



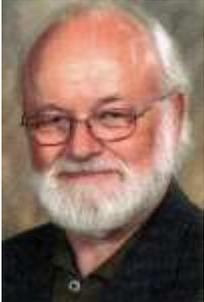
AROUND THE BEND



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President's Message August 2017

Tis the "Dog Days of Summer!" I always thought the dog days of summer meant that it is so bloody hot that all dogs and people want to do is lie around. And, when we grew up we knew we should not swim in the local pond during the dog days of late July and the month of August or we could get the polio disease.

However, the ancient Greeks thought of the constellation Canis Major as a dog chasing Lepus, the hare. The star Sirius is the dog's nose; the Greeks called it the "dog star." When the star Sirius appeared to rise above the sun, it signaled the hottest time of the year. And, it is hot! Despite the heat we continue our building projects. Here are few project updates:

Our Roof Project

We have negotiated, approved and signed the contract with M.E. Flow. The contract will cover the work they must do during our roof project. They are responsible for removing our unit air-conditioning compressors so the roof beneath them can be replaced. Then M.E. Flow will return our air-conditioning compressors to their former location and hook them up to new tubing and cables. This is the time when some of you will get new air-conditioning units installed. Those of you who still have the original AC units and have not contracted with M.E. Flow for a new AC unit still have time. Please contact M.E. Flow to purchase a new unit.

FEA, our engineering firm, has designed an OSHA-approved "Fall Protection" system for our roof. We are currently waiting for a fabrication and installation quote from our roofing contractor, Function Enterprises.

We have scheduled a contractor's meeting for early August. This meeting will be conducted by the FEA engineer in charge. This will be when the contractors work with each other and us to come up with a working plan and schedule for doing our roof project. This is a closed meeting. Only the FEA engineer, the contractors and our building management will be allowed in the room. This will help facilitate a good rapport and a working relationship that will smooth the communication process between the parties working on this very large and complicated project.

Our Board of Directors has approved the purchase of Building Link. This is a software program designed to facilitate communication throughout the building. We are purchasing this now to facilitate our building-wide communication regarding updates and notifications about our roof projects. We need your updated contact information. On July 25, a green questionnaire was slid under your door. If you have not yet completed this information please do as soon as possible. All this information will be entered into this new software program. There will be many notices to all our units as we proceed through this project. Sometimes more than one a day. Rather than our sliding paper under your door, you will receive regular communication via your computer or smart phone. Those who do not have computers or smart phones will still receive information under your door. This will greatly reduce the amount of paper used and work

required to keep everyone updated with general as well as specific messages.

We are still on schedule to begin our roof project on **September 15**. As you know, your personal air-conditioning units will be disconnected for a period of time. Currently we do not know how long or when your tier's AC units will be disconnected or reconnected. The BuildingLinks software program will inform you of the dates, when you will not have air-conditioning. We highly recommend that you take the responsibility to prepare for this. The Riverbend Association **will not** provide temporary AC units, fans or alternative residences. This is totally each resident's responsibility. You may wish to purchase a fan or fans for yourself, find a friend to visit in the building or stay with a family member during this time. Watch for updates and schedules, and Plan Ahead.

New Microphone Project

Part of our new microphone system has been back ordered. "Make n Music," our equipment and installation contractor, will schedule installation when they have received all the component parts.

Election for Board of Directors

Our Elections Committee has been hard at work. This year three Riverbend Board seats will be open. There is a two-year term, and two three-year terms. Cecilia Frenkel's seat was temporarily filled by Carol Meals until our October 12 annual meeting. An election is required to complete her two-year term. Shirley Thorpe's and Bert Schlabach's three-year terms are up. At this time, Carol, Shirley and Bert plan to run again. Others are welcome to run as well.

There will also be an annual vote for the second representative to the LWVA Board of Members. Riverbend's Board President automatically serves on the LWVA Board of Members. The Riverbend Board has ruled that all candidates must provide a photo to go with their brief bio. We want all voting owners to know and recognize their representatives to both boards.

