



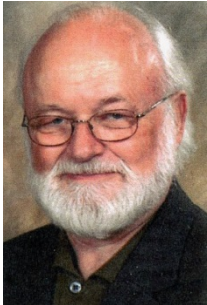
AROUND THE BEND



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December 2015



President's Corner December 2015

It's almost December, the end of our association's fiscal year and an eventful one.

One of the most important events has been changing the name of our community to Lansdowne Woods of Virginia. This also required that we change the legal name on all Riverbend's official documents.

Another milestone is that we have cleaned up our old financial records, and now maintain current and accurate financial files. A big thank-you to Ruth, Treasurer and Pricilla, Budget & Finance Moderator for persistent determination, and thanks also to our manager Sandy, who brought a deep knowledge and professionalism to our financial table. We are all indebted to them for their efforts.

A few project updates:

1) Our roof project status: We are creating an RFP (Request for Proposal). Our Building Facilities Committee has outlined what we desire and it is now in the hands of our attorney. This first RFP will go to two engineering firms. They will complete the RFP and return it to us so we can select which of the two firms will guide us through the rest of the roof project.

2) The BOD has received recommendations from both Budget & Finance and Building Facilities Committees to approve and sign the contract with KGS to do roof repair until full replacement occurs. We are on their schedule to begin shortly after Thanksgiving.

3) Comcast has given us a contract to establish five years of television service. It was

missing an agreement to upgrade our service during the duration of the contract. It was their oversight and will be forthcoming. Then it will go to our attorney for his approval. Comcast will begin upgrading our television service after the contract is signed.

4) At our most recent BOD meeting we presented the by-law change that will require a vote by all Riverbend unit owners. The by-law change is intended to allow us to add internet service to our Comcast contract. Perhaps one of the flaws in the updated by-law proposal is the line "including but not limited to." Many folks have indicated that this boilerplate line, that is included in many legal documents, is too open-ended. Based on recent history, here at Riverbend, these owners would feel more comfortable if that line were left out. I, and the rest of your board, understand this concern so we will revisit the proposed change and consider removal of that line from the proposal. When we have received attorney approval, we will mail the proposed change and update to our by-laws to all owners. Remember, it takes a 67% majority to pass a by-law change.

5) Last month I described the issue with our mailbox locks. Sue Wiggins's son, a locksmith in West Virginia, stopped by to take a look. He believes that he may have found a replacement part for the locks. Sandy has ordered one to see if it can be modified to work as a reliable replacement part. We will keep you informed.

6) Thank you to the many volunteers who have agreed to serve on our committees. Your BOD has approved all requested positions and has designated a Board Liaison for each committee. The BOD also agreed to merge the Covenants and Rules Committees. The Covenants Committee has legal standing in our by-laws. The Rules Committee was created to assist the Board and the

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Covenants Committee. At the next BOD meeting we will vote to disband the Rules Committee. A review of our Pet Policy will be an early agenda item for the Covenants Committee.

7) In January, Sandy and I will meet with all the committees to present how they can function with a consistent format.

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

I wish you all a very special Holiday Season. We are a community with many views of the world and of many faiths. So, I wish you all a very Happy Hanukah, a Joyous and Merry Christmas, a Happy Kwanzaa, a Happy Solstice. If your faith or belief does not celebrate during this season, we invite you to join us in our celebrations and I wish all a Happy New Year.

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



From the Engineer

Bryan Crosley

If you are a member of the In Unit Service Program and you submit something that you need repaired in your unit, please be patient. The routine work and services of the Association (which are for the benefit of all Unit Owners) take priority over an individual Unit Owner's request for service under the IUSP (In Unit Service Program.) Every effort is made to meet the needs both of the Association and the Unit Owners participating in the program.



**Management Corner
Sandy Swarr**

Management Office Holiday Schedule

The Management Office will be closed on the following dates in observance of the Holiday Season:

- December 24th at 2:00 PM
- December 25th
- December 31st at 2:00 PM
- January 1st

Inclement Weather

Whenever the Loudoun County government offices are closed due to hazardous weather conditions or other unusual reasons, the management office will be closed.

Lansdowne Woods 2016 Directory

LW Directory information will be verified by residents in December. The Directory is scheduled to be printed and distributed in mid-January.

Christmas Tree Bags

If you are planning on purchasing a live Christmas tree, please stop in to the Management Office to pick up a Christmas Tree Bag!

Happy Holidays from your Riverbend Staff!



COMMITTEE REPORTS

Activities

Do you hear what I hear? It is the call to all residents to join in a Trim-a-Christmas-Tree Party.

You and your family are invited to join us for a wonderful afternoon trimming two Christmas trees.

Wear your holiday sweater and join us on Sunday, December 6, at 2:00 p.m. Bring a plate of your holiday cookies to share and punch will be provided. The trees will have the lights already strung with garlands and holly already hung, There will be music playing for us to enjoy while we spread the spirit of Christmas joy. And as the clock ticks to 3 o'clock, Santa will



arrive to visit with us. Mrs. Claus and a couple of elves will spread the cheer to all who are near. Photos can be taken to capture the joy of the children with Santa. When we enjoy this wonderful



afternoon with our family and friends we will be in the mood for our own preparations for the season.

