

*Riverbend*

*At Lansdowne Woods*

*Condominium*

*New Owner and Resident Booklet*

*Welcome to  
Riverbend,  
Your New  
Home*



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## **Welcome to Riverbend from Your Neighbors**

We welcome you and hope you will enjoy living here as much as we do. We have put together this new Owner and Resident Booklet to help you navigate around our neighborhood and familiarize you with Riverbend and Lansdowne Woods of Virginia (aka The Clubhouse).

There are lots of opportunities to meet your neighbors - you may attend as many meetings and gatherings at Riverbend as you want: Happy Hours, Coffees, Bridge, Book Club, Bingo, Mah Jongg, movie nights, educational series. You are encouraged to attend our Board of Directors and Committee Meetings and consider joining a committee. The five-member Board of Directors is the owner-elected governing body of Riverbend. You may take advantage of the many exercise opportunities and the wide assortment of classes, special events and trips offered at the Clubhouse.

These and other activities are identified in the monthly Around the Bend and the Connector newsletters. It is *Riverbend and Lansdowne Woods* after all, and your time is your own. *Enjoy it!*

*Riverbend  
Welcomes You*

## **Your New Community**

Your beautiful new home, **Riverbend**, is a condominium governed by an association and is part of the **Lansdowne Woods of Virginia Community Association (LWVA)** which, in turn, is located within the **Lansdowne Conservancy**. Here is how we operate.

**The Riverbend at Lansdowne Woods Condominium Association** is run by an elected Board of Directors comprised of five Riverbend unit owners. The Board is responsible for the management and operations of the Association. The Board has established the following committees to assist them: Activities, Budget and Finance, Building Facilities, Communications, Covenants, Election with ad hoc committees formed as appropriate. You may sit in on any of the association business (times are posted monthly in the mailbox area of the lobby). Attending and participating in meetings is a great way to become involved

**The Lansdowne Woods of Virginia Community Association (LWVA)** comprises Riverbend and the other four associations: Blue Ridge, Potomac Ridge, The Magnolias and Riverview. Like Riverbend, each has its own condominium association that governs and maintains everything within the footprint of its residential building. The grounds, roads, parking lots not in garages, facilities such as the clubhouse and security are operated by LWVA. A part of your monthly fee goes to LWVA, which is also governed by a Board of Directors and with committees supporting them and making suggestions. Any unit owner may serve on these committees and the President of each of the condominium association plus one elected director currently serves on the LWVA Board of Directors. Board meetings are held monthly in the Clubhouse and are open to all residents.

**The Lansdowne Conservancy** governs the Lansdowne community outside of Lansdowne Woods and maintains the common areas and governs architectural appearance throughout Lansdowne. Like your Lansdowne Woods fee, your fee for the Conservancy is built into your monthly condo fee.

**The Resident Welcome Packet** provided to you during your orientation contains a tremendous amount of information. Please familiarize yourself with this document.

## **Some Facts About Riverbend**

**The Riverbend Party Room.** You may rent our beautiful party room for your private parties for a nominal fee. Ask Management for details.

**Library.** Our Lending Library is in The Riverbend Room and you may take out as many books as often as you like. No sign-up necessary!

**List of Recommended Service Providers.** Our Management office keeps a list of resident-recommended cleaning and other services. The list can be found in the in the management office.

**The In-Unit Service Program (IUSP)** is a cost-effective way to get minor repairs, plumbing, electrical work, etc. accomplished in your condo by our engineers. Call the Management office for information or go online to BuildingLink to put in a work order.

### **A Word About Our Staff**

You will find it difficult to find a more helpful and professional staff than we have in Riverbend. The office staff has a wealth of information, not only on Lansdowne Woods itself, but also on the area. They keep extra keys (during office hours) for those of us who lock ourselves out of our condos on occasion (if you are locked out after office hours, call the security gate (for a small fee) from the directory panel in the outer lobby), maintain sign-up lists for our activities, distribute flyers, receive packages for residents and a myriad of other duties. A fax and copying machine are available to all residents for a small fee. Don't hesitate to ask for assistance from these terrific people (703-724-7800).

