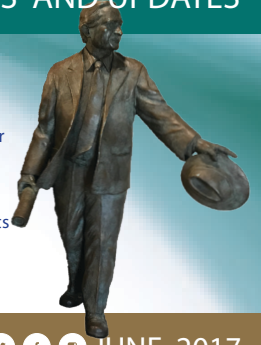




# SPIRIT OF LASCOLINAS

INSIDE: Sculptor of Mustangs at Las Colinas and Carpenter Monument visits LCA.



Bi-Monthly Newsletter of LAS COLINAS ASSOCIATION




 JUNE 2017

## HOA FEES AND LCA ASSESSMENTS, SIMILAR BUT DIFFERENT

Often, we find that Las Colinas residents aren't aware that Las Colinas Association is not an HOA, but instead a Property Owners Association (POA). LCA's membership goes beyond residents and includes commercial property owners. Our departments, Administrative Services, Security and Patrol, Property Compliance, Community Relations and Marketing, Common Property and Plan Review carry out many functions to make sure that Las Colinas standards are held throughout the community, property values are protected, and members are informed of matters that may affect them. It is important to know the impact our commercial members have with their annual assessments. Commercial property owners pay approximately 47% of the annual assessments.

Annual assessments paid to LCA are used for 24/7 security patrol and alarm monitoring, beautification costs to maintain the common areas and aesthetic standard for which Las Colinas is known for. Within beautification costs are functions like litter control which averages to around 16 bags of trash collected per day, maintenance of areas outside the neighborhood villages such as the right of ways, medians, various parks, and the signature landmark, the flower clock. Combined, these areas amount to over 462 acres. Property Compliance and Plan Review are devoted to proactively protecting property values. Additionally, LCA publishes and produces a bi-monthly newsletter, restaurant guide, and coordinates various community member meetings.

All Las Colinas Association members pay annual assessments but the majority of residential members pay two association assessments: Home Owners Association assessments and Las Colinas Association annual assessments. The dollar amount of HOA fees vary. For example, some HOA fees might be based on appraised value of the property or they might be based

(continued on Page 6)



Entrance of Villas At Escena



Mustang Pass



La Villita



Hackberry Creek monument sign



## Residential Property of the Month



7216 Comal at  
Riverside Village  
Kevin and Crystal Muenster

## AREA EVENTS

The [City of Irving Independence Day Celebration](http://cityofirving.org/1295/Independence-Day-Parade-and-Reception) kicks off with a parade and reception on July 4th from 9- noon in the Irving heritage district. A dazzling firework show follows at 6pm on Lake Carolyn. Get there early and bring your blankets and folding chairs. More information can be found at <http://cityofirving.org/1295/Independence-Day-Parade-and-Reception>.

## CONSTRUCTION

The [Pavillion at Irving Music Factory](http://musicfactory.com/) is slotted to open in late August of 2017. The first act will be comedian Dave Chappell on August 31. The 2017 entertainment lineup includes Goo Goo Dolls, Sin Bandera, Matchbox Twenty, Harry Styles, George Lopez and many more.

Tickets can be purchased for future events at <http://www.livenation.com/events>.

Check out <http://musicfactory.com/> for updates.

## LAS COLINAS ASSOCIATION NEWS

**Annual assessments are due on July 1st, 2017.**

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





The new Las Colinas Association Logo was adopted in 2016 and recently trademarked.

## “There is no limit to what Las Colinas can do!”

On March 28th, 2017, the Annual Meeting of Members was held in the boardroom of LCA headquarters. The meeting was facilitated by Board Chairman, Al Zapanta.

Candidates David Cole, Barton Hankins, R. (Ben) Brewer were all re-elected to serve three year terms on the Las Colinas Board of Directors. R. (Ben) Brewer is a Managing Director with Hines represents the at-large position; David A. Cole is a lifelong resident of Irving and an owner of i Fratelli Ristorante and Wine Bar and i Fratelli Pizza, representative of the commercial members, and Barton Hankins is the Owner/Managing Partner of Westway Ford in Irving, representative of the residential members.

LCA is operated by many loyal and devout employees who care about the community. Longtime employee Kelly Willis was acknowledged for 20 years of service. Jan McKenzie recognized for 15 years of service. Receptionist Diane Sainton for acknowledged for 10 years of service. James Kolm, a Property Compliance Representative, was acknowledged for 5 years of service and Security/Patrol Supervisor, Steven Craig was acknowledged for 10 years of service.

The mustang logo was introduced in 1997. In 2016, almost 20 years later, Las Colinas Association has unveiled a new logo that incorporates the proud mustang silhouette

along with the hills of Las Colinas. The new logo, President Rick Bidne says, ‘represents freshness, a new aspect of who we are and that is extremely important’.

