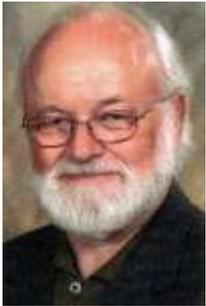




# AROUND THE BEND



## President's Message December 2017

Merry Christmas and Happy Hanukkah!! I don't really know the other salutations that surround us in December, but I wish you all a very Joyful Holiday Season. We all claim this season as a reminder of our family traditions. For some, this season has a deeply religious meaning; for others, it has a more secular and humanistic meaning. But all share the optimism that comes with the feelings of love, kindness, forgiveness and the joys of the season. Riverbend always fills this month with fun and the spirit of the Holidays.

We still have several projects going on, as well as other important news. Here are a few updates:

### Our Roof Project

I have been discussing most of the roof project details in my BuildingLink posts. There are a few other bits of news that you may find interesting as well.

There continue to be delays in installing our fall protection system. OSHA's new Fall Protection Rules indicated that all high rises are supposed to have the fall protection by November 2017. So, as you can imagine, OSHA-approved installers are extremely busy. We should not worry, because our engineer assures us that, since we have an approved system scheduled, we will not be in jeopardy of a fine from OSHA. And, Function Enterprises, our roof contractor, has assured us that the delay will not cost us in any way.

We have seven large concrete platforms on our roof. They are floating on our old roofing system. There are two for each of our three common area/corridor HVAC systems and one very large platform for our generator. We have a warranty exclusion from Siplast, our supplier for the roof membrane. So, if ever there is a leak under those platforms it would be a problem for us. However, because of the extreme weight of the platforms and the equipment on them, the likelihood of any moisture accumulating on the roof surface under the platforms is greatly diminished. To further improve our odds of never having a leak, we are painting the concrete platforms with a specially designed paint that can breathe fine vapor but not let moisture penetrate the concrete.

As always, I will continue to keep you up to date via BuildingLink.

### Our New Building Manager

As you probably already know, we have a new Building Manager! His name is Craig Magargel. I hope you were able to join us at our welcoming reception. Thank you to Cathy Black, Judy Phillips and Marie Gay from our fabulous Activities Committee for purchasing the cakes, wine and other drinks and setting it all up for us. It was a big success!

For the next couple of months, we will be learning more about how our new manager likes to work and he in turn will, with your help and patience, learn a lot about us and how we like things to happen and how awesome Riverbend is. We are fortunate to have him join us and he, I believe, will feel equally fortunate to be here with us.

Look for a little Bio on our new Manager and for his Manager's Corner report in this issue of *Around the Bend*.

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## **Contract Negotiations**

As we get close to year end, several contracts have come due. We have received our final signed Cable and Internet Service Contract from Comcast. We are now waiting for their follow-up directions on how the transition works. As we learn details about how this new service will start, we will pass them along to you. January is coming soon so we are pushing them to get this information to us quickly.

We have negotiated, approved and signed the contract for continuing our Cleaning Service with Planned Building Services. A special thank you to Priscilla and Barbara for their contract reading and negotiation skills.

We have negotiated a new contract with Trash Away; however, Bill Reynolds is getting pricing from another refuse vendor, so we have asked and received a 60 day extension of our current contract as we await the results of Bill's efforts.

Last month we signed a new contract with Shindler Elevator for a new contract for our Shindler elevators.

We have signed a new contract with Cummins Equipment for the maintenance of our Cummins generator.

## **Annual Holiday Fund Drive for Staff**

You all know very well how awesome our staff has been this past year. Bryan has stepped up to the plate to be our representative who has regular communication with our roof contractors. Ed has stepped up to help cover some of the tasks that Bryan might have normally done but has had little time to accomplish. And, both of our Engineers have gone through multiple Management changes as we transitioned from Sandy, to Barbara and now Craig. Of course, Debi has been key to helping us through these transitions as well. She helped Barbara get up to speed quickly, and she handled the front desk almost exclusively while Barbara was getting Craig up to speed in three quick intensive days.

