and how to express interest. Also at the August Board meeting, the Board approved the nomination of Jeff Pritchett to fill the vacancy in the position of Willing Avenue Street Director. I want to welcome Jeff to the Board of Directors and thank him for being "willing" (ha!) to serve the neighborhood in this important role.

And finally, we have some fun things to look forward to this fall including an inaugural neighborhood school forum that's in the works, Triangle Park Movie Night, Halloween night in Ryan Place, and a fall new neighbor event. Also, the Candlelight Christmas in Ryan Place is shaping up to be one of the best in years, so keep your calendars open the first weekend of December!

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

Chris Gee

RPIA President

44th Annual Ryan Place Yard Sale A Success

by Ryan Terry

We had a great turnout for the Ryan Place Yard Sale weekend! Over 30 homes participated in the neighborhood-wide sale.

Thank you to everyone who shopped, sold, or participated! It was so good to see a strong showing for such a long-standing tradition in the neighborhood!

Thank you especially to Donna Darner for taking the reins on organizing

the event. A lot of work went into coordinating and organizing this event and we are thankful for her help!

If you missed out on this year's yard sale, don't worry, we'll be back at it again next Labor Day Weekend for the 45th Annual Ryan Place Yard Sale!

In the meantime, better start curating your inventory, or as some may call it, hoarding more stuff! As for me and my house, we'll keep "curating."



Fairmount Community Library Reopening

by Ryan Terry

After closing the doors in 2019, followed quickly by the COVID-19 pandemic, it was unclear what the fate of the Fairmount Community Library would be, but as of September 9, it will be open once again!

For the past couple of years, extensive work has been going on by volunteers and neighbors to renovate and improve the Library for its September 2023 reopening.

Beyond just books, the Library will also offer a kids area, a rentable classroom, 3D printing, free wifi, and an open patio for patrons to read and just hang out.

There will be a grand reopening party on Saturday, September 9th from

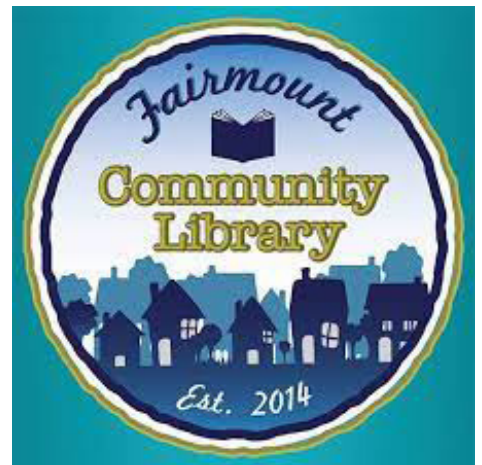
2-6pm. The event will include family friendly entertainment including musical performances, storytime, coloring and crafts, board games, 3D printer demonstrations, book sales, meet the author, and more!

Let's all support our neighbors to the north who have been working very hard to bring this special community resource back to life!

For more information, visit www.fairmountcommunitylibrary.com.

P.S.

For those less interested in Storytime and more interested in a Good Time, don't miss the Magnolia Ave Bookworm Pub 'n' Grub Crawl benefitting the library on Sep 23!



New Neighbor Update

by Sarah Geer, RPIA Membership Director

Summer is a busy time for move-ins and move-outs in Ryan Place! We've had 11 home sales in the neighborhood since May, and 9 homes currently on the market, not to mention turnover for rental tenants.

The welcome committee is ready and excited to greet our new neighbors. If you recently moved in, please watch for a card in your mailbox with

more details on how we can set up a welcome visit. And, if you have a new neighbor next door or down the block, please greet them warmly and encourage them to reach out to me directly if they haven't received a card yet.

New neighbors can reach me via email at srdarley@gmail.com or via text at 469-396-5467.

We're looking forward to hosting another new neighbor mixer the evening of Thursday, November 9. Scheduling a welcome visit is a great way to ensure we have your contact info for the new neighbor mixer.

We hope all RP residents have more opportunities to mix and mingle as the weather improves over the coming weeks!

DISHES ENCORE



Steelite Craft

*Ask About
FREE
SHIPPING!*

Gifts, Decor & Dinnerware

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



VIRTUAL LUNCH & LEARN

TUESDAYS, JULY 11-SEPT 12 | 12:00-12:30

goa4.org/lunchandlearn

Full steam ahead: Forest Park Miniature Trains are back on track

Originally published on fortworthtexas.gov on Sep. 1, 2023

Forest Park Miniature Trains, a Fort Worth tradition since the 1950s, is open again and ready for passengers. The train closed in March due to mechanical issues but was purchased by Tom and Mary Talley, who worked diligently to get the train operational again.