## **Riverbend Website & Application**

Visit the Riverbend website at [www.lwvacomunity.com](http://www.lwvacomunity.com) to “be in the know!” Management will set up your username and password to connect with BuildingLink.

## **A Word About Communications**

**Around the Bend** is our monthly publication, issued at the beginning of each month which is devoted to Riverbend activities, and may also include articles on residents’ experiences, and recent events.

**The Lansdowne Woods Connector** is also issued toward the beginning of each month listing courses, trips, activities, fitness classes and support groups, and news of Crossroads restaurant. Beginning at 9:00 a.m. on the first day of each month, you may join other residents at the Clubhouse in signing up for any of the trips or activities. Bring a check or cash! Establish an account if you like. Both Riverbend and LWVA maintain Websites full of information, pictures of past events, etc.

Riverbend also has a website on the Internet at <http://riverbend-lwva.org>  
This helpful resource has copies of newsletters back to 2012; info about the Board of Directors (BOD) and committees; floor plans; budget and financial info back to 2012; resolutions/bylaws/minutes of BOD meetings; various forms, schedules and maps; links to area resources; lists of activities with photos; and a password-protected “Residents Only” section. (Contact Sue Merk, Webmaster at [sbmerk@verizon.net](mailto:sbmerk@verizon.net) for login info.)

## **The Crossroads Restaurant and Bar**

You need not go more than a short stroll for a tasty lunch or dinner at our centrally located Clubhouse. The ambiance of the bar and restaurant is enhanced with music of our favorite tunes.

## **Transportation Tips**

### **The Lansdowne Woods Bus (see bus schedule)**

If you don't drive, or would like to leave your car at home, the Lansdowne Woods Bus has regularly scheduled runs several times a week, with pick-ups in front of each building, to various shopping areas, doctors' offices, etc. The schedule can always be found in the Riverbend mailroom area. And the price is right – it's included in our condo fees.

### **Local Bus Service**

Bus service is available to the Reston Metro Station from close-by pick-up locations including near the front entrance of Loudoun Hospital. Go to the following for a map and schedule:

<https://www.loudoun.gov/DocumentCenter/View/111108/Route-70>

### **Getting Around**

A helpful tip: If you have a car, we recommend buying an updated **ADC Street Map Book for Loudoun County, Virginia**, which is available in most supermarkets and drugstores. If you use a GPS, be sure to update since new streets and subdivisions are constantly created. They are an invaluable resource. If you plan to drive to areas in Northern Virginia outside of Loudoun (Arlington, Fairfax, Reston, Vienna, e.g.) you will find an updated **ADC Street Map for Northern Virginia** or an updated GPS most helpful in NOVA.

# Shopping

## Groceries

**Giant, Safeway, Wegmans, Harris Teeter and Whole Foods** are established stores in the area and have various locations within three to four miles.

**Harris Teeter** - There are two Harris Teeter stores within two miles east and west of Lansdowne Woods of Virginia. They have a good reputation for organic foods, cooked meals to go and a wide selection of their own brand items. They offer a small discount for seniors on Thursdays.

**Wegmans** - This huge New York store has several area locations and carries a stunning array of wines and cheeses, a superb bakery, and wonderful fresh fruit and vegetables. It also has a very nice cafeteria with an Asian buffet, salad bar and daily specials.

**Instacart** - <https://www.instacart.com/>

### Getting started with Instacart

Save yourself that trip to the market — Instacart delivers groceries in as little as an hour! We connect you with Personal Shoppers in your area to shop and deliver groceries from your favorite stores.

### Shopping with Instacart is easy!



1. Shop your favorite local grocery stores  
Shop from anywhere using your computer, [iPhone](#), [iPad](#) or [Android device](#)

2. Schedule a delivery



Have your groceries delivered in as little as an hour!  
You can also have them delivered later in the day or week.



