



SPIRIT

OF LASCOLINAS

INSIDE: Discover great coffee spots



Bi-Monthly Newsletter of LAS COLINAS ASSOCIATION





 FEBRUARY 2019

LCA DEPARTMENTS: PROPERTY COMPLIANCE



LCA Property Compliance Representatives (from left to right) : Kara Sloan, Jim Kolm, Jeff Posival (Director), Richard Koch, John Kauzlarich, Jimmy Dammer and Zach Orr.

Photo by Jessica Hubble

Las Colinas is known for our business-friendly environment, beautiful neighborhoods, signature landmarks and the Urban Center. However, what makes Las Colinas one-of-a-kind is our architectural uniqueness. Some of this architectural uniqueness can be seen in our color beds throughout the community, as well as, our green spaces. Our standards support the routine maintenance of properties, from house paint to front yard plants.

The Property Compliance Department at LCA is fundamental to making sure our architectural uniqueness is upheld throughout the community, in new and existing properties. They do this by routinely checking that residential, commercial, and multifamily properties conform to Las Colinas Covenants, Conditions and Restrictions (CC&Rs) that apply to each property. Not only do they ensure construction is done according to approved plans, Property Compliance Representatives also make sure properties are properly maintained. When non-compliance is noted, the property owner is notified by

way of a letter indicating which items are not in compliance with the applicable deed restrictions and/or approved plans. This department works directly with owners to develop a timeframe that guide when changes or repairs must be made.

Last year, Property Compliance added a more in-depth Apartment Inspection Program that has been very successful in helping apartments maintain and/or improve their properties. This year, Property Compliance will add a new member to the team to keep up with Las Colinas growth.

Other things to know:

Currently, LCA has six representatives, and one director, that drive marked vehicles from 8 am to 5 pm. Several team members are currently on track for code certifications both at the State and National level. For questions, send an email compliance@lascolinas.org or call 972-541-2345.



Property of the Month

7347 Clementine



LCA NEWS

The **Annual Meeting of Members** will be held on Tuesday, March 26th at 4:00 pm at Las Colinas Association, 3838 Teletport Blvd. More information coming soon!

If you live in a neighborhood that has an HOA, your fees may or may not be due at the beginning of the year. **LCA Annual Assessments** are not due at the beginning of the calendar year but rather July. It is important that you know both due dates.

ARCHITECTURAL CONTROL: Thinking about painting your home a different color? Submit your ACC application first! Find it on our website at <https://lascolinas.org/architectural-control/>. For questions, email plans@lascolinas.org.

SAFETY: One of your LCA assessment benefits is alarm monitoring. Security Services are often asked, "Do I have to use a phone line?" The answer is "no". While traditional landline (phone) monitoring is still available, LCA has been offering alternatives for years. LCA recently added the Member Mesh Radio Network; which is a private network that does not rely on phone lines, cell subscriptions or internet service. Sometimes, alarm companies tell members that LCA cannot monitor their systems without a phone line. This is not true. Please be cautious of someone trying to sell you something and feel free to ask us! Contact

LCA Security Services to find out more and let us be a resource in finding the best options, according to you! Contact us by email at safety@lascolinas.org or by phone at 972-541-2345.

PROPERTY COMPLIANCE: Now is the time to think about your future plans for planting. It's also a great time to treat your lawn and plan exterior repairs.



Leaves can clog your gutters. Now is the perfect time to clean them out.

Clogged up gutters can encourage pests, mold, and rodents. It is important to keep gutters debris-free because they control the flow of rainwater and protect your walls, basement, crawlspace, roof, foundation, landscape and garden beds. Now is the perfect time of year to clean out your gutters!

FEBRUARY AND MARCH COMMUNITY EVENTS



The Las Colinas Farmers Market is held every Saturday from 10:00 am to 2:00 pm at 7701 N. MacArthur Blvd., Irving, Texas.

Nutritional Therapy Practitioner, Jennifer Ostman will be teaching **"The Importance of Dietary Fats: Exploring high fat diets and energy levels"** on February 21st, and **"You Are What You Absorb: Gut health, probiotics, and explaining leaky gut"** on March 21st at Big Little Market. For more information stop by 5240 North O'Connor Blvd, #168. Tickets can be purchased at <https://www.jenniferostman.com/>

A famous pork culinary competition, **Cochon555**, is coming to the Four Seasons Resort in Las Colinas on Sunday, February 10th at 5 PM - 7:30 PM. Imagine a room filled with prominent chefs, farmers, sommeliers, distillers, brewers, and barkeeps, all working together to create the most luxurious dining experience! Proceeds go to Missouri startup, Piggy Bank, which supports new family farms and farms that have experienced a natural disaster. Tickets can be purchased at <http://cochon555.com/us-tour/2019-dallas/>.