Before we close out 2015, I wish to thank George and Sue Viener for the wonderful talk and condo tour on Indian Pottery and Anne Miller for her talk on her beautiful turquoise jewelry. All who attended said it was a very interesting presentation on the history of American Indian art.

The calendar for 2016 will be busy. Starting in January, on the 10th at 7 p.m., a Re-gifting Party is planned. Gather your gifts that you might not find a use for and re-gift them for our party. Be careful not to give away your favorite gift, and remember what you give away should be in good repair. This party should be lots of fun.

The rest of 2016 should be as enjoyable as this past year has been. New ideas are always welcome and will be considered. Talk with any Activity Committee member or write your idea down and

drop it in the suggestion box outside of the manager's office. Address the suggestion to the Activities Committee. All residents are invited to attend our meetings on the first Monday of each month at 10:30 a.m. in the party room. More helping hands are always welcome.

I wish for you and your family a holiday season filled with love and joy. From all of us on the Activities Committee we wish you Happy Holidays and a Happy New Year.

--- Cathy Black, Co-chair



Budget & Finance

Volunteers Needed !

The Riverbend Budget & Finance Committee needs your help! Volunteer committee members are needed. The Committee meets once a month with the primary responsibility to review the preliminary budget, monthly financial reports and make recommendations to the Board. If you are interested, please stop in the management office!



Covenants

When hanging wreaths on your condo door, please show your **door unit number** at all times.



It is important for Fire and Rescue personnel.

Thank you.

--- Ann Rogin, Chair



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



TELEVISION ... The Beginning

Join your neighbors and come to the cast call on January 11, 2016, from 1 - 4 p.m., to see what the play is all about! We welcome you to join our cast in a variety of positions.....singing, acting, dancing, publicity, costumer, scenery, props, back stage, front house, ushers; whatever it takes to bring a creative idea to its final production.

We'd like to see you! Check the "Connector" for more details.



Riverbend performers in last year's musical-comedy production. What singer, dancer or actor do you recognize?



Please remember the **Riverbend Holiday Fund Drive for Staff** . . . November 23 – December 16. Donations may be placed in a contribution box in front of the management office during office hours. Checks should be made out to “Riverbend Holiday Fund.”

Eighty percent of the Fund will be distributed among the management and engineering staff with the remaining twenty percent going to the cleaning and security staff. . . ten percent to each department.

Strategic Planning Committee

A hard copy of the Lansdowne Woods Resident Survey will be delivered by December 2 to each Riverbend condo unit. If you have an email address on file with Lansdowne Woods of Virginia, you will receive an email with an online survey link. You may receive this as early as November 30. Please use the link to complete your survey online. Online completion will reduce the input workload for the Strategic Planning Group and provide greater efficiency in data analysis.

If you will not be entering your information by computer, please complete the paper copy and deposit it in the survey box located inside the RB Office no later than December 11. The same date applies for completion of the online survey.

Thank you in advance for providing your input to our plan. If you have any questions, please contact Sue Wiggins at [\(703\)-777-4332](tel:703-777-4332) or wigsaw@comcast.net.



--- Sue Wiggins

Riverbend resident Helen Koch is shown with a display of her crochet and knitting handiwork at the Wilson Library on November 6.



*We wish all of our residents
a very happy holiday season
full of joy, love and peace!*



Community Services

Abraham Lincoln Exhibit:

The Loudoun County Public Library system is currently hosting an exhibit and related series of programs on “Lincoln, The Constitution and the Civil War” at the Rust Library through December 18, 2015. The 1000 square foot display consists of five exhibition areas which chronologically examine how President Lincoln’s leadership and Constitutional vision steered the nation to deal with three intertwined crises of the Civil War, i.e. the secession of Southern states, slavery, and wartime civil liberties. The remaining program related to this exhibit is “Music from the Civil War - Blue and Gray in Black and White,” scheduled for Sunday, December 13, at 2:00 p.m. This program is described as “soulful music and colorful anecdotes and personal stories relating the causes and events of the American Civil War,” and includes “poignant and humorous insights into charismatic personalities of the war.” For additional information about the Lincoln exhibit and / or its related program of Civil War music and anecdotes, contact the Rust Library (380 Old Waterford Road NW, Leesburg) at www.library.loudoun.gov or call 703-777-0323.

Scams Revisited:

The Loudoun County Sheriff’s Office recently alerted residents about a number of scams and frauds that have been taking place throughout Loudoun County. In many of these instances, the perpetrators very convincingly pose as law enforcement or government officials who inform victims that they owe some type of fine. In many of these cases, the victims are persuaded to load money into a prepaid card and provide the scammers with the card information.

Other scams targeting senior citizens that increase during the fall season include investment fraud, i.e. sales pitches for bogus investments; and charity cons, i.e. fake charities supposedly raising money to

help sick or needy victims or to help fire and police personnel. To get information about professional backgrounds of brokers, brokerage firms, investment advisor firms and advisors, one website option is www.brokercheck.finra.org.

To help gauge a charity or its credibility, go to www.navigator.org or www.give.org.