3. Get groceries delivered to you!



OR: Shop through Instacart, pickup at store.  
With our Pickup option, you shop on Instacart, choose a pickup time, then pick up your groceries at the store! Available at select locations.

## **Shopping Centers**

Just behind Wegmans is the **Leesburg Village Center** with attractive small clothing stores, boutique shops and restaurants that line the roadway leading to the **Cobb Theatre**.

**Costco, Walmart, and Target** – These stores are located within four miles east and west of Lansdowne Woods, and offer a wide selection of goods, including groceries.

**Dulles Town Center** – A 1.4 million square foot, two-level mall is a pleasant place full of light and energy, and it is close by with free parking. Major stores are Macy's, Lord & Taylor, Sears and JC Penney. Go East on Route 7, pass the exit to Route 28, and you will see signs on your right to Dulles Towne Center.

**Lansdowne Town Center** – The Lansdowne Town Center is off Riverside Parkway going West, just before Belmont Ridge Road. Here you will find a selection of restaurants, a Harris Teeter grocery store, a CVS Drug Store, a gas station/car wash and several specialty and service shops. In warm weather, there are many outdoor "Sidewalk Cafes" tempting one to dine al fresco.

**Leesburg Corner Premium Outlets** – With over 110 outlet stores in an outdoor setting, you'll find impressive savings at Liz Claiborne, Williams Sonoma, Burberry, Polo, and many more. To get there, take Riverside Parkway West about four miles and you will find the Outlets on the left, just before Route 15 bypass.

**Reston Town Center** – Is another popular (uncovered) shopping mall with great shops and good restaurants, an open-air ice rink, and movie theaters. Go East on Route 7 and take Reston Parkway to the Town Center.

**Tysons Corner** - Tysons Corner Center, one of the East Coast's premier shopping malls, has an unbeatable mix of department and specialty stores – more than 250 in all. Tysons Galleria is across Route 123 and offers upscale shopping and nice restaurants. (For more info on both, go to [www.shoptyson.com](http://www.shoptyson.com).) Tysons is 19 miles East on Route 7 near the intersection with Route 123.

### **Hardware/Home Improvement**

**Home Depot and Lowes** - There is a Home Depot right off Riverside Parkway across from the Outlets, and a Lowes on Russell Branch Pkwy Southeast.

## **Hospital, Pharmacies and Other Necessities**

**The INOVA Loudoun Hospital** – is a full-service facility run by INOVA and has many affiliated services in adjacent buildings. There are many physician and dental offices close by and the best way to find specific doctors is to ask one of us. (It also has a very nice gift shop!) (From Lansdowne Woods turn right on Woodridge, first left on Deerfield, cross over Riverside Parkway).

In the event of an emergency, a 911 call will go to the Volunteer Fire Department Station 22 who responds with great speed. This new Fire and Rescue Facility is very close by on Riverside Parkway.

PLEASE NOTE: When you call 911, specify the name of the building where the emergency is, the address, unit number, and telephone number. If possible, call Security at the gate house on 703-724-0900 to alert them that you expect emergency vehicle(s).

**Pharmacies** – You will find chain pharmacies, CVS, Rite Aid, Walgreens, all within minutes of LWVA. Pharmacies are also located in most grocery stores.

The Compounding Center in the town of Leesburg carries a large supply of health needs and equipment, including wheelchair rentals. They are located at 36 Catoctin Circle, phone number 703-779-3301. Lansdowne Pharmacy across from Loudoun Hospital at 19465 Deerfield Avenue, Suite 107, will deliver prescription drugs with no fee. They carry or can order a good selection of items (walkers, etc.) for the handicapped.

Hours are Mon-Fri 9:00 a.m. – 7:00 p.m. and Sat 9:00 a.m. – 3:00 p.m. Telephone (703) 726-2800.

## **FILE OF LIFE PROGRAM**

Sponsored by Loudoun County Fire-Rescue Loudoun County Area on Aging

The File of Life program is a medical information packet designed to provide emergency personnel with necessary medical information to begin immediate treatment in the event of an emergency.

