



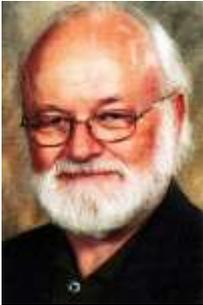
AROUND THE BEND



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Published for Riverbend Residents

April 2018



President's Message April 2018

April already! March has indeed been a month of winds. We did sustain some damage on our campus; most of which was trees falling in the woods. I didn't hear them fall, did you? So, I suppose we should ask the question, did the falling trees make any noise? I do miss my favorite pine tree. I loved watching that tall lovely pine tree sway in the wind, but it is one that did come down. I do hope that April lives up to its reputation. "April showers bring May flowers!" We certainly could use the rain! We have had minimal moisture all winter and we are in drought conditions. Please no smoking on our woodland trails!

As usual, there are several projects continuing and others will begin soon. Here are a few updates:

Our Roof Project

Our Roof Project and Fall Protection Project is complete and has ended! Woo Hoo! Thanks to all of you for your patience! We recently had our last punch list review with the contractors and it appears that all has been completed to our satisfaction. We have also completed the stress test on the roof anchors and it appears we are ready to schedule window washing!

We still have one remaining issue related to the dumpster that was parked in our back parking lot. It was almost half full of ballast gravel which represents quite a bit of weight. It was relocated three times. As a result, the

weight created quite a few dents or divots in the asphalt surface of the parking lot. This will need to be repaired before the parking lot rejuvenation project. It will require replacing about 93 square yards of the parking lot. We will do this when the asphalt contractor is here to extend our speed humps across the entire two lanes. So, just keep this in mind, because those of us who park in the back lot will need to move our cars for this asphalt repair.

Our HVAC Condensate Pipe Replacement

Other than needing to adjust the installation schedule, our Condensate Pipe Replacement project is moving along as anticipated. We still have a way to go but with your continued cooperation, we should be able to complete the project by April 20; just in time to schedule our spring HVAC Maintenance. We anticipate that the HVAC Maintenance will be April 23 – 30. Watch for the notice and floor schedule.

New Furnace Inspection by the County

We keep getting a few more of you to do the mandated Loudoun County Inspection of the homeowner new furnace installation. Thank you for that. The key factor is the testing for gas leaks. ME Flow has provided you with instructions on how to schedule the county inspection and has already paid for the building permits needed to install the new furnaces. These permits require the inspection and there is no cost for you. This is an important safety requirement not only for your home but for all of us. Please, do not delay. Get this inspection scheduled and completed!

New Projects

According to our Repair and Replacement Reserve Schedule, we have several costly repair and replacement projects we need to start to address. We

knew this a couple of years ago but decided to delay them until our roof project was complete and we could see the condition of our Repair and Replacement Reserve Fund. So now it is time to look at how best to complete these projects. We will be evaluating all aspects.

There are four large projects of concern: (1) the roof top/corridor HVAC unit replacement as well as the lobby and party room HVAC units;; (2) the four hot water boilers and three pumps; (3) the three elevators; (4) the renovation and redecoration of our lobby, party room, kitchen, bathrooms and mailroom.

We need to decide which should happen first, what we should do for each, the cost and how we will pay for them. I expect these projects to take a year or more to plan and then two or three years to complete. We do have available funds. Our main concern is careful and responsible planning, so we don't deplete our Reserve Funds too much. I will keep you up to date as we move forward.

Service Animals

I recently took a class on Service Animals as defined by the Federal Fair Housing Act. It is giving many of us a little heart burn, but it exists, and we are obliged to provide accommodation to our residents that have this protected class of animal. There are three classes of protected animals. There are "Service Animals" that are usually trained to provide some type of service. They are also supposed to walk calmly beside and close to their owner. There are also "Emotional Support Animals" that are supposed to provide emotional support for their owners. Usually a doctor writes a note supporting their client's need for the animal. And there are "Comfort Animals." There are few regulations for comfort animals.

All support animal owners are still supposed to have calm animals that are not a danger to others either because they are aggressive or because they are not controlled and therefore might cause others to stumble and fall. They are also required to abide by the same noise rules and urinating and defecating rules that our pet owners must honor. They must have large, easily read tags that identify them as Service Animals, Emotional Support Animals or Comfort Animals. We cannot keep them from public spaces and entrances.

