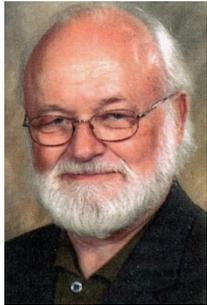




AROUND THE BEND



President's Corner April 2016

Spring is busting out all over! Remember the song? I guess that is really "June is bustin' out all over" as in

Rogers and Hammerstein's musical *Carousel*. Nevertheless, I'm singing about spring! It is feeling good. All the bloomin' flowers and the beginning veggie gardens make it a beautiful time of the year. We should all go for a walk or at least get a breath of spring air on our patio! A ride in the country can also be exhilarating!

Of course, spring means the ramping up of many projects in our homes and also for Riverbend and Lansdowne Woods.

Here are a few project and issue updates:

Our Roof Project Status

Our lawyer and FEA's lawyer seem unable to agree. There are two or three remaining contract issues to be resolved. In an effort to resolve this, Sandy and I will be meeting directly with an FEA representative to look for mutually agreeable solutions. Hopefully, by the time you read this, the issues will have been resolved.

The next step will be for our engineering firm to work on design drawings and specifications as we move toward a bid package that will go to prospective contractors.

Our Cable TV Contract

67% of us now have our new X1-HD service. There have been a few glitches in the process, but frankly not as many as I anticipated. Those of you who have not upgraded to the new system still have time to make it happen. There is no requirement that you upgrade; it just means that you will be missing out on some services that are in our contract. Comcast is supposed to update our personal billing automatically.

However, I would not be surprised if they miss some of us in their updating effort. When you get your next bill, please check to make sure proper credit has been applied to your monthly charges. If you are concerned or a little confused, take your bill to the office. Sandy will be happy to help you sort it out.

Proposed By-Law Amendments

The board has approved the wording for two By-Law amendments. As always, to enact a proposed By-Law change, 67% of Riverbend's unit owners must approve the change.

1) Currently, our By-Laws don't explicitly include internet service as a possible bulk purchase for all residents. Our lawyer would like to have the words "internet service" spelled out as an approved bulk service. This proposed By-Law amendment does not mean that we have decided to include internet service as a bulk service; but it makes it clear that we can do a bulk purchase of internet service, if we decide it is a benefit to our community. The exact wording for the addition, along with a detailed explanation, will be included in the package that owners will receive via first class mail. Riverbend and Potomac Ridge are the only buildings at Lansdowne Woods that do not offer bulk internet service.

2) All original owners of Riverbend paid a transfer fee at settlement time. This was a onetime payment by the buyer of two months of assessment. This transfer fee did not include bulk services. It was only based on a unit's square foot assessment. This fee went to the complex and buildings as funds intended to support future amenities. For some reason the transfer fee was dropped for resales. It is common practice across Northern Virginia, for Condo Associations and HOAs to collect a transfer fee at resale time during settlement. We believe it would make good financial sense for Riverbend to amend our By-Laws to make the transfer fee a possible source of revenue for our building. Once approved, the board can determine the best use of the new funds. FYI, it is also under consideration for Lansdowne Woods. Again, the exact wording of this proposed By-Law amendment

along with a more detailed explanation will be sent to all owners via first class mail.

A Riverbend Picture Directory

At one time we had a kind of picture directory in our lobby. It has been very hard to keep it updated and useful. Recently, I had a brain storm! Nothing serious, but it was about a way to get a picture directory for each of us that won't cost the association a penny. Olan Mills, now called Life Touch, will come and take our pictures, individually, as couples or as a larger family. From that session, one image is free and that image will also go into a picture directory with our contact information. I understand that recently Galilee United Methodist Church did this, and they included Lansdowne Woods folks who attend the Sunday services at our Monroe Auditorium. Life Touch makes their money by convincing us to buy more than the free image so we can share our pictures with family and friends. You are not obliged to buy or even have your picture taken; but this directory can really benefit our community. Our BOD approved the idea for Riverbend at the March 24 meeting. We are scheduled for photos in early May. See Sandy's "Save the Dates" column for the dates.

"Market Insights to Investments"

For some time now Riverbend has been using Edward Jones as our financial consultant and investment firm. Kobby Okum is our representative. If you remember, about a year ago he brought a member of the Federal Reserve to frame the job of the Federal Reserve.

We have scheduled Mr. Okum to come again, and this time his presentation topic will be "Market Insights to Investments." He will be here on April 22 at 9:30 a.m. He is providing refreshments. There will be a signup sheet in the mail room.

Ashleigh Assisted Living

Ashleigh Assisted Living will be giving a presentation at each Lansdowne Woods building. Lansdowne Woods is negotiating some kind of benefit for our residents who are ready to move on to an assisted living situation. Since they are just a short distance down Woodridge Parkway, it would be very handy to us for visitation etc. Their presentation at Riverbend will be on April 12, at 10:00 a.m. in our Party Room.

New Committee Volunteers

Thanks to Carol Meals for consenting to be the Vice Chair for our Budget and Finance Committee.

