



# AROUND THE BEND



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## Manager's Corner August 2018

There is quite a bit of information this month, so please get a fresh cup of coffee and buckle in:

First, RB Management wants to give a **shout out and big ol' thank you** to the Riverbend Volunteer Communications Committee, specifically the Around the Bend (ATB) volunteers led by Riverbend Volunteer and Committee Chair Gini Laughlin, whereby they edit every doggone word and article in the ATB and manually fold, stuff and deliver the newsletter under all 229 doors every month. And...they do it on deadline and on a volunteer basis. This is a HUGE community amenity and staff and residents are very lucky there are volunteers to do this for us all. Next time you see Gini, Beth, Bonnie, Maria, Bernie, Anita, Jo Ann and her group of deliverers, please give them a fist bump thank you. Did everyone see the Riverbend Management-coordinated **Survey** regarding the "**Public Display**" TV monitor displaying Riverbend-related information that's been bouncing around the lobby and elevator landing last month as a pilot test? Specifically, a survey was posted online and via paper copy asking Riverbend residents two questions regarding the Public Display: (1) would they want a Public Display installed within Riverbend and if so, (2) where would they want it? The summary of the survey results are 62 responses (27% of RB units) were received with 40 saying YES, 14 saying NO and 8 responding with an indeterminate YES/NO response. Riverbend residents can see the specific survey question and the 62 responses (redacted to mask the respondent's identity) online at your Riverbend BuildingLink account. (Yes, this is

gambit to increase residents logging on to BuildingLink and getting more informed about RB happenings.) When the Clubhouse and rest of the communities on campus install their own BuildingLink, Clubhouse announcements and calendars will also be displayed on the Riverbend Public Display TV monitor. Subject to the Board of Director's and Committee Chair's direction, whether or not to permanently implement the Public Display and specifically where to install it will be posed in a resolution to Riverbend's Building Facilities Committee and Budget and Finance Committee and then to the Board. These governing bodies will hear you through your survey responses. Residents are always welcome at their meetings to weigh in on RB issues.

Speaking of **Surveys**, now that there is a survey tool to facilitate coordinating surveys (i.e. BuildingLink), you may receive surveys from time to time. Naturally, a balance will be sought that allows residents an opportunity to be heard yet doesn't become annoying. Residents are always welcome to weigh in with Management, Committees or the Board about what they like and do not like about Riverbend surveys.

Recently, the Public Display and your BuildingLink account posted that inventories and inspections of Riverbend's 114 reserved parking spaces in four garages were taking place. This is currently ongoing, but may be done by the time this issue of ATB is delivered. Specifically, Management is taking inventory and inspecting the garages, storage rooms and bicycles to make sure Riverbend's property values and quality of life are maximized. (This is another and nicer way of saying inspections are taking place to make sure fire codes and Riverbend rules are being followed).

The garage, storage space and bicycle inspectors are checking to make sure every vehicle has a Riverbend identification sticker; nothing besides a

motor vehicle, approved storage cabinets and approved shopping carts are being stored in parking spaces; nothing is outside or on top of storage bins; and all bicycles have Riverbend identification stickers on them. These criteria are all Riverbend rule-based and not subjective decisions by the inspectors. Please help Management by checking your areas and making sure you are squared away relative to maximizing property values and quality of RB life.

Most residents understand there are a variety of **physical fitness classes and fitness lectures** conducted at the Clubhouse by experts. Participation is sometimes included in your assessment and sometimes there is a small fee. Well, guess what . . .they will also hold similar classes **at Riverbend** (and the other buildings) under the same conditions: free or fee and about a wide variety of fitness topics. How great is that! You get out of bed, come down to the Party Room, get loosened up, get flexible, learn fitness stuff, go up and take a shower and seize the day! Specific scheduling and subjects are being organized now and we want your input. Give Management a message or stop by and let us know you're ready and what you would like to see. It's not only a super-convenient way to shake a leg, you'll get some human contact and meet your neighbors.

