



## PRESIDENT'S LETTER

Ryan Place,

As this is my first official communication to you as RPIA President, let me say that my family and I are excited about the opportunity to serve the neighborhood in this way, and I am looking forward to working with other members of the Board of Directors to continue to improve our community.

I want to acknowledge Immediate Past President Tim Keith to thank him for his six years of service on the Board (the last 4 as President). I think we all agree that Ryan Place was well served by his leadership, and I will undoubtedly be relying on him through this transition.

As I am writing this, we have just finished the 38th Annual Candlelight Christmas in Ryan Place. This past weekend, hundreds of visitors came through our neighborhood and got to experience a bit of the magic that we're lucky enough to experience year-round. I received an email from one of our visitors that read in part, "The homes were lovely,

and the hosts/hostesses were friendly and welcoming! All in all; an enchanting evening. Merry Christmas Ryan Place!"

I couldn't have captured our weekend or Ryan Place better myself. By all accounts, the event was a huge success made possible by many people in our community to whom I am very grateful. For me at least, our weekend has always been an occasion where I see and feel how special the Ryan Place family is, and this year was no different. It felt great to have the tour back, and I am excited that this tradition will continue to live on.

(cont. on page 5)

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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).*

November 2022  
RyanPlaceFortWorth.com

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Improvement Association, 2022

# CALENDAR OF EVENTS

| Sunday              | Monday | Tuesday | Wednesday | Thursday | Friday                    | Saturday             |
|---------------------|--------|---------|-----------|----------|---------------------------|----------------------|
| <b>Dec</b>          |        |         |           | 1        | 2<br>RPIA Christmas Party | 3<br>CCRP            |
| 4<br>CCRP           | 5      | 6       | 7         | 8        | 9                         | 10                   |
| 11                  | 12     | 13      | 14        | 15       | 16                        | 17                   |
| 18                  | 19     | 20      | 21        | 22       | 23                        | 24                   |
| 25<br>Christmas Day | 26     | 27      | 28        | 29       | 30                        | 31<br>New Year's Eve |


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

The 2023 Events schedule will be announced soon!

Thanks for a wonderful year in Ryan Place, we can't wait to see you around in 2023!



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Board, Ryan Place Christmas Tour

&

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Former President

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## Happy Holidays!

I absolutely love our neighborhood and all the holiday spirit that is displayed this time of year!

Here's to a season filled with warmth, comfort and good cheer. Should the new year bring you a change of address, I'd love to help with all your real estate needs.



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KARLY@BURTLADNER.COM  
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**SOLD!** All buyer homes sold before hitting the market



Warm wishes for a Christmas Season  
full of joy, and a New Year that  
brings adventure and  
fun surprises.

As always, thank you  
for letting us be a part of  
your lives.

SG



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## President's Letter (cont.)

As we close out the year on a high note, we'll be planning and working behind the scenes over the next couple of months to get ready for 2023. We have some exciting infrastructure projects in the works with improvements to Daggett Park expected this year, and a proposal for enhancement to Daggett Park will likely be presented to the Board in January.

In closing, I want to remind everyone that our neighborhood events and improvement efforts are powered through volunteers. There are many ways to serve the neighborhood without being on the Board.

In this edition of the newsletter, we've attempted to put a rough guide together to better explain what some of those opportunities are. I would encourage you to read through that and see if there is an area where you might like to contribute in 2023.

I hope everyone has a wonderful holiday and a happy New year! We'll see you in 2023!

**Chris Gee**  
**RPIA President**

## RPIA Leadership Is in Transition and Volunteers Are Needed!

*by Chris Gee, RPIA President*

Ryan Place! We have recently elected a new Board of Directors, and planning and organizing is currently underway for 2023!

While serving on the Board is certainly a great way to be involved and contribute to Ryan Place, this is not the only way to serve the neighborhood. There are many ways to get involved that don't require attending meetings or a long-term commitment! As the annual leadership transition is taking place, we are recruiting neighborhood volunteers for committees and various jobs so we can hit the ground running this spring.



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MKT-5894K-A-A1 AECSPAD

Below is a brief guide of volunteer opportunities that utilize a variety of talents and have various levels of time commitment. For those of you who are new to the neighborhood and have been thinking about getting more involved, we hope this tool will be helpful for you in deciding to take the leap. And if you're a more seasoned neighbor who has always wanted to get more involved, now is a great time!