Our new logo comes at the same time when many new changes are happening in the Las Colinas Urban Center. Irving Music Factory has announced their first few acts of comedians and bands including Goo Goo Dolls, Dave Chappell, Larry the Cable guy, Jeff Foxworthy and Brad Paisley. There are more projects in the works. Earlier this year, a groundbreaking was held for the 350-room Westin Convention Center hotel that has been in the plans for many years. Las Colinians can look forward to Water Street restaurants including Twisted Root Burger Co., The Londoner Pub, Planet Sub, Go Fish Poke, Olivella’s, Grabbagreen, as well as, Irving Music Factory restaurants Alamo draft house, Grimaldi’s, Sambuca, Third Coast Oyster bar, Highway 161, Glorias and many others.

“There is a change happening in Las Colinas” Bidne believes, “I had the privilege of coming here in 1983, there was no limit, I mean no limit to what this development could do! You ask anybody that worked here, you can ask anybody that was associated with Las Colinas from the corporate level down and there was nothing we couldn’t do. ...I firmly believe that when all this opens up, you’re going to see a return to the vitality that once was Las Colinas and can be again”.

“...you’re going to see a return to the vitality that once was Las Colinas and can be again!”

-Rick Bidne  
President,  
Las Colinas Association



The original mustang logo was first used in 1997.



Las Colinas translates to “the hills” in spanish. This logo was introduced in 2005.



## AFTER 5 IN LC

Within the bounds of the Four Seasons Resort at Las Colinas lies a posh newly renovated bar inspired by the Lone Star State itself. **OUTLAW Taproom's** mixed drinks are definitely a nod to Texas music and culture with names like Janis' Julep, Blue Agave Blues, and Kickin' Texas Bucks.

What makes this bar unique is the variety of ambiance and different levels of seating throughout the space. The inside area can accommodate up to forty guests and is dimly lit with varied seating from standard tables, tall benches, and low patio seating. Pool tables donning high-quality baize will promise a smooth game or two of snooker. Lots of large windows allow natural light but also showcase the beautiful covered patio and pool area of the resort. Outside seating is cozy with oversized comfy chairs, blankets, a huge open fire pit, heaters for cooler months and large fans for warmer months. Ranch hands of the ole' Chisholm Trail would have loved this venue, especially their come-rain-or-shine patio area, which can seat up to forty- five patrons.

You can grab refined classic American fare like salads, soups, steak and sandwiches, even a Bison Burger if you want to eat like the sheriff of the town. For those with a hankering for sweets, there are Churro bites, Bourbon Caramel bread pudding and LAW S'mores. And this upscale Texas-themed watering hole would not be complete without a glass case filled with cigars for purchase. A great feature of this place is that **OUTLAW Taproom** is open to the public.

### What you should order:

The signature drink is the Kickin' Texas Buck which is a mixture of Titos vodka, Fever Tree Ginger beer, fresh lime, and mint. However, this drink comes with flavor options of a sweet jolly rancher, spiced apple pie, floral purple garden, hot chile or fruity wild berry.

### Happy Hour Info:

Tuesdays from 6pm-9pm. **OUTLAW Taproom** at Four Seasons Resort is located at 4150 N MacArthur Blvd, Irving, TX 75038.

**After 5 in LC** seeks to inform local business professionals, visitors and residents on happy hour hotspots in Las Colinas. Where do you and your friends go to unwind? Please email Amanda S. Cline at [acline@lascolinas.org](mailto:acline@lascolinas.org).



## THE TASTE

By Amanda Star Cline



Imagine a world where you have 17 trillion salad options? Let me be the first to tell you that this place exists at 7601 N MacArthur Blvd. [Salata](#) is like a salad bar on steroids with gluten free, vegetarian and plenty of meat options. In fact, everything on the line is gluten free except for the last few bread items you encounter before the register. I didn't want to skimp on the homemade croutons and pita chips though because they were delicious.

I got in the quickly moving line and ordered a small salad during a lunch rush. The attendant grabbed a pretty big stainless steel bowl and started filling it with my kale greens that I selected. After all was said and done, I ended up with black beans (they're healthy, right?), corn, peas, cucumber, cheese, sun-dried tomatoes with two dressings (yes, you can mix and match) and pesto chicken as my protein. I think I should probably coin "Italian Tex-Mex infusion" now. It was excellent and so fresh! In case you aren't sure you will like a dressing, you can ask for a sample. I sampled the sun-dried tomato and the herb vinaigrette together and they were very good!

They have wraps and these are just as customizable as the salads. What makes Salata unique, though is the array of flavor, texture and dietary options; they are highly customizable. You cannot get bored with eating at this casual dining



place. Your vegetarian friends will be happy with falafel and quinoa and your meat-eating coworkers or kids will love the many flavors of grilled chicken.

When it comes to drinks, Salata has their own line of teas and lemonades. My favorite tea pick was the Tropical Green, think classic, refreshing tea with hints of pineapple, passion fruit, and vanilla. However, the drink that I can't stop thinking about was the Raspberry Lemonade; lightly sweetened with cane sugar and raspberry puree adds a nice touch. Imagine a world where you have 17 trillion salad options and endless amounts of Raspberry Lemonade! That is the world that I want to live in.

The Taste is a section where I try local restaurants so you know exactly where to go for great experiences and great food!