Last, it's Riverbend's 2019 **budget and assessment** season (and everywhere on campus). All owners are welcome to attend the Budget & Finance Committee meetings at 10:30 every third Thursday or the Board of Directors meetings at 2:30 every fourth Thursday and give your two cents worth. Watch for announcements about day and time for budget and assessment Special Meetings that may be scheduled. This is your opportunity to give input to what your assessments should or should not pay for and how much they should be. If you can't attend a meeting or don't want to, you can always contact Craig or Debi in the Management Office or your neighbor and fellow owner assessment-payer who makes the Riverbend money decisions.

That's a wrap --- Craig & Debi, your Riverbend Management Team at your service.

### **Board Briefs for July 26<sup>th</sup> Meeting**

- LWVA General Manager, Bill Reynolds, spoke about campus-wide use of BuildingLink that is on the LWVA Board's 8/18/18 meeting agenda.
- LWVA Security, Paul Earle, spoke about the water-filled orange traffic barriers pilot test in between Blue Ridge and Riverbend.
- The Board heard reports from the committee chairs that were present and emphasized the importance for all committee chairs to give a report or have a substitute give the committee reports so all owners are kept current with committee activity.
- The Board heard that the Budget & Finance Committee is reviewing the 2019 budget and assessment amounts and will discuss it and vote whether to recommend it or not during their August 16 regular monthly meeting.
- The Board requested the Building Facilities Committee to review whether or not to add an annual bed bug K-9 inspection for approximately \$23 per unit or about \$5300 to the pending 2019 draft budget.
- The Board heard the Building Manager, Craig Magargel, advise the Assistant Manager's PC was replaced, the Public Display (PD) monitor in the lobby will be reviewed in the August 2 Building Facilities Committee meeting and the recent survey to residents about the PD resulted in 62 responses with 40 for it, 12 against it and 8 unknown opinions and Riverbend's use of BuildingLink by residents and staff will be re-publicized.
- The Board approved a new office copier, scanner and printer that includes a feature to fold Riverbend's monthly newsletter which has not been done before.
- The Board approved a new Information Technology (IT) Support contract for the office's four computers.

--- *Debi Belote, Riverbend Assistant Manager*

## From the Engineer Bryan Crosley



If you drop your keys down the elevator shaft, it will be quite expensive for the Shindler Elevator tech to retrieve them. So clench them tight as you enter or exit the elevators and always keep an extra set of keys just in case!

### Important Reminders

#### A precautionary step in helping to detect water leaks!

Did you know that two of the main causes of leaks in a kitchen are your dishwasher and ice maker water line? They can be slow drips that accumulate over time and leave costly damages. To take precautions of future water leaks we suggest you invest in purchasing water alarms (See picture below.) that are battery (9 Volt) powered devices that have electrodes on the base. If water touches the two electrodes it sets off an alarm. Areas suggested for placing water alarms are under the bathroom and kitchen sinks, under or behind the dishwasher, behind the refrigerator, behind your toilet and even in your furnace room. You can purchase a water alarm detector at the Management Office for \$9.50 each which does not include the 9V battery OR you can pay \$12.50 each that will include a 9V battery and installation by the building engineer. When the water alarm sounds it is a continuous beep, so that you and/or your neighbors can report it to the Management Office or LWVA Security immediately.



#### Did you know about our Concierge Program?

Before you head out to enjoy your time away consider signing up for Riverbends Concierge Program. The Concierge Program includes an overall walk through of your unit while making sure to look closely for water leaks, HVAC condensation drain back-ups, sprinkler system issues, and thermostat settings. The cost for this service is \$25.00 per month for 2 visits OR \$12.50 per week for weekly visits.

### Tidy up before you go!

Also, if you are leaving town for a few days, consider having a minimum amount of food in the refrigerator/freezer in the event it would stop working; as no one wants to come home to a smelly situation.

--- Debi Belote, Assistant Manager

## COMMITTEE REPORTS

### ACTIVITIES

As expected, the July 4<sup>th</sup> BBQ was awesome. A full house (or party room) was served, and certainly no one left hungry after heaping servings of pork or chicken BBQ, beans, coleslaw, potato salad, chips, ice cream.... Did I leave out anything other than a choice of beverages?