We cannot inquire what is wrong with the person, although the animal owner may volunteer that information. The office can ask what service the animal is trained to support. So, I encourage each of us to be good neighbors, be thoughtful and supportive. And, of course I encourage all support animal owners to be respectful of the other folks in our community. You may think your animal is not an issue for anyone. But we have many frail or unsteady neighbors who are afraid they might fall if a leash gets tangled around their legs or if a larger animal leans against a frail or unsteady person. Thoughtful courtesy by all of us will help keep us a friendly community.

Some Closing Thoughts

It was 1998 when Leisure World of Virginia was established, and Riverbend was the first building to be built. It is now 20 years later and we wish to celebrate this significant anniversary. So, planning has begun. Our Riverbend Board has approved the forming of a Planning Committee of eight members. We hope to interview many of you who still live here and were the first person to live in your unit. Currently we anticipate a three-day celebration at Riverbend. May 22, 23 and 24 is on our calendar for the celebration. As plans develop we will keep you informed.

Lansdowne Woods is also having a 20-year celebration. The LWVA celebration will last ten days and will be held June 15 – 24. *The Connector* will have details about the celebration at the LWVA Clubhouse.

Come to our many wonderful events and informative meetings. We like and need participation from everyone. And remember, firsthand knowledge and experience is always more reliable than a rumor.

*--- Bert Schlabach, President
Riverbend Condominium Association*

Around The Bend is a publication of the Communications Committee of Riverbend at Leisure World Unit Owners Association and is available on our web site at <http://riverbnd-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.



Manager's Corner

April 2018

Craig Magargel

Let's talk trash: Effective April 1, 2018, Riverbend is using a new company for recycling and trash removal.

Riverbend, like every building in the Lansdowne Woods campus decided to use Patriot Disposal Inc., a family owned business in Manassas, VA, for trash service instead of Trash Away. Here are two changes residents will experience with the new service:

- 1) Separating paper from plastic/glass/etc. will no longer be necessary and the signs in the hallway trash rooms explaining separate recycling will be removed.
- 2) The trash truck will come between 9-4 a.m., Monday – Saturday. No truck on Sundays, unlike the previous trash contractor.

There are several other changes that residents won't see, but will improve the process of removing trash and recycling from the building. For example, the housekeepers will not have to manually handle the trash and recycling as much as they used to which is safer and quicker. (Did you know one of RB's housekeepers cut her fingers on loose needles from syringes in a trash bag a couple of months ago? The cut drew blood and she was driven to Urgent Care. *Please put your needles and all sharp objects in a container before disposal!*) Instead of stacking the trash and recycling in makeshift piles on the loading dock, the trash and recycling will be stored in bins on the loading docks to wait for pick up.

The cost for trash removal is about half the cost of the previous trash contract. Remember, the cost of trash and recycling removal, like virtually all Riverbend expenses, is paid from homeowner assessments.

While we're trash talking, please remember a few simple rules for the hallway trash rooms that make the Riverbend quality of life a little nicer for everyone: (1), please collapse all boxes and cartons. (2), don't leave anything on the floor. (3), take large items to the loading dock and put them in the bin. And (4), is to bag everything you put down the chute

and for Pete's sake, don't put something down the chute that could get stuck and create a royal mess.

Speaking of Riverbend's quality of life, here are some do's and don'ts about everyday living in the building that when followed, will make you and your neighbor's existence a little nicer. Some are Riverbend rules which means there are sanctions if violated and some are simply neighborly courtesies that when followed, spawn a smile, or if violated, a stink-eye:

- Tell your housekeepers and contractors to NOT go through the lobby. They should use the loading dock. We want to keep the lobby as nice as possible for residents and visitors.
- Same thing when unloading or loading items. Use the loading dock and don't go through the lobby. Please don't try an end-around by sneaking an item in or out during the weekend. Someone always sees you.
- Don't let your front door slam shut.
- Don't park longer than 30 minutes in the two front spaces, especially at night or during the weekend. These two spots are in high demand so please don't squat in them.
- The parking lot is a one way street. Please drive one way and don't violate the arrows. Pedestrians may not look both ways when they're in the parking lot.
- If you've given up driving or rarely drive anymore, please move your car to a parking space further away from the front door. Let's save the closest spots for the more frequent drivers.
- Clean up after your dog and make sure your dog walkers do the same.

