



**Spirit**  
OF LAS COLINAS

**JUN**  
2019

News | Features | Events  
Published Bi-monthly



# Get the bigger picture.

Welcome to the new look of *Spirit of Las Colinas*!

The new design is just one element of an exciting, comprehensive rebranding initiative that Las Colinas Association has developed since the beginning of the year.

“Get the bigger picture” is a campaign designed to help reframe what many people think of Las Colinas. Beyond our historic reputation as a corporate hub with distinctive neighborhoods, we want people to recognize our amazing green spaces, variety of residential options, multi-faceted entertainment, dining, festivals, and more.

In the coming months, you may see our new campaign appear in social media, digital ads, magazines, and other platforms.



**J. HAMMOND  
PEROT**

Since our founding in 1973, Las Colinas has embodied the vision of a master-planned community of the highest quality. We have progressed in many ways over the years but not all of our audience has noticed. With this new campaign, we intend to celebrate our evolution and modernize how we present ourselves to the outside world.

On behalf of everyone here at the Las Colinas Association, I hope you enjoy the new *Spirit of Las Colinas*!

J. Hammond Perot  
President & CEO, Las Colinas Association



La Villita

# Property of the Month

6546 Barcelona, Irving, Texas 75039

## LCA DEPARTMENTS

### Common Property

Scenic landscapes and vibrant flowers are hallmarks of Las Colinas. LCA's Common Property Department provides maintenance for more than 475 acres of parks, street medians, greenbelts, and common areas in Las Colinas. Common Property Department maintains our Las Colinas deed-restricted parks, city-owned medians, thousands of trees, and color beds which hold over 150,000 units of seasonal color.

One of the functions of the Common Property Department is Litter Control. Four Common Property team members strive to ensure that Las Colinas is clean and attractive. They patrol more than 100 miles of street rights-of-way and common areas five days per week and collect approximately 16 bags of trash per day throughout the development.

In addition to Litter Control, this department administers a development-wide mowing program of unimproved deed-restricted properties to ensure these properties are mowed a minimum of eight times each growing season. The result is a



LCA COMMON PROPERTY: SCOTT WILSON, PHIL RISENHOOVER, JOSE PINEDA, MARTIN LOPEZ (TOP ROW). DARLA MCDANIEL, MARCOS SOTO OCHOA, ADOLPHO LEAL (BOTTOM ROW).

uniform appearance throughout the community.

Last year, Common Property's irrigation software was updated which allows for better management of water and quicker notification if water lines are damaged. View Common Property's hard work at the E.O. Perry Flower Clock, Island Greens, Founder's Park, University Hills Parks including Rochelle, Old Rochelle, Flag Pole Hill, Rosita, and Wingren Parks.

### OTHER THINGS TO KNOW

Our Common Property Department is made up of a Director, a Common Property Supervisor, and Irrigation Coordinator, each with over 18 years of experience at LCA. Additionally, this department has four Common Property Maintenance Workers. For questions, send an email to [myparks@lascolinas.org](mailto:myparks@lascolinas.org) or call 972-541-2345.



## COMMUNITY EVENTS



### City of Irving's Canal Fest

City of Irving's Canal Fest celebrates cultures from around the world through music, dance, art, cuisine and fun activities for the entire family. At Canal Fest, you can "travel the world in a day" and taste authentic international cuisine, listen to performances from global musicians and browse authentic artisanal creations. The event will be held **Saturday, June 8th in the Las Colinas Urban Center**. Admission is free.

### Pavilion at Toyota Music Factory

Pavilion at Toyota Music Factory will host "Weird Al" Yankovic on **Friday, June 14th, at 7:00 pm**. Through June and July, you can anticipate Young The Giant, Rob Thomas, Third Eye Blind + Jimmy Eat World, and more upcoming concerts! Check out the Pavilion at Toyota Music Factory schedule at [www.livenation.com](http://www.livenation.com).