A call for candidates will be placed under your door on August 2, 2017

Some Closing Thoughts

The next several months will be crazy busy! As always, don't hesitate to ask questions about the many concerns you may have, but **please** be thoughtful and considerate as you ask questions of the office. This will be a great adventure for our building. There will be inconvenience, frustration and confusion; but we in management will all do our very best to ease concerns. I am grateful that Riverbend is our community. We are a happy, supportive and patient building of friends and neighbors. Thank you all for going the extra mile with each other.

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

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



Riverbend roof --- July 2017



Management Corner
Sandy Swarr

New Communication Software

The Riverbend Board of Directors have approved a new communication software to assist staff with the upcoming roof project. We are excited to advise you that in a few weeks we will be introducing a new online service into our building. The service is called "BuildingLink," and it will allow management to communicate with you, through the web, email and text messaging.

In order for BuildingLink to work best for you, we need to input your **email address**. This will not be used for any solicitations, spam, etc. and will be accessed only by building staff and the BuildingLink program as needed. You will also have the option to suspend receiving notifications from the BuildingLink system if you so choose, although we think you will want to be kept up to date on building events that affect you.

There will be a BuildingLink presentation for residents on Friday, September 1, at 2 p.m. in the party room. More updates regarding BuildingLink will be coming your way! In the meantime, please make sure the Management Office has an updated email address and cell phone number for you. Stay tuned for further information.



From the Engineer
Bryan Crosley



Prevent Kitchen Drain Clogs

To help prevent drain clogs in your unit and throughout the building, don't put these items down the drain or through the garbage disposal: oil and grease, rice, banana peels, orange peels, apple peels, potato peels, celery, spaghetti or macaroni, just to name a few. When you use your disposal or sinks, always use plenty of water to wash it down.

Communications Committee
<p>Chairman/Editor: Virginia Laughlin Layout/Production: Virginia Laughlin & Beth Schlabach Editorial Staff: Maria Kelly, Bernie Nakamura, Beth Schlabach, Bonnie Wohlford and Anita Zatz Distribution: Jo Ann Bloomberg, Chairman Bobbie Brennan, Bea Childs, Lorraine Eiermann, Maria Kelly, Jackie Lev Dahl, Judy Martinowsky, Ann Robinson, Pat Scheffel, Betty Simmons & Peg Ware</p>

Management Staff
<p>Phone: 703-724-7800 FAX: 703-724-4345 General Manager: Sandy Swarr manager.riverbend@gmail.com Assistant Manager: Deborah Belote assistant.riverbend@gmail.com Building Engineer: Bryan Crosley Assistant Engineer: Ed Nelson</p>

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COMMITTEE REPORTS

It was an honor for the activities committee to give a party on July 19 for our Riverbend residents who are 90 Plus years young. Honored guests attended the party along with many residents. The stories that each honoree shared were the highlight of the party. September's newsletter will have photos and a short bio on each guest. Thanks to Dick Harris for taking the photos and for his ongoing help with this project and to Bonnie Wohlford for taking notes at the party.

August Calendar:

On August 13, the Ice Cream Social will be in full swing in the party room from 2 – 4 p.m. Family and friends are invited to this yearly event. If you plan to attend, please sign the sheet that will be on the mail room table and indicate the total number in your group. This will help us with shopping and seating decisions. Children six years of age and younger are welcome free of charge. For all other guests, the cost will be \$4, payable at the door. Margaret Terry, a Riverbend resident, will demonstrate how to create balloon animals. Watch for a poster in the lobby with complete details.

Ashburn Volunteer Fire and Rescue Department Fundraiser.

AVFRD motto is YOU CALL WE COME.