Thanks to Ursula Wagman for volunteering to serve on our Activities Committee.

Thanks to Joyce Moore for volunteering to serve on our Building Facilities Committee.

Other Spring Projects

See Sandy's "Save the Dates" list for details on the following items:

-Window washing and the accompanying screen removal and reinstallation.

-HVAC filter changing, cleaning and inspection.

-Garage cleaning.

This column is way too long this month, but there is a lot to discuss! I am not including a detailed description of any of the issues being discussed and decided on at the Lansdowne Woods BOD meeting on April 6. There will be a vote on the new Lansdowne Woods sign, on "Resident Only" parking and on a centerline stripe down the main streets in our complex.

As always, feel free to sit in on any and all committee meetings.

---Bert Schlabach, President

Riverbend Condominium Association

From the Engineer Bryan Crosley



Two thoughts:

1. It's not a good idea to leave your dishwasher or washing machine/clothes dryer running when you're out of your unit. A mechanical malfunction in one of these appliances could cause a flood or fire.

2. NEVER EVER use a sprinkler pipe or sprinkler head to hang things on!



**Management Corner
April 2016**

SAVE THE DATES

April 4

Screen forms due in Management Office

April 7 -13

Screen Removal

April 11

Bike Registration is due. Bikes will be removed if registration is not received by this date. A bike tag must be placed on the bike by April 11. Bikes not registered will be included in the donation to the Ladies Auxiliary on April 12.

April 11

Spring Cleaning by Planned Bldg. Services

April 12

Ashleigh Assisted Living Presentation at 10:00 in the Party Room

Ladies Auxiliary Pick-up

April 14 and 15

Window Washing

April 18 – 22

Screens Replaced

April 22

“Market Insights to Investments” by Kobby Okum, Edward Jones at 9:30 in the Party Room – Sign-up sheet in mailroom

April 25-29

HVAC Filter Change and Inspections

May 4, 5, 6 and 7

Lifetouch Photographs taken in Party Room – Flyers will be posted.

Appointments can be made in the Mgmt. Office.

May 5

Garage Cleaning

ART SHOW

Riverbend Creates

Call For Artists

Riverbend Party Room

November 2016

Contact George Viener #1006

571-442-8184 (Home)

610-780-4178 (Cell)

Dates To Remember

Saturday, April 9 --- Riverbend Dinner Club;
5:30 – Happy Hour; 6:00 Dinner;
Crossroads Restaurant

Friday, April 18 --- Deadline for filing
Federal Income Tax Returns

Tuesday, April 19 --- Deadline for *Around the Bend*

Thursday, April 21 --- BOD Meeting. 2:30 p.m.

Photo Presentation:

Iceland and Alaska, 7 p.m., Party Room

Friday, April 22 --- Passover begins

Earth Day celebrated

Wednesday, April 27 --- Encore Chorale; 7 p.m.

Monroe Auditorium

All events take place in the Party Room unless noted otherwise.

Remember to visit our web site at
<http://www.riverbend-lwva.org>

COMMITTEE REPORTS

Activities

HAPPY SPRING!

March's event was a wonderful Spring Fling Brunch! It was a beautiful sunny day for a very delightful brunch. It was so much fun with all the pretty birdhouse decorations and the spring green colors. The food was delicious with egg casseroles, quiches, a wonderful spinach salad, honey baked ham, and muffins with a dessert of Key Lime pie. Everyone stayed to catch up with neighbors and friends.

We thank the Activities Committee, especially Sue Wiggins, the lead on the Brunch, for all the cooking, setting up and decorating that made it such a wonderful day.

Our April event will be held on April 21, at 7:00 p.m. It will be presented by Geff Bourke and Denise Silva, professional photographers. They have volunteered to give a program showing their photographs and describing their travels through Iceland and Alaska. This will be a delightful evening with cookies and punch and a wonderful presentation. Come and join us.

The Activities Committee is actively looking for new members. We meet on the first Monday of each month in the Party Room at 10:30 a.m. Come join us as we plan for all the activities we put on for the building. It is fun and everyone participates in the activities.

See you at the events!

--- Judy Phillips Co-Chair

Around The Bend is a publication of the Communications Committee of Riverbend at Lansdowne Woods Unit Owners Association and is available on our web site at <http://riverbend-lwva.org>. The appearance of advertising within this publication is neither a guarantee nor an endorsement by the Committee nor Association of the product, service or company or the claims made for the product in such advertising.

It's Not Too Late To Get Your Ticket

Come to the play on Wednesday, April 13 at 3 p.m., Thursday, April 14 at 7 p.m., Friday, April 15 at 7 p.m. or Saturday, April 16 at 3 p.m.

See your neighbors in their "other" personas, singing, dancing, acting and working back stage in the spring play, "TELEVISION ... The Beginning."



See the latest Connector for more details. Tickets (\$10) are now on sale in the club house.

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COMMUNITY SERVICES

**Marshall House:**

The Marshall House (formerly Dodona Manor) is situated in Leesburg's Historic District. The home, designated a National Historic Landmark in 1996, was the residence of General George C. Marshall and his wife from 1941 until his death in 1959.