Please contact Chris Gee at [chriswgee@hotmail.com](mailto:chriswgee@hotmail.com) to express interest in any of the opportunities on the following pages.

## RPIA Volunteer Guide

| Committee                           | Volunteer Opportunity | Brief Description  | Time Commitment  |
|-------------------------------------|-----------------------|--|--|
| Candlelight Christmas in Ryan Place | Committee Member      | Be part of a year-long committee of neighbors to organize the home tour. Jobs include marketing, sponsorship, event leads, brochure organizer, etc...  | 1 Hour/Month and 5-6 Hours Tour Weekend                      |
|                                     | Docent                | Welcoming tour patrons into tour homes, assisting with crowd control and sharing fun facts and history about tour homes  | 2.5 hours  |
| Events/Activities                   | Social Host           | Do you enjoy hosting events at your home? RPIA loves to utilize the beautiful homes in Ryan Place for various neighborhood events. (RPIA often helps with expenses of social events at neighborhood homes.)  | TBD  |
|                                     | Event Team Lead       | RPIA organizes many events throughout the year that are led by a Director of Events. However, we'll be recruiting Team Leads for individual events such as Fourth of July Parade, Halloween Night, Movie Night in Triangle Park, Christmas Party, Softball Game, Labor Day Garage Sale, etc...   | Time commitment will vary depending on the individual event. |
| Community Service                   | Event Coordinator     | Interested in organizing a community service project? Ryan Place is a large community of people who want to give back. Help us channel that good will into different projects where neighbors and families can come together to help others!   | 1-2 hours/month  |
|                                     | Cowtown Cleanup       | Twice a year, the City of Fort Worth organizes a Cowtown Cleanup. The RP Coordinator registers the volunteers, picks up the supplies from the city, and hosts neighborhood volunteers at their home to distribute supplies and have donuts/coffee. Budget provided!  | 4-5 hours twice a year                                       |
| Membership                          | Welcome Committee     | Interested in welcoming new neighbors to Ryan Place? We have a welcome committee that tracks when new residents arrive, visits them at their home, and provides them with information about the neighborhood and how to get involved. It's fun!  | 1-2 hours/month  |
| Ryan Place Volunteer Force          | Varies                | If you don't want to sign up for something specific but would like to be considered for jobs as the need arises, sign up for the <b>Ryan Place Volunteer Force!</b> Volunteer needs arise from time to time throughout the year, and neighborhood leaders will call on this group as needed for tasks such as set up/clean-up for an event, safety monitors during Halloween night, or even helping backup one of our newsletter deliverers who is having a busy month. It's simple, when a volunteer request is sent to this group, those who are available to assist can raise their hand! | Will vary depending on needs                                 |

# NEWS AND NOTES

|                      |                            |   |  |
|----------------------|----------------------------|---|--|
| Communications       | Newsletter Articles        | We are always in need of fun and interesting content for the monthly newsletters. Maybe a book review, local restaurant review, or highlight some upcoming community events that might be of interest to your neighbors!  | 1 hour per month.<br>Newsletter is published 10 times per year             |
|                      | Newsletter Delivery        | We need a representative from each street to deliver the monthly newsletters. And it's great exercise!  | 1-2 hours per distribution.<br>10 distributions per year                   |
|                      | Newsletter Stuffing        | How do RPIA newsletters get stuffed into plastic bags to be hung on our doors each month? A dedicated volunteer of course!  | 3-4 hours per distribution.<br>10 distributions per year                   |
|                      | Photography                | Do you enjoy taking pictures? The editor of the RPIA Newsletter is always looking for great pictures from neighborhood events to include in the newsletter.   | Can vary depending on events throughout the year                           |
|                      | Website Maintenance        | Do you have experience maintaining and updating websites? RPIA needs a webmaster who can help keep the website up to date so that it continues to be a helpful tool for our community.  | 2 hours / month  |
| Infrastructure       | Tree Program               | The city of Fort Worth has a Neighborhood Tree Planting program where free trees are delivered to neighbors for planting in the parkways. The city requires a neighborhood coordinator for the neighborhood to participate. More info here: <a href="https://www.fortworthtexas.gov/departments/parks/services/forestry">https://www.fortworthtexas.gov/departments/parks/services/forestry</a> | 2-3 hours/month  |
|                      | Beautification / Gardening | Do you have a green thumb or enjoy working outdoors? Would you be interested in being a part of efforts to keep outdoor spaces such as parks, chicanes, alley ways, etc... clean and pretty?  | Will vary based on projects  |
|                      | City Services              | Have you noticed a streetlight that is out, a pothole, or trash/illegal dumping? Please take a moment to visit <a href="https://www.fortworthtexas.gov/departments/tpw">https://www.fortworthtexas.gov/departments/tpw</a> to report these issues among others. The website makes it easy and convenient to report, and it will keep the neighborhood looking great!                            | On-going / 5 minutes to report online                                      |
| Government Relations | Planning and Zoning        | Do you have experience with the city's planning and zoning ordinances? RPIA often receives requests to review and take positions on various zoning and variance change requests either within the boundaries of RPIA or on the perimeter of our boundaries. We need neighbors to serve on this committee to help the Board make informed decisions and take positions on various requests.      | 3 hours per month or more depending on variance and zoning change requests |