### **FILE OF LIFE**

The File of Life refrigerator magnet is a red vinyl packet containing a medical information card for each household member. The front of the packet is clear vinyl. Each folding card has sections containing all the medical information emergency personnel need to begin treatment.

#### What this program means:

##### **Benefits to emergency rescue teams**

- Instantly knowing medical history of patient
- Corrective treatment can begin immediately

##### **Benefits to hospital emergency staff**

- On arrival, data is immediately available to medical staff
- No wasted time getting information from a confused patient

##### **Benefits to everyone**

- Peace of mind knowing they will have prompt and quality care
- Easy access to potentially life-saving information
- Assurance that proper persons will be notified
- There is no cost involved. It is offered as a free service

TO OBTAIN YOUR FREE PACKET, PLEASE CONTACT:

Deborah Belote at 703-724-7800 or email at

[assistant.riverbend@gmail.com](mailto:assistant.riverbend@gmail.com)

## CONVIENENT AND IMPORTANT NUMBERS

|                             |                     |                |
|-----------------------------|---------------------|----------------|
| Cable TV/Internet: Comcast  | <b>BULK SERVICE</b> | 1-855-638-2855 |
| Dominion Power              |                     | 1-888-667-3000 |
| Verizon                     |                     | 1-800-837-4966 |
| Washington Gas              |                     | 1-703-750-1000 |
| Heating& Air Conditioning   | M.E. Flow           | 1-703-777-2311 |
| FedEx                       |                     | 1-800-463-3339 |
| UPS                         |                     | 1-800-742-5877 |
| U.S. Postal Office          |                     | 1-703-669-3755 |
| Loudoun County Library      |                     | 1-703-737-8100 |
| Loudoun Transit Services    |                     | 1-877-777-2708 |
| GE Answer Service           |                     | 1-800-626-2000 |
| Next Day Blinds             |                     | 1-800-963-9832 |
| Security (Front Gate)       |                     | 1-703-724-0900 |
| Riverbend Management Office |                     | 1-703-724-7800 |
| Lansdowne Woods Clubhouse   |                     | 1-703-723-1501 |
| Barkan Management           |                     | 1-517-482-5500 |
| ClickPay                    |                     | 1-800-535-7901 |

See front of Lansdowne Woods directory for phone numbers and other contact info within the community.

**Lansdowne Woods of Virginia  
Shuttle Bus Schedule  
Monday, Tuesday, Thursday, Friday, Saturday**

**Driver 703-615-7966 Clubhouse Office 703-723-1501 Security 703-724-0900**

| <b>Morning Route</b>                   | <b>(Mon, Tues, Thurs, Fri)</b>                      | <b>Stops</b>   |
|--|---|--|
| <b>Pick Up at Lansdowne Woods</b>      | <b>Return to Lansdowne Woods</b>                    |  |
| 09:00 A.M.<br>10:00 A.M.<br>11:00 A.M. | 10:00 A.M.<br>11:00 A.M.<br>12:00 P.M.<br>1:00 P.M. | Clubhouse<br>Lansdowne Hospital<br>Lansdowne Dr.'s Offices<br>Lansdowne Harris Teeter<br>Potomac Station Giant<br>Leesburg Wegmans (Mon & Thurs)<br>Whole Foods (Tues & Fri) |
| <b>Monday &amp; Thursday</b>           | <b>Afternoon Route</b>                              | <b>Stops</b>   |
| 1:00 P.M.                              | 4:00 P.M.   | Clubhouse<br>Lansdowne Hospital<br>Lansdowne Dr. 's Offices<br>Leesburg Area (see back)  |
| <b>Tuesday &amp; Friday</b>            | <b>Afternoon Route</b>                              | <b>Stops</b>   |
| 1:00 P.M.                              | 4:00 P.M.   | Clubhouse<br>Lansdowne Hospital<br>Lansdowne Dr.'s Offices<br>Cascades Area (see back)<br>Kaiser Permanente  |
| <b>Saturday</b>                        | <b>Route</b>  | <b>Stops</b>   |
| 11:00 A.M.                             | 2:00 P.M.   | Alternate between:<br>Cascades Area:<br>1st, 3rd & 5th Saturdays<br>Leesburg Area:<br>2nd & 4th Saturdays  |