### City of Irving Independence Day Celebration

The City of Irving Independence Day Celebration kicks off with a parade and reception on **July 4th from 9:00 am until noon** in the Irving Heritage District. A dazzling firework show follows at 6:00 pm on Lake Carolyn. Get there early and bring your blankets and folding chairs. More information can be found at [www.cityofirving.org/1289/Independence-Day-Celebration](http://www.cityofirving.org/1289/Independence-Day-Celebration).

#### EVENT DATES

##### Canal Fest

Saturday, June 8th at the Las Colinas Urban Center

##### Independence Day Celebration (July 4th)

Parade/Reception from 9:00 am - 12:00 pm  
Firework show at 6:00 pm on Lake Carolyn

"Weird Al" Yankovic at Pavilion at Toyota Music Factory  
Friday, June 14th, at 7:00 pm



## LCA NEWS

### Assessments

Annual assessments cover January 2019 through December 2019 and are due on July 1st, 2019. Assessments are based on the property value put forth by the Dallas Central Appraisal District assessed value of the previous year. The assessment rate is at \$0.14 (fourteen cents) per \$100.00 (one hundred dollars) of that appraised market value. It is important to know that the Las Colinas Association annual assessment is different from the invoice that you may receive from your homeowner's association, residential condo association, residential townhome association, commercial condo association.

Payments can be made online at [www.lascalinas.org](http://www.lascalinas.org) or, by mail, or in person at 3838 Teleport Blvd. If you have questions, please call us at 972-541-2345.

### Platinum Property Winners

These apartments achieved platinum status by maintaining their properties at a high level thus representing the integrity of Las Colinas:

Jefferson Eastshore Apartments  
Amli on Riverside

### HOURS

In observance of Independence Day, LCA offices will close at noon on Wednesday, July 3rd and open Friday, July 5th at 8:00 am.

### SAFETY

Severe Weather can surprise Texans at any time. Have a plan! Know what to do before, during, and after severe weather. [www.ready.gov/Severe-Weather-Toolkit](http://www.ready.gov/Severe-Weather-Toolkit) for more information.



### LCA's Second Annual Charity Bowl-a-Thon Benefitting Kidd's Kids

On Tuesday, April 23, over 25 teams and attendees gathered at PINSTACK-Las Colinas to participate in LCA's Second Annual Charity Bowl-a-Thon benefitting Kidd's Kids. David Cole and Crystal Scanio co-hosted the festivities and cheered on bowlers.

Awards were given out for Most Team Strikes, Most Team Gutter Balls, Highest Individual Score, and Best Team Shirt. The team with the most strikes was i 360. Wrecking Balls took home the awards for most team gutter balls, and Will McGuire with i 360 had the highest individual score. All team shirts were evaluated by three private judges on color, design, and creativity. Team Kitty Purr Purr's patriotic red, white and blue, baseball-style t-shirt with a contrasting graphic stood out among the rest and they took home the Best Team Shirt awards.

Raffles were provided by Garrison Bro., Texican Court, Avocados from Mexico, We Yogis, Law, and Nosh & Bottle. All in all, the event raised over \$8,000 for Kidd's kids. Check out more photos of the Charity Bowl-A-Thon at [www.LasColinas.org](http://www.LasColinas.org) under "Community."



## LCA NEWS

### Annual Meeting Election Results



RACHEL KRAMER

Rachel Kramer was elected to the commercial position on LCA's Board of Directors. She is a vice president and partner with The Richdale Group, a premier real estate development and management company, which owns and manages luxury apartment communities in Las Colinas and throughout the DFW Metroplex. She oversees the firm's Dallas office and is responsible for acquisitions, new developments and construction projects. Ms. Kramer graduated cum laude from The Wharton School at the University of Pennsylvania with a concentration in real estate and management and went on to earn a Master's degree in Urban and Regional Planning from the University of Pennsylvania's School of Design.