George C. Marshall (1880-1959) is considered one of the most respected soldiers in American history for his excellence as a military leader, diplomat and policy maker. He was described as the "greatest American of the twentieth century" by Franklin Roosevelt and Winton Churchill. His contributions to our nation and the world are many. A graduate of Virginia Military Institute, he started his 44 year military career as a World War I staff officer and later became assistant commandant at the U.S. infantry school. As Chief of Staff of the U.S. Army during World War II, Marshall was responsible for exponentially increasing the size of the U.S. Army to approximately ten million servicemen and helping plan the Battle of Normandy. He was the first American Army general to be promoted to five-star rank. After World War II, he came out of retirement to serve as Secretary of State and then Secretary of Defense. He again served as Secretary of Defense after the outbreak of the Korean War. His economic recovery program for Europe, the Marshall Plan, led to his being awarded a Nobel Peace Prize in 1953.

My visit inside the Marshall House started with a video presentation about the remarkable, accomplished life of General Marshall. I then was given a guided tour, lasting approximately one hour, by an excellent, knowledgeable docent who provided information and anecdotes about General and Mrs. Marshall and about their life style, home, and its furnishings.

The beautiful Marshall House, situated on 3.8 acres of gardens, predates the General and Mrs. Marshall's residency by about 150 years. It was originally a two story brick house built in the early 1800's, with rooms added in the 1820's and a third floor wing added in the 1850's. The Marshalls bought the house in 1941 for \$16,000. (The George C. Marshall Home Preservation Fund bought the house in 1995 for \$2.5 million.) The Marshalls added a stone courtyard and new roof. The interior of the house includes architectural details from the Federal, Greek Revival and Colonial Revival periods. Some of the home's original flooring, wallpaper, and drapes have been preserved, restored, and / or replicated. Many of the furnishings in the home are those belonging to General and Mrs. Marshall, donated by their heirs. There are several reminders of the 1940's - 1950's technology during their residency, including a combination sink- dishwasher, combination radio - TV, mangle iron and rotary telephone.

The Marshall House, located at 216 Edwards Ferry Rd NE (parking at 310-312 E. Market Street in the Shops at Dodona parking lot), is currently open for tours Saturdays from 10:00 a.m. - 5:00 p.m. and Sundays from 12:00 p.m. - 5:00 p.m. Admission for seniors is \$8.

Loudoun County, The Cyber Capital:

Last fall, one of the Community Services columns focused on our neighboring area, Ashburn. It has the distinction of being the "bullseye of America's Internet," having the highest concentration of data centers in the world, and handling up to 70% of the world's Internet traffic every day through its servers in Loudoun County. With the recent opening of Ashburn's new Visa Fusion Data Center, Loudoun County is now home to that company's hub for rapid cyber threat detection through its process of identifying and responding to emerging fraud trends. Information about these new fraud trends will subsequently be shared with related entities around the world in an effort to thwart future losses due to cybercrime, which currently accounts for more than \$120 billion in economic losses each year. Because of its partnerships with dozens of technology companies, Loudoun County is heralded by state officials as being a "digital force" and the "cyber capital."

--- Anita Zatz



Earth Day 2016

First celebrated on April 22, 1970, Earth Day was founded by Wisconsin Senator Gaylord Nelson after witnessing the global damages following the 1969 massive oil spill in Santa Barbara, CA. Today Earth Day Network coordinates events in 192 countries throughout the world to demonstrate support for the protection of our environment.

The Washington, D.C. area offers a variety of activities and events during the month of April including celebrations at the National Zoo, the Botanic Gardens and closer to home, the annual clean-up event of the Anacostia Watershed. More information is available at www.dcabout.com and www.anacostiaaws.org

Participating in annual events to promote an eco-friendly environment is just one way to celebrate Earth Day. Why not make this a year-long affair by adopting some of the following practices:

- Plant a tree
- Recycle reusable materials

- Donate or recycle used electronics
- Cut back on driving; use public transportation
- Reduce your energy use
- Use recyclable bags
- Buy locally
- Clean up the earth
- Explore the outdoors
- Participate in eco-friendly activities.

When one tugs at a single thing in nature, he finds it attached to the rest of the world.

-- John Muir

Spring Is Here and the Patio Awaits!

Residents can now resume one of their favorite pastimes and spend time outdoors chatting with friends and neighbors on the patio.

The patio tables and chairs have recently been taken from winter storage and placed out on the patio, ready and waiting for all residents to enjoy. Ardis Moomey is hard at work repotting plants to further enhance the patio experience.

One of the nice features of our patio is the view of the back yard woods and gardens. On many summer evenings you may see lots of fireflies flitting through those woods, bringing back old times and memories.

Last spring, Happy Hour was initiated out on the patio and has become a weekly gathering on Friday evenings. All residents are invited to come and share a time of lively conversation and to enjoy delicious appetizers.

Let this be your year to spend some time in the “great outdoors” of our patio.

---Adapted from an article in ATB, April 2010