The details: Board the trains at 1700 Colonial Parkway. Prices are \$10 for adults, \$8 for children and seniors. The attraction accepts credit, debit, cash, Samsung Pay and Apple Pay (self-service tellers). The train's schedule varies by season and weather. Check the attraction's hours and admission page for an updated operation schedule. Caramel apple slices, popcorn, hotdogs, cotton candy and cold drinks are available for purchase.

Some background: Bill Hames, Forest

Park amusement rides concessionaire and Mary Talley's great-grandfather, opened the trains on June 12, 1959. The miniature train was the latest addition to the park, which already had several amusement rides and a train with a smaller track layout. When the new train opened, it was the longest miniature railway in the world.

What they're saying: "I am thrilled that families across this city have the opportunity to create lasting memories once again," said District 9 Councilmember Elizabeth Beck. "I would like to thank City of Fort Worth staff for their steadfast efforts to bring the train back to life."

Modern-day trains: Today's Forest Park miniature train is not yesterday's Forest Park miniature train, of course.

The engines were refurbished by Western Trains in Temecula,



California, and the train cars by Tom Talley. Talley has also refurbished the depot and concession stand.

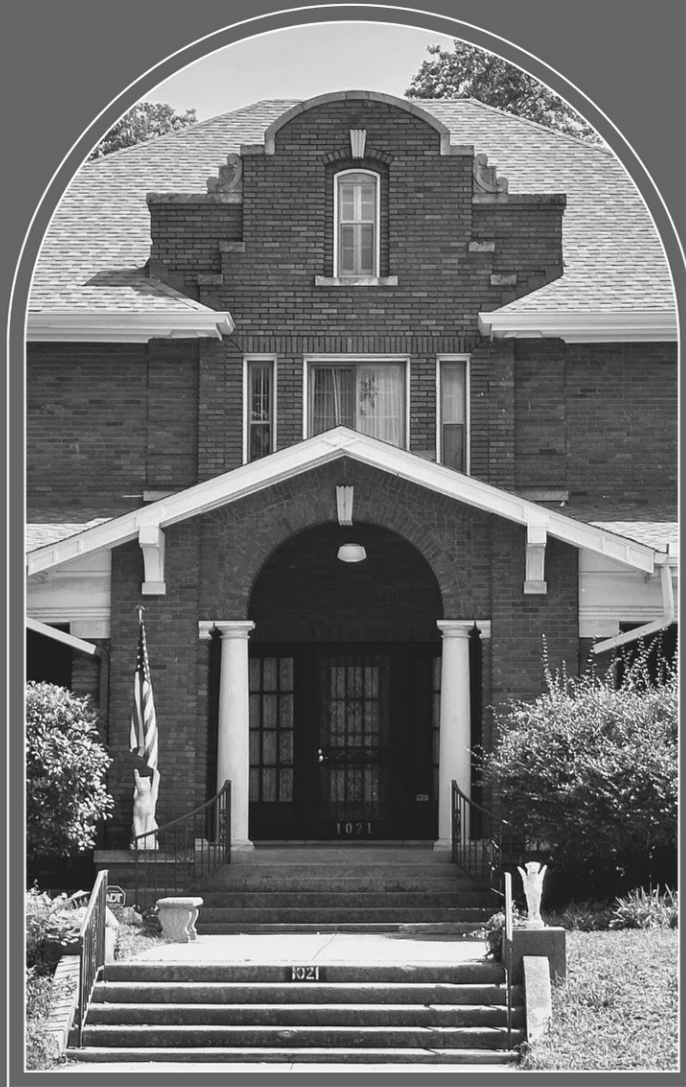
The trains are a family legacy," said Mary Talley, president of Forest Park Rides. "It was important to me to keep the trains in the family and restore them for all to enjoy. Generations of families have been enjoying the ride, including mine. I can't wait to see the smiles on children's faces when we reopen."

RPIA Financial Update

by Aaron Ballard, RPIA Treasurer

Since taking over the role of Treasurer for RPIA this summer, I have gotten an inside look at the financial books and records of the organization. I am happy to report that Ryan Place is in great financial shape! This is a result of our generous community, prudent leadership, and the successful history of the annual Candlelight Christmas home tour. 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 – September 2023 Newsletter		
Revenue/Expense Category	Since Last Newsletter 6/23/23 - 8/23/23	Year-to-Date 1/1/23 - 8/23/23
Revenue		
CCRP Home Tour - Sponsors/Ads	\$9,850	\$13,400
Newsletter Ads		\$6,500
Neighbor Donations	\$437	\$5,195
T-Shirt Fundraiser	\$603	\$603
Interest Income	\$1	\$3
Total Revenue	\$10,891	\$25,701
Expenses		
Park/Green Space Maintenance	\$2,341	\$9,823
RPIA Operating Expenses	\$1,222	\$6,343
CCRP Home Tour	\$700	\$2,793
Neighborhood Events	\$853	\$1,488
Community Engagement & Dues		\$550
Total Expenses	\$5,116	\$20,997
Net Revenue	\$5,775	\$4,704



Proud to represent Ryan Place.