Watch for notices about when the fire alarm testing will be done and when the spring HVAC maintenance will happen. Remember, both of these events require access inside your unit. The fire alarm process tests the speaker inside your unit and the building engineers come inside to listen. For the HVAC maintenance, the contractor (ME Flow) needs access to your equipment in your HVAC closet.



**From the Engineer
Bryan Crosley**

If you've ever put an "In Unit Service" ticket in for something to be done by the Engineers and have had to wait a few days, I'll explain. I try to prioritize the tickets according to urgency, i.e., water leaks. We have many things going on within the building. Please be patient and we will get to you as soon as we can.



Earth Day 2018 will be celebrated on April 22, with this year's theme: Help End Plastic Pollution.

A visit to the Earth Day web site, www.earthday.org will provide you with information on the dangerous effects that plastics have on our environment and how you can help alleviate plastic pollution by following the five R's:

Reduce your use of plastics;

Refuse acceptance of free giveaways such as plastic grocery bags or drinking straws;

Reuse items such as reusable water bottles;

Recycle and learn what items can be recycled in Leesburg by going to www.iwanttoberecycled.org;

Remove litter and trash where found in the environment.

COMMITTEE REPORTS

Activities

The Activities Committee is looking forward to the events that are coming up in the next three months. We are busy making the arrangements for events that are enjoyable and provide the opportunity for all of us to get together.

The Baked Potato Luncheon was a great success and we enjoyed getting together for a yummy baked potato with all the fixings! Everyone had time to visit with neighbors and friends while having a great lunch.

The committee is looking forward to the afternoon Spring Tea on Saturday, April 14, at 3 p.m. We will have several types of tea in pretty tea pots, yummy small tea sandwiches, and mini pastries as well as other sweets. We will be stepping back in time to enjoy socializing with our friends and neighbors while enjoying a tea party. There will also be the added enjoyment of our local story teller. Please plan to join us for a wonderful spring afternoon!



Save the dates:

April 14 - Spring Tea

May 22, 23 24 - Building Celebration of 20th Anniversary

June 9 - Brunch

---Activities Committee

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

COMMUNITY SERVICES

Lansdowne — A Great Place to Live:

A company named Niche, which runs a ranking and review website, recently rated 58 communities in Virginia “best places to live” for 2018, awarding each locale a grade of A+. Rankings were based on dozens of factors, including housing trends, employment statistics, access to amenities, and data from sources such as the Department of Education and U.S. Census Bureau. Lansdowne was one of 13 communities in Loudoun County which received a grade of A+.

Virginia’s State Ranking:

To determine the “Best State in the Country,” each state was rated by *U.S. News and World Report* in the following eight categories: health care, education, economy, opportunity, infrastructure, crime and corrections, fiscal stability, and quality of life. Virginia was ranked #20. Its strongest scores were in the categories of quality of life, infrastructure, economy, and health care.

Route 7 Traffic Challenges:

Loudoun County’s Route 7 corridor must be built-out into a four-lane roadway by 2040 to meet the demands of the continuing growth of the area. Congestion on Route 7 has significantly increased during the past five years. Existing traffic congestion is so heavy that Route 7’s necessary build-out is anticipated to cost at least \$26.5 million. Loudoun County Supervisors have taken the first step in working to alleviate some of the traffic backup by voting to implement planning phases for the short-term and long-term solutions which were recommended in traffic studies conducted by Loudoun County and the Virginia Department of Transportation.