In late August, information for our annual Ashburn Volunteer Fire and Rescue Department Fundraiser will be posted in the lobby. The AVFRD is a volunteer organization that depends upon the community to help fund their operating costs. Please remember how important they are to Lansdowne Woods residents in emergency situations, and be generous with your tax-deductible donations. Deposit your check in the large fireman's boot that will be placed outside the manager's office. Then sign the sheet you will find on the mail room table to reserve your place at the free lasagna dinner on September 21. Assistant Chief Kyle Stephens and his wife, Amanda, will attend the event. He is a career firefighter. Amanda

was instrumental in writing a book on the AVFRD. Look for more information in our September newsletter.

October's Event

On October 19, there will be a photography presentation on the Northern Lights. Professional photographer Denise Silva, Riverbend resident, will show us her wonderful close-up images and will us narrate each beautiful view. Be sure to save this date. You will not want to miss this presentation.

My thanks to all of our residents who attended the great celebration that was held on the 4th of July. Music and songs and delicious food filled the party room on our nation's birthday. Thanks to Ruth Jacoby for the music, Sue Wiggins for being hostess for the event and to the members of the activities committee for the continued helping hands.

Save The Dates:

August 13, Ice Cream Social
September 21, AVFRD Fundraiser Dinner
October 19, Photography Presentation

--- Cathy Black, Co-Chair

NOTE:

Be sure to enjoy Bob Nakamura's photographs Of the honorees posted on the bulletin Board in the mailroom!

Bunco

Join the fun and learn the game as you play. This game is a lot of fun to play and enjoy meeting new people.

. \$5.00 to play and all monies are awarded as prizes in several categories.

Game Date: Second Thursday of each month

Time: 2:00 p.m.

Where: Riverbend Party Room

Please call Cathy Black, for more information and to add your name to the Player's list. (Phone number is listed in Directory.)

See you at the games....



The Adventurous Eater

By Judy Kory

Leesburg Public House

Back in May, a group from the Civil War Club stopped at the Leesburg Public House (LPH) for a very enjoyable lunch. A couple of us decided to check out the new dinner menu. (The menu changes 3 or 4 times a year.)



The décor is attractive with warm wood walls, comfortable booths, and good lighting - no flashlight needed. This family-friendly restaurant can be a bit noisy when busy; however, the staff is cheerful and welcoming. Our server Eric did a great job explaining the new menu, answering questions and describing various dishes. Portions are generous and prices are reasonable. The menu is organized into Nibble, Snack (starters), Graze (salads), Charbroiled Burgers, and Eat (entrees). Premium wine, fun cocktails, and a full bar are available. However, the specialty of the house is craft beer with a separate 2-page beer menu and 32 beers on tap!

The Flash Fried Calamari Snack (\$10) is enough for several to share. The thick coating covers melt-in-your-mouth tender calamari. The accompanying Red Pepper Aioli is a delicious dunking sauce. The complimentary bread basket holds soft and delicious bread with a crispy crust and soft butter. Heaven.

Fish and Chips (\$17) features moist and mild ale-battered cod, perfectly fried, plated with lots of house cut fries, and a large serving of coleslaw. Remoulade, tartar sauce, and vinegar are optional accompaniments, but the fish is so good we didn't use any sauces. If you like your coleslaw made with fresh vegetables,



not drowning in mayonnaise and not too sweet, this slaw is for you.

New on the menu are Barbeque Ribs (\$22) served with amazing baked beans and lots of that terrific coleslaw. Ribs are glazed with a delicious thick sauce (a little sweet, a little sassy) that sticks to the very tender meat. The beans are thick with shreds of meat and lightly sauced.



Visit Leesburg Public House at 962 Edwards Ferry Road, NE, in the Walmart Shopping Center in front of IHOP. [703 777-6333](tel:7037776333). Hours: Monday - Thursday 11:30 a.m. - 10 p.m.; Friday - Saturday 11:30 a.m. - 11 p.m.; Sunday (Brunch menu available) 10:30 a.m. - 9 p.m. Happy Hour 4 - 7 Monday - Friday. Peg Neustadt's friend Carl is a host at LPH. Give him a warm Riverbend greeting.