December 13 is the deadline for giving your financial gifts for our staff. Checks should be made out to Riverbend Holiday Fund. Please be generous. Memory Porter and Maria Kelly will be our

representatives who will divvy up the funds for our Building Staff, Claudia and Maria of our Cleaning Staff and the Security Staff according to a formula provided by the Riverbend Board.

## **Volunteers**

Volunteerism at Riverbend is amazing. A special thank you to Ginger Lindsey for taking over leadership at our Package Room, and thank you to all the volunteers that help sort, call and tend the room from 3:30 to 5, six days a week.

Thank you to all the committee volunteers. The Board must approve all the committee members for 2018. Please go to the office and fill in the Committee Volunteer form soon so we can have you on our lists for the next Board meeting.

## **Some Closing Thoughts**

In these past few months as we are going through a major transition and a major project, plus the numerous other smaller changes, you all have been very patient and supportive of me, the Board and each other and have expressed appreciation as well. All this reflects very highly on Riverbenders! I repeat once again "Riverbend Rocks!" Thank you so very much!

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 rumor.

*--- Bert Schlabach, President  
Riverbend BOD*

## **From the Engineer Bryan Crosley**



Please be sure to notify the main office FIRST before scheduling contractors or deliveries because they need to be placed on our calendar. Just calling the guard house and not notifying us creates many problems especially when someone has already reserved the freight elevator for their move or contractor.



### Manager's Corner December 2017

My name is Craig Magargel (pronounced like gargling with mouthwash; ma-gar-gel) and I'm the new Manager for Riverbend Condominium. I am thrilled to be here and to be part of such an exciting and dynamic place to work. It is obvious to me that I'm coming into a well-run, professional organization with a staff that is motivated, knows what they're doing and are team players. The association is buzzing with participation by owners, Board of Directors and committees that are a great resource to every resident and staff person.

So what does the new manager do when he first arrives? I am learning how Riverbend does things and where to find the documentation in the computer and files needed to complete tasks with my eye on supporting the next Board and committee meetings and the deadlines to complete these tasks. I'm reading every word of all of the governing documents including the Bylaws, Declaration, resolutions, recent minutes, motions, etc.

I've had the advantage of three days of training with Lansdowne Woods' Super-Manager, Barbara Stiles. I can't thank her enough for giving me this edge in getting ahead of the learning curve.

I met a lot of residents in the going away reception for Barbara and a welcome for me and I hope to soon meet the residents who I didn't see. Please come in to the office to say hello and let Debi and me know what we can do for you.

--- Craig

### Please Welcome Our New Riverbend Manager!

Craig Magargel began work as our Manager on November 20. He has experience in property management, including condo management for the past 12 years. He grew up in Falls Church and received a BA in Urban Affairs from Virginia Tech.

Craig lives in Ashburn Village with his two small, part-poodle dogs, Wrigley and Fenway. As you may have guessed, Craig's hobbies include sports, primarily football and baseball and betting on sports. He also enjoys cooking and hiking. Each year he plans a hike in a National Park. Craig has two daughters, ages 31 and 27. The older one lives in Alexandria with her husband who is the chef de cuisine at BLT Steak. His younger daughter lives in Rome, Italy. The family, including Craig's significant other, were together for Thanksgiving at the family home in DC where Craig lived with his ailing mother for four years. After dinner, the family went to the Redskins game and enjoyed the team's win.

Craig lives four miles from Riverbend, a 12 minute drive to work. He bought a home in Ashburn in 1990, and thinks proximity to Riverbend will be very helpful to residents as he manages the building during winter weather. He is eager to be our manager and an active part of our association.



# COMMITTEE REPORTS

## Activities

Your invitation to the Christmas Trim the Tree party is in the lobby on the easel by the mail room. Sunday, December 3 at 2 p.m. is the Trim the Tree party and at 3 p.m. Santa will visit with Mrs. Claus. A few Elves might be visiting, too. Bring a plate of your favorite Christmas cookies to share, wear your holiday sweater and join all of us in the party room for an afternoon of holiday fun. Your family is always welcome to join this party.