# DISHES ENCORE

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## Winyl

by Brian Holland

Welcome to the concept of pairing a wine with a record. Wine + Vinyl = Winyl! Crazy I know, but we're never gonna survive, unless we get a little crazy (thanks Seal). In the past few years, I have been holding Winyl events throughout the Near Southside. And while vinyl and wine pairings can be a fun Saturday night out, this can easily translate into a rejuvenating night at home. So, I recommend you turn your TVs off, silence your phones, pour a glass of wine and put a record on the old turntable (streaming is an acceptable alternative, no judgment). Here's the hard part - try to silence the never-ending train of thoughts and be present in the now, deep breath. And note, this is meant to be a fun series, not a pinky-out lecture. I'll do my best not to use overly trendy terms and tasting notes like "forest floor, horse leather, or brilliant melodic overtones" (no promises though).

### **The Music: Haim - Woman in Music Pt. III (2020)**

Critical to this album's history is its debut in 2020 – a crazy, stressful, uncertain year. A year when lockdown led to inevitable self-reflection and unease. That year, the band Haim, a trio of sisters, faced difficult personal issues from a close friend's death to personal health struggles with diabetes and cancer. The name Haim means "life" in Hebrew, and that's what the group faced head-on and with genuine emotion in *Women in Music Pt. III*. This direct sentiment adds depth to their normally catchy,

## RPIA Board of Directors Transitions

In the final meeting of the Ryan Place Improvement Association in 2022, several former board members completed their terms and have transitioned into new roles or have retired from the board.

President Tim Keith completed his second term last month, and will be proceeded by Chris Gee, formerly the chair of the Candlelight Christmas Tour of Homes. Treasurer Jennifer O'Connell will transition to the role of 2023 Candlelight Christmas chair. Blake Villa will take over as Treasurer. Sarah Rucker will fill the role of Activities Director in place of Jeff Schroeder.

genre-mashing songs. The band pulls inspiration from the 70s, 80s and 90s to craft a beautiful album well worth your listening time.

### **The Wine: Belle Glos Clark & Telephone Pinot Noir (2020, Santa Maria Valley, CA)**

Owner/winemaker, Joe Wagner chose the name Belle Glos (pronounced "BELL GLOSS") in honor of his grandmother, Lorna Belle Glos Wagner. The color is a rich, scarlet red, with luxurious aromas of blackberry (sorry, I started using those words, my bad). But, really, on the nose you will find black cherry, cinnamon, nutmeg and a touch of caramel. I find the wine balanced with refreshing acidity, a nice weight on the mid-palate, and a wonderfully smooth texture. The mixture of fruit flavors carries through to a long and persistent finish, and until the bottle is empty in my case.

Why do these pair together, you ask? I appreciate the question, let me have another glass of wine while I pontificate...Take a crazy year with complex emotions including loneliness, sickness, and death, and combine with a beautiful tribute to a lost loved one to create a space for empathy and reflection. I hope you will feel, hear, and taste the connection. I would love to hear your thoughts, no wrong answers here, just a shared love for music, wine, friends, family, and neighbors. Pop a cork and spin on my friends!

Christopher Ebert will pass the role of Director of Historic Resources to Sean Crotty. Sarah Geer will pass the role of Secretary to Cindy Belknap as she takes the position of Director of Membership.

Ruth Karbach is stepping down from her decade-long tenure as a Director of Membership and "welcome lady" for Ryan Place. In her tenure she has visited hundreds of Ryan Place residents to welcome them to the neighborhood with treats and a friendly face.

Thank you to all of our wonderful volunteers!