CARL KLINKE

Carl Klinke was elected to the residential position on LCA's Board of Directors and he is a retired Commercial Real Estate attorney with a long history in Las Colinas. Carl is a graduate of Northwestern University and earned his law degree from SMU School of Law in 1970. As in-house counsel and with private law firms, Carl is experienced in preparation and negotiation of commercial, industrial, multi-family, and ground leases, representing both landlords and tenants, among many other areas of expertise. From 1972 to 2005, Carl supervised and performed all legal work in connection with the Las Colinas Development. Carl has served on various Association Boards and Architectural Control Committees in Texas and Colorado. Carl currently serves on the Infrastructure Committee and the Legal Committee for Positano Condominium Association, a condominium association for a 170-unit condominium development here in Las Colinas, where he lives with his wife, Nancy.

### SAFETY

LCA Security Services wants to remind everyone that summertime should be a time of fun! Kids are out of school and some of us are taking well-deserved vacations. While it can be hard to focus on safety with the sun out, there will be an increase of outdoor activity and kids at play.

If you are planning a vacation, please make sure your Contact / Call List is current with LCA Patrol and if you have a monitored alarm with LCA, call in anytime to test it at 972-541-1312. You may also want to complete a Vacation Watch Request with the Irving Police. You can learn more about this valuable program and register at their website: [www.cityofirving.org/884/Vacation-Watch](http://www.cityofirving.org/884/Vacation-Watch).



## DISCOVER

### Live Music in Las Colinas





## EXPERIENCE

### THE ART OF THE SANDWICH

The classic sandwich ranges from Elvis's peanut butter and banana special to the French dip and everything else in between. Internationally, there are croque-madames, tea sandwiches, subs, and Bánh mìs. In America, we chomp on po'boys, fried tenderloin sandwiches, Ruebens, brisket sandwiches, Philly cheesesteaks, sloppy joes, and breakfast sandwiches.

The textbook definition of a sandwich is essentially two or more slices of bread with filling. The filling includes meats which can range from fried, sliced, marinated, shredded, and even cubed. Another filling could be shredded, sliced, or melted cheese. Sourdough, wheat, rye, sweet rolls, bagels, croissants, focaccia, ciabatta, soda bread, biscuits, wraps, shawarma, and pita all protect the hands from the fillings.

Sandwiches can be served hot or cold, with two pieces of bread, or open-faced. It's easy to see the many potential combinations that one could come up with. Sandwich making is truly an art, and Las Colinas has many wonderful eateries where you can experience the art of the sandwich.



**WALK ON'S  
BISTREAUX & BAR**  
Grown-Up Grilled Cheese

This baby has three different types of cheese: American, Swiss, and parmesan. It's got bacon and the perfect amount of roasted tomatoes between crunchy Texas toast-sized sliced sourdough. This 'which has a dipper—marinara sauce—and offers a great portion size.



**CHAMPPS**  
Buffalo Chicken Sandwich

You can get the chicken grilled or fried but we suggest fried! This delight begins with hand breaded and fried chicken breast tossed in a mild buffalo sauce and topped with bleu cheese crumbles. Add crisp iceberg lettuce and tomato in between a dense sweet bun, and you are set. This is a shareable sandwich! Bring a friend.



**SPIRIT GRILLE**  
Ruben Sandwich

Feast on this iconic American-midwestern creation of corned beef, sauerkraut, melted cheese, and dressing. This most requested sandwich at Spirit Grille has perfectly proportioned ingredients layered between 1 1/2 inch thick, toasted marbled rye bread. You won't want to share this. Leave your friends at home!

Want to know more, check out our blog at [lascolinas.org/community](http://lascolinas.org/community)



3838 Teleport Blvd.  
Irving, Texas 75039-4303



**RESTAURANT GUIDE**  
Download at [LasColinas.org](http://LasColinas.org)



**WEATHER APP**  
Search "Weather Link" in Apple App Store  
or Google Play Store



**STORY SUGGESTIONS**  
Email us at [acline@LasColinas.org](mailto:acline@LasColinas.org)



**CONTACT US**  
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972-541-2345