Brian Holland, REALTOR®
817.313.6206 | brian@fortworthfocused.com



FORT WORTH
REAL FOCUSED ESTATE

The Ryan Place Nominations Committee Is Recruiting a Few Good Neighbors for These RPIA Board Positions Opening in November!



Vice President

- Serve in President's absence,
- Coordinate zoning issues,
- Neighborhood school relations,
- City government relations,
- Liaison with community and neighborhood associations.

Secretary

- Keep minutes at meetings,
- Custodian of Association records,
- Prepare and maintain copies of correspondence,
- See that all notices are administered properly.

Director of Communications

- Develop RPIA communications strategies,
- Publication and distribution of newsletters,
- Administrator for RPIA website, Constant Contact, and social media accounts.

Director of Public Safety

- Promote crime watch involvement in the neighborhood,
- Serve as liaison to Code Enforcement and NPO,
- Organize and promote neighborhood safety efforts.

Director of Infrastructure

- Oversee neighborhood public works (streets, parks, transportation),
- Oversee beautification,
- Liaison with public utilities and city services,
- Maintenance of neighborhood parks, green spaces.

Street Directors

[Vacancies: 8th/James/Stanley; College/Lipscomb/Alston; South Adams, Ryan Place Dr.]

- Represent interests of street at RPIA meetings,
- Deliver newsletters to your street,
- Assist with new neighbor visits.

Contact Aaron Ballard (Nominations Committee Chair) by October 1st to express interest:

Aaron.ballard@whitleypenn.com

SPONSORSHIP OPPORTUNITIES

A CANDLELIGHT CHRISTMAS IN RYAN PLACE

HOLIDAY HOME TOUR

DECEMBER 2 & 3, 2023

TYPE OF SPONSORSHIP	AMOUNT	BENEFITS
GOLD	\$550	<ul style="list-style-type: none">• Full-Page Ad in Tour Brochure• 2 Complimentary Tour Tickets• Listing on sponsorship page list in tour brochure• Invitation to Wine Down Event
SILVER	\$400	<ul style="list-style-type: none">• Half-Page Ad in tour brochure• 2 Complimentary Tour Tickets• Listing on sponsorship page list in tour brochure• Invitation to Wine Down Event
BRONZE	\$250	<ul style="list-style-type: none">• Small logo included in sponsorship page list in tour brochure• Invitation to Wine Down Event



- **Tour Brochure Full-Page Ad Size:**

W: 5.5 in x H: 8.5 in

- **Tour Brochure Half-Page Ad Size:**

W: 5.5 in x H: 4.25 in

- **Full Color, High Resolution of at least 300 dpi**

Contacts

- Sponsorship inquiries, contact Jen O'Connell at jennifer.a.oconnell@gmail.com.
- Final ad files and brochure questions, contact Colleen Shutt at colleen.c.shutt@gmail.com.

To meet the print deadline, ad design and payment are due by September 30, 2023.

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	Sara Pereda and Jason Smith
Aaron Ballard and Chris Nickelson	Kathryn and Erik Hansen
Jim and Kitty Loveless	Raquel and Jason Stuart
Jill Driggers	Karly and Rich Johnston
Mary Orzel	Barbara and David Tumlin
Mary Beth and Christopher Ebert	Kali and Terry Kliethermes
Mary and Peter Schroder	

Community Builder Level

(donations between \$100 - \$199)

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

Good Neighbor Level

(donations between \$35 - \$99)

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

For information on how to donate, please see page 15

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

MUSIC JUNKIE STUDIOS

Music Lessons *Reimagined*

We customize every lesson because:

- We value about who you are as an individual
- We care to know what you need to succeed & have fun while doing it
- We care about your goals and interests
- We know one-size-fits-all programs don't work

MUSICJUNKIESTUDIOS.COM



IN THE COMMUNITY FOR THE COMMUNITY

Piano Violin Drums Guitar Ukulele Voice Bass Songwriting
Music for Littles Audition Prep Performance Coaching

call now to enroll

(817)-919-0761

1617 PARK PLACE AVE UNIT 106, FWTX 76110