Experience world eats at [The Las Colinas Farmers Market](#)

hosted by Four Seasons Markets. Sample microgreens, dressings, olive oils, honey, condiments and other foodstuffs while shopping for fresh, local produce. This market is held every Saturday from 10:00 am to 2:00 pm in the Lamberti's Ristorante and Wine Bar parking lot at 7701 N MacArthur Blvd, Irving.

Pavilion at Toyota Music Factory will host 2CELLOS: Let There Be Cello Tour on Saturday, February 16th at 8:00 pm. Through February and March, you can anticipate Mariah Carey - Caution World Tour, Julio Iglesias - The 50th Year Anniversary, Bill Maher and more upcoming concerts! Check out the Pavilion at Toyota Music Factory schedule at www.livenation.com.

Texas Local Live will be at The Ranch at Las Colinas on Monday, February, 25th from 6:00 pm - 9:00 pm. Texas Local Live is a podcast that features live performances of new up and coming artists in the Texas Music Scene. Enjoy this free event at 857 W John Carpenter Fwy. You can find the podcast on Spotify and iTunes.



Date Night



The perfect date is dinner with your love, in a Venetian gondola, on beautiful Lake Carolyn, while the sun is setting, of course. Book your dinner cruise with Gondola Adventures Irving at <https://irving.gondola.com/> or call 855-466-3652.

Photography by Jessica Hubble





The Grounds

When you want to sit and relax ●●●●●●●●●●

Nosh & Bottle
370 West Las Colinas Blvd. Irving, TX 75039

They have a dark roast, light roast, decaf, a House Cold Brew and their own signature blend. Nosh & Bottle has more of a classic neighborhood coffee shop feel with offerings of single/double espresso, macchiatos, americanos, mochas, flavored lattes, and flavor additions such as French Vanilla, Hazelnut and Salted Carmel. Sugar Free is available too!

The brands behind the beverages: Fontana roaster is family run and located in Houston, Texas. Nosh & Bottle also serves Illy. Illy is a Hungarian-Italian company that is known its innovative coffee production methods as well as its premium coffees.



When you want artisanal coffee ●●●●●●●●●●

LAW at Four Seasons
4150 N MacArthur Blvd, Irving, TX 75038

You have options at LAW- drip coffee, espresso, cappuccino or latte, but we recommend the Café Macchiato. Frothy, foamy and creamy - it has the highest ratio of espresso to milk.

The brand behind the beverage: LAW serves coffee from an American brand called La Colombe coffee that specializes in high quality, artisanal coffee.



When you're in a hurry ●●●●●●●●●●

Big Little Market
5240 N O'Connor Blvd #168, Irving, TX 75039

Pop in and pop out. Big Little Market has a smooth, dark roast drip coffee. Get the simple, uncomplicated cup of joe and dress it up how you like it.

The brand behind the beverage: Cultivar, a local micro roastery in Dallas, specializes in direct trade coffee, which means that they have a special relationship with the coffee growers. Their coffee can also be found in East Dallas, Oak Cliff and Denton.





March 5th is National Pancake Day!

Check out our Las Colinas Life blog to find the perfect spot to get your pancake fix in Las Colinas! You can find our blog at lascolinas.org/community/las-colinas-life/.

Strawberry Pancakes (top) and Banana Nutella Pancakes from Jam & Toast


LAS COLINAS LIFE
BLOG
lascolinas.org/community/las-colinas-life/


**Exclusive Eating
in Las Colinas**
Download our restaurant
guide at www.lascolinas.org


Weather App
Search "Weather Link" in App
Store or Google Play Store


**Story
Suggestions**
email acline@lascolinas.org



SPIRIT OF LAS COLINAS

3838 Teleport Blvd.
Irving, Texas 75039-4303

**"A renowned, self-managed,
master-planned community."**

liaisons@lascolinas.org
www.lascolinas.org
972-541-2345

LAS COLINAS ARTIST



Kathi Couch



"Splash of Red"

Kathi Couch is a Dallas native and UNT alum with a bachelor's degree in Art. After raising two daughters and retiring from a 25-year long career in sales, the empty nester took up oil and acrylic painting. Some of Couch's first clients were her daughters' college friends who wanted unique abstract art for their apartments and houses. Her artwork is inspired by Jackson Pollock, Picasso, and Gino Hollander. In 2016, Couch was chosen by Women for the Arts, a division of The Texarkana Regional Arts & Humanities Council, to be their signature feature artist for their annual fundraiser.

View her artwork at www.Kathicouchart.com.