Please Welcome

Please extend a warm Riverbend welcome to these new residents:

Milly Fox from Huntington Beach, CA, now living on the third floor; Allen Harrison from Alexandria, VA, on the first floor; and, W. Jeannie Sconyers who now lives on the tenth floor and comes from Cheyenne, WY.

Lansdowne Woods Drama Troupe Makes Its Debut

The LW Drama Troupe is rehearsing for its debut "Vignettes.....From the Edge," a comedy performance scheduled for October 18 and 19, 2017. **SAVE THE DATE!**

Watch for further details in the next newsletter. For questions or more information, please contact Carol Cutrona or Nancy Knauer.

COMMUNITY SERVICES

Morven Park's Equine Medical Center:

The beautiful 1,000 acre historic Morven Park, opened to the public in 1967, includes the magnificent mansion of former Virginia Governor, Westmoreland Davis, in addition to a Carriage Museum, Civil War encampment area, Museum of Hounds and Hunting, International Equestrian Center, athletic fields, acres of beautiful rolling hills, and a very unique premier, full-service equine hospital.

The renown Marion duPont Scott Equine Medical Center, opened in 1984, is part of the Virginia-Maryland Regional College of Veterinary Medicine, home-based at Virginia Tech and the University of Maryland, a unique dual-state collegiate equine teaching hospital funded jointly by Virginia and Maryland. The Equine Medical Center is one of the first university veterinary hospitals in the eastern U.S. to specialize exclusively in equine medicine and research. Students from all over the world attend its residency and internship training programs. A significant number of those students have gone on to make important advances in equine diagnostic and treatment procedures during their subsequent veterinary medicine careers.

The Equine Medical Center offers advanced specialty care, 24/7 emergency and critical care treatment, and diagnostic services to more than 2,500 patients annually. It provides all ages and breeds of horses a wide range of specialized outpatient and inpatient veterinary services. Its medical team includes equine specialists in internal medicine, reproduction, sports medicine and rehabilitation, and surgery.

For additional information about Morven Park (featured in a past Community Services column), 17195 Southern Planter Lane, Leesburg, go to www.morvenpark.org or call 703-777-2414. For additional information about the Equine Medical Center, go to emc.vetmed.vt.edu.

Loudoun County Update:

Ralph Buona, Vice Chairman of the Loudoun County Board of Supervisors and the Ashburn District Supervisor, recently presented a county

update at the Lansdowne Woods Clubhouse. He said that the biggest challenges for the county are its growth and the need to build more infrastructure. The county's priorities include continued economic development and reducing traffic / increasing roads. The number one complaint from constituents is traffic congestion. Supervisor Buona discussed the status of several Loudoun County transportation projects currently in process, including the Route 7 and Ashburn Village Boulevard interchange, expected to open during the summer of 2018, a \$35 million project largely funded by proffers from developers of One Loudoun and the Howard Hughes Medical Institute; the Route 7 and Belmont Ridge Road interchange, an \$83 million project; and the first phase of the Silver Line Metro, anticipated for completion during the summer of 2019, a project currently on schedule and on budget.

Supervisor Buona talked about the significant number of Loudoun County data centers, noting that the annual personal tax revenue from those data centers has increased from \$25 million to \$140 million over the past five years. That revenue allowed Loudoun County to fund over 99% of all budget requests and to lower taxes.

Supervisor Buona is aware that residents in our area have requested a traffic light at the intersection of Riverside Parkway and Woodridge Parkway. He said that Loudoun County Supervisors and Inova Loudoun Hospital are advocating for a traffic light at that intersection. Inova Loudoun has said it will pay for the light. However, the decision about putting a light at that intersection, i.e. the "final say," is under the authority of the Virginia Department of Transportation (VDOT). The results of VDOT's recent warrant study failed to meet the necessary criteria for approval. (A diamond-shaped warning sign was recently placed on Woodridge, near that intersection, cautioning those turning onto Riverside that "CROSSING TRAFFIC DOES NOT STOP." In addition, warning signs with an image of a pedestrian walking have been posted on both sides of Riverside near its intersection with Woodridge.

— Anita Zatz