**NOTE:**

**All passengers MUST be ready for pick up at driver's designated place and time or you will be left. Bus driver cannot leave the bus unattended to look for you**

# Lansdowne Woods of Virginia Shuttle Bus Stop Directory

**This alphabetical list is an example of stops available. Stops at other locations are at the driver's discretion PROVIDED they are within a reasonable distance from those listed.**

**Leesburg  
Monday & Thursday P.M.**

**Cascades  
Tuesday & Friday P.M.**

|   |   |
|---|---|
| <p>Bed, Bath &amp; Beyond<br/>Best Buy<br/>Costco<br/>Deerfield Dr Offices<br/>Drs on Davis Rd<br/>Giant<br/>Harris Teeter<br/>Home Depot<br/>Hospital<br/>I Hop<br/>JoAnn Fabrics<br/>Kohl's<br/>Leesburg Corner Outlets<br/>Marshalls<br/>Michael's<br/>Post Office<br/>Ross<br/>Staples<br/>Steinmart<br/>Target<br/>Walgreen<br/>Wal-Mart</p> | <p>A.G. Moore<br/>Bed, Bath &amp; Beyond Best Buy<br/>Costco<br/>Deerfield Dr Offices Dulles<br/>Town Center<br/>Home Depot<br/>HomeGoods<br/>Hospital<br/>Kohl's<br/>Target<br/>TJ Maxx<br/>Wal-Mart<br/>Wegmans<br/>World Market<br/>Kaiser Permanente: bus leaves campus at 1 :00 P.M. And returns at 4:00 P.M. On Tuesday and Friday.<br/>Make appointments between 1:30 P.M. and 3:30 P.M.</p> |
|---|---|

## **NOTE:**

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# **RIVERBEND CONDO UNIT OWNERS' ASSOCIATION**

## ***DESCRIPTION OF THE COMMITTEES***

**Activities Committee:** This Committee develops social programs responsive to the needs of the community and sets up recreation programs for all interests.

**Budget and Finance Committee:** The primary responsibility of this committee is to review the preliminary budget and to conduct public hearings on the proposed budget. It also reviews financial reports and procedures and makes related recommendations for Board consideration.

**Building Facilities Committee:** The purpose of this Committee is two-fold: to advise and assist the Board in preserving and enhancing the physical environment of all common areas and in identifying safety hazards and developing programs to promote the safety and security of the community. Tasks include considering improvements and maintenance to the common areas and reviewing contract specifications prior to making recommendations to the Board.

**Communications Committee:** The Communications Committee advises and assists the Board in keeping the community informed of all activities and functions of the association by preparing monthly newsletters, arranging publicity for community events and informing new residents about the association.

**Covenants Committee:** The primary function of this committee is to assist the Board in regulating the external design, appearance, use and maintenance of the common elements and in interpreting the governance documents.

**Elections Committee:** This Committee seeks resident candidates for the Board at a special election meeting at the end of the organizational period. The Committee also prepares for and conducts the elections.

**If interested, please obtain a Committee Interest Form  
from the management office.**

Before you schedule a move into Riverbend, you must call 703-724-7800 or email [assistant.riverbend@gmail.com](mailto:assistant.riverbend@gmail.com) to give available dates to schedule the elevator and loading dock.

Riverbend management will need your settlement statement from your closing before you schedule anything.

Do not hesitate to call Riverbend Management Office at 703-724-7800 or email at [assistant.riverbend@gmail.com](mailto:assistant.riverbend@gmail.com) if you have any concerns.

*Welcome to Riverbend*  
*at*  
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*Condominium*

Effective date: 12/2019