## FEATURED BUSINESS Dental Concepts

One-stop shop, Dental Concepts, is a dentistry practice that offers almost every service one would need for pristine oral health. Aside from the expert dentists and hygienists, they also have a gum specialist, root canal specialist and a prosthodontist on site. The prosthodontist specializes in esthetic restoration and replacement of teeth. From whitening, cleanings and clear braces to implants and snap on smiles, Dental Concepts can accommodate many needs.

A beautiful smile definitely impacts confidence but oral health should not be ignored. Office Manager, Nisha Patel, says “a lot of patients are not aware of what periodontal disease, for example, does to your body. It causes heart attacks, strokes, Alzheimer’s disease, diabetes and high blood pressure”. At Dental Concepts the staff help the patient put together a comprehensive dental treatment plan.

For those who experience dental anxiety

from time to time, Patel says that “we take it very slow, we educate patients from start to finish”. Giving patients the power of knowing what to expect, helps to minimize the uncertainty and anxiety that might come along with receiving dental care. Pain minimizing approaches such as laughing gas, dental vibe, and other techniques are used to ensure the patient feels as little pain as possible.

“We don’t run behind a wall and take an x-ray, we don’t develop the x-rays in a dark room, our system in the room takes x-rays,” Patel says. The staff is with the patient at all times.

Besides dental anxiety, some might be concerned with radiation levels emitted from x-rays and equipment. “Our radiation is lower with the x-ray machine that we have than the patients that are outside talking on their phones.” Because of modern up-to-date technology and equipment, Dental Concepts staff are able to stay in the rooms all day long without being affected by harsh levels of radiation.

You can get your pearly whites taken care of at 7423 Las Colinas Blvd, Suite 101 in Irving, Texas. Irving, Texas 75063.

(continued from Front Page)

on square footage of the home/condo. Each individual HOA’s assessments are determined annually by their Board of Directors.

HOA assessment due dates are different for each individual community. LCA Annual assessments are due July 1st of each year. LCA, guided by the Master Declaration, began collecting assessments from property owners in 1975. How much is the LCA annual assessment rate? Currently, the annual assessment rate

is at fourteen cents (\$0.14) per one hundred dollars (\$100.00) of the appraised market value from the prior year. Anyone who owns deed restricted property, either commercial and/or residential in Las Colinas, pays LCA annual assessments.

Our acreage, number of members and the unique commercial/residential mixture of members make LCA a property owners association. LCA and neighborhood HOAs both share the common goal that we work hard to make Las Colinas the world-renowned master-planned community where people want to work and live in.



You will not want to miss the amazing City of Irving Independence Day fireworks display on July 4th at 6pm on Lake Carolyn. Submitted by Susana Lataban in 2016.

## A TRADEMARK OF TEXAS



These pictures were taken near Highway 161 and La Villita Boulevard last March. Typically, bluebonnets begin blooming in the middle of March and usually peak about mid April.

*Photo courtesy of our own Jim Kolm Jr.*



Famed sculptor of Ben H. Carpenter Monument and The Mustangs at Las Colinas swung by LCA headquarters to say 'hi' on March 2nd. Kenya native, Robert Glen resides in the South African bush.

## OUR COMMUNITY

Las Colinas is a renowned, self-managed, master-planned community located in Irving, Texas. We are a mix of over forty unique residential villages along with businesses, including many Fortune 500 companies. Be part of our newsletter and submit your story, photo or nomination via our Facebook page, Las Colinas Tex, or by emailing [acline@lascolinas.org](mailto:acline@lascolinas.org) before the 10th of the following month in order to be considered for publication.

Thank you for helping us make Spirit of Las Colinas representative of our community.

*Spirit of Las Colinas is produced and published by the Las Colinas Association.*



# SPIRIT OF LAS COLINAS

3838 Teleport Blvd.  
Irving, Texas 75039-4303

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

## NEW MEMBER PROFILE

RHETT AND MARISSA MORTON



**Why did you choose to live in Las Colinas (over other areas)?** We love to travel so we liked the convenience to both airports. We like the proximity to downtown but getting out of the city provided more space and privacy. We really loved the neighborhood feel with the park, water and walking trails!

**What are your hobbies? What groups are you involved with?**

We are big sports fans and also enjoy golfing so we are looking forward to being close to many nice courses. Rhett is a member of the University of Alabama Birmingham local alumni chapter and Marissa is a volunteer adviser for the Delta Gamma sorority at University of North Texas.

**Where did you move from? If moving from within Texas, How long have you been in Texas?** We are originally from Portland, OR (Marissa) and Atlanta, GA (Rhett) but have been living in Texas for two years and were living in downtown Dallas prior to moving to Las Colinas.

**Favorite food?** Pizza and we recently discovered iFratelli's in Las Colinas!

**Your favorite thing(s) about Las Colinas?** We love the walking trails and beautiful land-scape.

**What restaurants, stores, events or activities would you like to see here in Las Colinas?** We enjoyed Canal Fest this year and hope to see that continue. We are really excited about the new Music Factory and all it will bring to the area!