IRS Tax Scam Alert:

The Internal Revenue Service (IRS) is warning taxpayers about a quickly growing scam involving erroneous tax refunds being deposited into their bank accounts. Criminals are breaching tax professionals’ computer files and stealing taxpayers’ data. They use that data to file fraudulent - fake tax returns with large refunds sent electronically to the taxpayers’ bank accounts. In one version of the scam, criminals posing as debt collection agency officials acting on behalf of the IRS contact the taxpayer to say a refund

was deposited in error. They then ask the taxpayer to forward the money to their collection agency. In another version of the scam, the taxpayer who received the erroneous refund gets an automated call with a recorded voice saying the caller is from the IRS. He then threatens the taxpayer with criminal fraud charges, an arrest warrant, and a blacklisting of their Social Security number. The recorded voice gives the taxpayer a case number and a telephone number to call to make arrangements to return the erroneous refund.

The IRS has been repeatedly advising tax professionals to increase the security of their clients’ online tax and financial information. The IRS is also urging taxpayers to follow its established procedures for returning erroneous refunds. In addition, taxpayers are encouraged to discuss the issue with their financial institutions because there may be a need to close their bank accounts. Taxpayers receiving erroneous refunds should also immediately contact their tax preparers. The IRS website has detailed directions for returning erroneous refunds which were received by either direct deposit or paper check. (Go to the IRS website www.irs.gov , enter “erroneous refunds” in its search box, and then click on the scam alert about erroneous refunds.) For additional information or assistance, call the IRS at [800-829-1040](tel:800-829-1040).

--- Anita Zatz

Please Welcome

We welcome these recent new residents to Riverbend: Judi Mason from Tampa, FL who is on the 1st floor; Bart and Mary Ann Morley from Northern VA, who now live on the 4th floor; Gary Stevenson, from Sterling, VA, and is now in Unit 611; Regina “Jean” Karbelk who lives in Unit 619 and comes from Springfield, VA; Monavvar Jalali Aval, a new 7th floor resident from VA; and Lisa Conte Geisinger and Service Dog, Daisy, from Ashburn, VA, now on the 9th floor.

Please introduce yourself to our new neighbors and extend a warm Riverbend welcome!



The Adventurous Eater

Judy Kory

Dickey’s Barbecue Pit

The newest addition to Ashbrook Commons Plaza is fast-casual Dickey’s Barbecue Pit, an old chain started in 1941 in Dallas, Texas. Like the original, all meats are smoked on-site and sliced to order.

Paper menus are available just inside the door. You place your order at the counter and follow your food along the counter as meat is hand sliced, arranged on a paper-covered metal tray, painted with sauce if appropriate, a buttered roll is added. You then move to the side dishes which are scooped/arranged by hand. Finally, you arrive at drinks and the cash register. There are four kinds of beer in the cooler, and the “Big Yellow Cup” (\$2.75) offers unlimited options and quantities at the soft drink machine.



There are seven meat options: pulled pork, beef brisket, chicken breast, Polish sausage, turkey, jalapeno cheddar kielbasa, and pork ribs – all available by the ½ lb. on plates, sandwiches, family packs, and catering. Plates include two sides and a roll (\$12-15), sandwich plates are \$10.50 and \$11.50 and include two sides. Sandwiches alone are \$2.50 for the slider, \$7 for the classic, \$9 for Texas



sized. There are ten sides: the usual beans, slaw, potato salad, and the more interesting baked potato casserole, Caesar salad, Mac & Cheese, creamed spinach, green beans, jalapeno beans, and assorted chips. Pickles and onions are available upon request.

Dickey’s also serves Stacks \$8 (Frito’s Pie and Brisket Mac) and Tacos \$4 (Chicken and cheese, Brisket and cheese). Kids meal is \$5.50 except on Sunday, when kids eat FREE with a \$10 adult purchase – dine in only. Desserts include pecan pie, chocolate chunk cookie, and Blondie brownie. I doubt you’ll have room for dessert.

The pulled pork sandwich is loaded with tender flavorful meat. The original sauce is thin but tasty. The spicy sauce is enough to make your mouth tingle. The ribs were terrific and the sausage was nicely smoked. I enjoyed the creamed spinach, barbecued baked beans and the Caesar salad. My only disappointment: the older Dickey’s served free soft-serve ice cream



cones. Neither ice cream nor anything requiring a fryer are available at the newer Dickey’s. The restaurant is open from 11 a.m. to 9 p.m. every day. [703-297-8948](tel:703-297-8948).

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|--|-------------------|
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