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# CANDLELIGHT CHRISTMAS

The 2022 Candlelight Christmas in Ryan Place Tour Committee would like to thank the following businesses and individuals for helping make our 38th Anniversary event a huge success!

## **Tour Home Owners**

The Gibbs-Jones Home \* The Holland Home \* The Johnston Home  
The Norman Home \* The Teems Home

## **Signature Sponsor**

Karly Johnston – Burt Ladner Real Estate

## **Diamond Sponsor**

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## **Tour Home Sponsors**

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## **Event Sponsors**

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## **Gold Sponsors**

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## **Bronze Sponsors**

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## **Door Prize Contributors**

Allison Speer \* Tinie's Mexican Cuisine \* Carshon's Deli \* Chadra Mezza & Grill \* The Grey Stitch \* DaniGar Art \*  
Train Station \* Anytime Fitness \* Put a Cork in It \* Park Place Pharmacy \* Manning Family \* Si Na Ca Studios \* Loft 22 Cakes \* Fort Worth Local \* iFratelli \* Park Place Nails \* Coco Shrimp \* Joseph Gabriel Airport  
Service Ride \* Art's Fifth Avenue \* Funky Picnic

## **Friends of the Tour (in no particular order)**

The Drake Family \* Sarah Rucker \* The Logan Family \* Kelly Kay Paper \* The Jones Family \* Ryan House Candles \* Shaw's Patio Bar and Grill \* Maggie's R&R \* Great Harvest Bread Company \* Jill Johnson Photography \* So Fort Worth It \* 360 West \* Ifratelli Pizza \* Fairmount Neighborhood Association \* Historic Fort Worth \* Fort Worth Near Southside \* Eric Prokesh \* Fort Worth Conservatory of Music and Fine Arts \* The Texas Boys Choir \* Music Junkies \* Daggett Elementary Choir \* Daggett Middle School Band \* Trinity Valley School Lower School Orchestra \* The Holy Pickers \* Mustard Seed Jewelry \* St. John's Anglican Church \* FWPD \* WBAP Radio \* Terri West \* Fort Worth Woman \* Junior League of Fort Worth

## **2022 Candlelight Christmas in Ryan Place Committee**

Casey Creager \* Mary Jane Debenport \* Alison Gee \* Chris Gee \* Kari Keith \* Tim Keith \* Rachel Manning \*  
Malorie Nielsen \* Jennifer O'Connell \* Colleen Shutt

# 2022 RPIA BOARD OF DIRECTORS

Chart updated 10/1/2022

|                  | 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) |
|                  | Parliamentarian                 | - OPEN -                |                                  |                  |
|                  | 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     |
|                  | 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) |
| STREET DIRECTORS | Co-Chair Home Tour Committee    | Allison Gee             | aw479@hotmail.com                |                  |
|                  | 5th Avenue                      | - OPEN -                |                                  |                  |
|                  | 6th Avenue                      | Addison Conley          | addisonconley@gmail.com          |                  |
|                  | 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/Cantey                  | Terri West              | hatwest@gmail.com                | 817.991.2838     |
|                  | Elizabeth Boulevard             | Brian Holland           | brianleeholland@gmail.com        | 817-941-0948     |
|                  | Ryan Avenue                     | Trish Rodriguez-Terrell | prterrelltexas@gmail.com         | 817-691-0925 (m) |
|                  | Ryan Place Drive                | Blake Villa             | bvilla@utexas.edu                |                  |
|                  | South Adams Street              | Javier Rodriguez        | jorod@swbell.net                 | 817.715.9456     |
|                  | Willing Avenue                  | Barbara Forshey         | b.forshey@sbcglobal.net          | 817-965-3922     |
|                  | Newsletter editor               | - OPEN -                | rpianewsletter@gmail.com         |                  |

## IMPORTANT NUMBERS:

**Fort Worth Police Dept.**  
(non-emergency)  
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**NPO 8 on Magnolia**  
817-871-8885

**Officer Isiah Gardner**  
817-944-1316 (cell)  
817-392-3619 (office)

**Code Compliance**  
Javier Mata 817-392-6339

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

**Animal Control**  
817-994-4208

**Graffiti Abatement**  
817-212-2700

**Streetlight Outages**  
817-392-8100

### About our Ryan Place Newsletter

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

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

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

# RPIA MEMBERSHIP: YOUR DOLLAR\$ MAKE A DIFFERENCE

## 1. Select your level of donation:

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

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

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

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

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**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:

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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
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