August 12 is the revised date for our Ice Cream Social, 2:00 – 4:00 p.m; and we expect Trouble the Clown will show up again, creating works of art with balloons! The price is \$4, payable at the door; but please put your name and number of guest expectations



on the sign-up sheet that will appear in the mail room. The Committee needs to purchase enough of that creamy cold treat!

Also in August, the Activities Committee will be hosting the by-invitation-only New Residents' Reception on the 30<sup>th</sup>.

You might start planning now to determine your contribution to the fund raiser for our dedicated Ashburn Volunteer Fire & Rescue Department. We hope to present them with a sum that well represents our appreciation for their service to us as we celebrate with a dinner on Thursday, September 27 at 5:00 p.m.

*Around The Bend is a publication of the Communications Committee of Riverbend at Leisure World Unit Owners Association and is available on a 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.*



**Loudoun County Library Update**

The Loudoun County Public Library continues to increase its online resources. Free services available to download and stream now include the following:

Freegal: Download the app and enjoy unlimited streaming music from a collection of over 15 millions songs: [www.library.loudoun.gov/freegal](http://www.library.loudoun.gov/freegal)

OverDrive: Download eBooks and eAudiobooks from thousands of popular titles. [library.loudoun.gov/overdrive](http://library.loudoun.gov/overdrive)

RB Digital: Download current and back issues of your favorite magazine from a choice of over 100 publications. [library.loudoun.gov/rbdigital](http://library.loudoun.gov/rbdigital)

Free online resources designed for research and learning include the following, all of which can be accessed at [library.loudoun.gov/research](http://library.loudoun.gov/research) :

Gale Virtual Reference Library: Access complete texts of dozens of encyclopedias, almanacs, and specialized reference sources.

Heritage Quest Online: Access a broad collection of genealogical sources, including U.S. census records.

Morningstar Online: Access comprehensive reports on stocks, mutual funds, and ratings to help guide investors.

Value Line Research Center: Access Value Line's leading publications covering stocks, mutual funds, options, and convertible securities.

A Loudoun County library card is necessary to access online resources. A card can be obtained from the librarians who are at the Lansdowne Woods clubhouse (Fireplace Lounge area) on the first and third Tuesday of each month at 10:30 a.m.. The Loudoun County librarians bring a large variety of materials to the clubhouse, including regular and large print books, CDs, DVDs, audiobooks, magazines, etc.; and they provide assistance selecting and requesting library materials and information. Library cards can also be obtained at any of the library branches or by applying online at [library.loudoun.gov](http://library.loudoun.gov) (click on column titled How Do I ...).

**Loudoun County Awards:**

Loudoun County has been awarded the Certificate of Achievement for Excellence in Financial Reporting by the Government Officers Association of the United States and Canada for the 27th consecutive year. This certificate is the highest form of recognition in financial reporting. Loudoun was acknowledged for its constructive "spirit of full disclosure" to clearly communicate the county's financial story.

Loudoun County was also recognized with several achievement awards from the National Association of Counties. The awards honor innovative, effective county government programs which enhance the many services that counties provide. Loudoun's award winning programs are the following: Adult Programming through Community Partnerships, Historic Records Education, Threat and Hazard Identification and Risk Assessment, and the Loudoun Metrorail Training Simulator.

In addition, the National Association of County Park and Recreation Officials recognized Loudoun for its Senior Summer Camp program.

--- Anita Zatz

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**The Riverbend Readers**

We're going to meet on Monday, August 6, at 3:30 in the afternoon. Our book this month is called "Big Stone Gap", and the setting is right here in VA. Our author brings a wealth of experience to her craft before writing 10 novels. Her credits include writing for the Cosby show for 10 years, producing, directing, and writing award-winning screen plays.

Enjoy,

--- Barb Leone



## The Adventurous Eater

By Judy Kory

### Mission BBQ

The “mission” at Mission BBQ is to make great barbeque and to honor American heroes, the men and women who protect and serve our community and our country. This very patriotic restaurant is filled with tributes honoring the soldiers, firefighters, first responders, and police officers who donated them. At noon everyone stands for the National Anthem.