Scam alerts repeatedly recommend that you not provide any payment information over the phone unless you placed the telephone call. Also, if you did not provide your email address to an organization, assume its email solicitations are scams; and do not click on links from unknown senders.

Virginia Caregivers’ Legislation:

An article in a recent “AARP Bulletin” reported that Virginia lawmakers passed the Caregiver Advise, Record, Enable (CARE) Act which took effect July 1, 2015. This law requires that hospital staff inform a patient’s designated caregiver about discharge plans and also must show the caregiver how to perform follow-up care needed at home, such as managing medications or dressing wounds. An AARP study found that almost half of Virginia’s over one million family caregivers performed medical or nursing tasks after their family member was discharged home, but most said they received little or no training on how to do those tasks.

Inova Loudoun Hospital Patient Safety Award:

All five of northern Virginia’s Inova Hospitals, including Inova Loudoun, recently were graded “A” in their national safety ratings by the Leapfrog Group, an independent hospital watchdog organization whose mission includes rewarding hospitals which have a proven record of high quality care. The Leapfrog Hospital Survey compares hospitals’ performance on national standards of safety, including incidence of medical errors, injuries, accidents and infections.

--- Anita Zatz



The Adventurous Eater
By Judy Kory

Piedmont's Table

Our next door “neighbor,” Lansdowne Resort, has several restaurants including Piedmont’s Table in the Golf Clubhouse. We enjoyed a Saturday night dinner, including “Drunken Goat Cheese” for a starter, entrees of chicken breast, short ribs, filet mignon, and amazing planked salmon. For dessert we sampled cheesecake topped with strawberry rhubarb sauce and a blueberry crisp with lemon ice cream.

The waiter had never heard of a Brandy Alexander, but the bartender came through with a tasty version. Many wines are available by the glass; hard cider is crisp and refreshing. The generous bread basket included several different warm, soft rolls and spreadable butter. Our Goat Cheese starter was light on cheese (3 small slices) but included lots of grilled bread, fig preserves, whole-seed mustard, honey produced at the resort, sliced tart apples, and a sprinkling of chopped pecans.



The chicken breast was topped with a lovely lemon sauce, but was dry and overcooked.

The steak, on the other hand, was cooked perfectly, served with a mild horseradish potato puree.



Short ribs were fall-apart tender, served



with a “mushroom bread pudding” which was unusual but quite nice.



Best of all was the salmon: tender, juicy, beautifully spiced and so delicious! Entrees came with a mélange of starchy winter vegetables. We identified cubes of sweet potato, winter squash, white potato, beets? mushrooms? Only the chef knows for sure.



Desserts were good. Blueberry crisp comes in its own little tart crust, loaded with fruit.



The lemon ice cream is a nice addition.

The cheesecake was good; several whole strawberries decorated the top, but rhubarb was difficult to detect.

Entrées are mostly in the mid \$20’s. Filet is \$34. Desserts are \$8 to \$9. Our Lansdowne Woods 10% discount is calculated on food only.

During the winter, Piedmont’s hours are limited, although Pub 46, with a more casual menu, is open. Call [703 726-1450](tel:7037261450) to check.

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.

Board Highlights:

This is an unofficial summary. Once the members have approved the minutes, they will become official record and can be viewed online or in the Riverbend lobby.

At their November 19 meeting, the Board took the following actions:

- Approve the June 4, 2015 Replacement Reserve Study, as final, after the list of changes are made and incorporated into the study.
- The lawyer has been asked to produce an RFP for the Engineering terms of the roof contract.
- Wait until days are dark earlier to check which street lights are on each building's electric meter.
- Approve the Comcast agreement for a term of five years after attorney review and revisions and agreement allows for renegotiation at any time during the term of the agreement for additional services.
- Approve proposed amendments to the bylaws related to bulk service agreements for television, internet, and telephone services.
- Discuss policing parking lot. Does the Board wish to monitor the parking lot? The Board declined.
- Approve the Budget & Finance Committee request regarding excess income from 2015.
- Approve 2016 Committee Members. Appoint Committee Chairs and Board Liaisons.
- Approve to combine the Covenants and Rules Committees.
- Decline approval of registration of Unit Owner/Resident Personal Service Contract policy.
- Approve 2016 Annual Administrative Calendar.
- Pet Policy Resolution No.10 will be sent to Covenants Committee for review.
- **Executive Session:** Approve the write off of a delinquency account.

Dates to Remember

- Sunday, December 6 --- Trim-a-Tree, 2 p.m.
Santa arrives at 3 p.m.
Hanukkah begins at sundown.
- Saturday, December 12 --- Supper Club, 6 p.m.
Crossroads Restaurant.
- Thursday, December 17 ---
BOD meeting, 2:30 p.m.
Deadline for *Around the Bend*.
- Thursday, December 24 --- Office closes at 2 p.m.
- Friday, December 25 --- Christmas Day
Office closed.
- Thursday, December 31 --- New Year's Eve
Office closes at 1 p.m.
- Friday, January 1, 2016 --- New Year's Day
Office closed.

All events take place in the party room unless noted otherwise.



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