Mission BBQ is semi-self-serve. You give your order and pay at the front counter, find a table, and wait at the counter for your name to be called when your food is ready. The line can get long, but it moves fast. Carry out comes in foam boxes, eat-in is on a metal tray. Get your utensils while you are picking up your order. A dizzying selection of bottled soft drinks is available, along with a few kinds of beer, iced tea, lemonade, and a serve-yourself soda fountain with Pepsi products. No wine, cocktails or wait staff here. It’s pretty noisy even when it’s not packed, which is rare. Looking for condiments, straws or lids? Look in the drawers of the Craftsman tool chest across from



the soda fountains. After eating you clear your own table.

The menu is organized by Meat Market, Smokehouse Signatures, Sandwiches, a Salad, Sides, Drinks, and Kids Menu. Brisket (\$8.79),

pulled pork (\$7.29), sliced turkey (\$7.49), pulled chicken (\$7), and sausage: classic or jalapeno (\$6) are listed in the Meat Market. Signatures are half chicken (\$8.49) or salmon (\$10). Bay-B-Back Ribs and Spare ribs are available by 1 bone, 5 bone or 10 bone (\$2.19 to \$19). XL Combo (\$3) adds one side and a drink. XXL Combo (\$4) adds two sides and a drink. Sides include Mac-N-Cheese, Baked Beans, Green Beans, Cold Slaw, Fries and seasonal specials.



The brisket is the best. Pulled pork is also delicious. The chopped brisket sandwich has sauce already mixed in and is a bit too salty. Sliced brisket would be better. Classic sausage is pretty straight forward. My Bay-B-Back rib was meatier than the St. Louis style spare rib, but both were yummy. Cold (not cole) slaw is vinegar based, sweet and tangy and a bit salty. Green beans are loaded with bacon; baked beans are loaded with brisket; potato salad is not sweet, more mustard than mayo. The large slab of cornbread, not too sweet, is a nice complement to the entrees. The sauces are thick, represent flavors from all over the country, and all six are on each table: Texas Twang, Memphis Belle, Bay-B-Q, Tupelo Honey Heat (sweet chili sauce), Smoky Mountain, and KC (Kansas City) Classic. Some are distinctive, some are not. We liked Smoky Mountain and Memphis Belle the best, but try them all.



This is the place for folks who love great barbeque, want their food fast, have hearty appetites, and aren’t worried about their salt intake. The menu is a bit confusing and the line moves fast, so scope out what you want ahead of time. And by all means, try that sliced brisket. Mission BBQ is in the Regal Center, 45979 Denizen Plaza, Sterling, 20165, 571-363-3233.



*Tool box. Wet wipes, salt and pepper, sugar and sweeteners, mustard, mayo, catsup, straws, lids all hidden in the drawers*

## Riverbend News –August 1998

Articles in the August 1998 newsletter included information on an upcoming HVAC inspection, Pet Policies and how to see if the “Mail Is In” by checking channel 70 on the t.v. An interesting note in a piece on Pest Control tells residents that Eagle Pest Control was contracted to exterminate common areas once a month with the additional provision of the spraying of five units per month for ants and roaches. (!) Residents were advised to sign up in the office for the service before “the next trip.”

By this time, Riverbend had 180 residents in 120 units and activities were in such full swing in the party room that it was necessary to schedule events and to be aware that overlaps would necessitate the “bumping” of a group with low participation. New groups and activities were Current Events Bible Study, Mah Jongg and Tripoley, Scrabble, and The Book Study Club. An Aquatic Fitness class met twice a week at the Lansdowne Resort pool. The now very popular ice Cream Social would have its start on August 22.



Mary Ann Newman was the first resident to move into Riverbend and resided in Unit 404. She recently moved to Rhode Island to be closer to her niece and will be going into an assistant living facility in Providence.. We wish her well.

## A Summer Visitor



### Communications Committee

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

### Management Staff

Phone: 703-724-7800 FAX: 703-724-4345

Building Manager: Craig Magargel  
[manager.riverbend@gmail.com](mailto:manager.riverbend@gmail.com)  
Assistant Manager: Deborah Belote  
[assistsnt.riverbend@gmail.com](mailto:assistsnt.riverbend@gmail.com)  
Building Engineer: Bryan Crosley  
Assistant Engineer: James Badin