Did you go to the Harvest Dinner in November? If not, you missed a dinner of fabulous food. Every dish that the residents added to the harvest table was "spot on." With turkey, ham and all the desserts, no one went home hungry. The buzz in the room was filled with happy talk and the making of new friends. Thanks to all of you who attended the dinner, you made the night complete.

This has been a very busy year for the Riverbend Activities Committee.

The calendar for 2017 was filled with a variety of events. Highlights of the year included a catered Asian dinner, 90-Plus celebration party, Ice Cream Social, presentation on the Northern Lights, Spring Brunch, Sweets and Coffee with Music and the Harvest Dinner that all of us enjoyed in November. These are some of the events that the committee planned. But, the most challenging event of the year was the month-long fundraiser and dinner for the Ashburn Volunteer Fire and Rescue Department. The committee members dedicated themselves to raise funds for a worthy cause and with the generosity of our residents, we were very successful.

My thanks to each committee member for all that you do during the year to help make Riverbend the best place to be.

### Coming Soon:

January - Re-gifting Party. Look for the details in January's *Around the Bend*.

February - Catered Asian Dinner. Returning upon request.

March - Baked Potato Dinner

See all of you at the Trim the Tree Party, Sunday, December 3 at 2 p.m. During the party, there will be several photo-ops of children enjoying their time with Santa.

HAPPY HOLIDAYS TO MY RIVERBEND NEIGHBORS

---Cathy Black, Co-chair



**850 Pounds this year! Many Thanks to Riverbend Residents!**



--- Charlie Nelson

**COMMUNITY SERVICES**

**Loudoun County Data Center Expansion:**

Loudoun County leads the northern Virginia area in the quantity of its data centers. According to the Loudoun County Department of Economic Development, more than 75 data centers and ten million square feet of data center space are now operational or under development. Currently, 70% of the world’s Internet traffic flows through Loudoun County. The continuing growth of Ashburn’s Data Center Alley, a national hub for data storage facilities, is reflected by the recent expansion plans of data center companies Equinix and Vantage.

Equinix, an international data center company which has already invested almost \$100 million in our region, recently purchased an additional 34.5 acres in Ashburn for further expansion. It currently operates 14 data centers in our area.

Vantage, a California-based data center company, has recently purchased 42 acres in Data Center Alley. It is planning a billion dollar investment. Its campus will include five buildings providing one million square feet of data center space. The company is expanding to northern Virginia to meet the demand of its customers who are now expanding to the east coast.

**Loudoun County National Recognition:**

Loudoun County received a Distinguished Budget Presentation Award from the Government Finance Officers Association of the U.S. and Canada for its Fiscal Year 2018 Budget. To receive this award, Loudoun County met nationally recognized guidelines designed to measure how well the budget serves as a policy document, a financial plan, an operations guide and a communications device. The county was cited for its commitment to meeting the “highest principles of governmental budgeting.”

**Loudoun County Top Real Estate Taxpayers:**

Loudoun County is well-known for its annual ranking of having the nation’s highest household income. It also ranks high in its cost of living, which is impacted, in part, by high property values. That translates into high real estate tax bills. Who

pays Loudoun’s highest tax bills? According to the county budget, the corporation that owns the Dulles Greenway toll road is the county’s top real estate taxpayer, followed by the corporate owners of Loudoun’s two largest retail centers, Dulles Town Center and Leesburg Corner Premium Outlets. Data centers also rank high on the real estate tax list, i.e. Quantum Park, Digital Loudoun Parkway Center North, Visa USA, and Equinix. Completing the list of the top eight real estate taxpayers in the county is the corporate owner of the Ashby Ponds retirement community.

**Inova Loudoun Hospital Recognition:**

Inova Loudoun Hospital was recently awarded an “A” grade for its ongoing achievements in patient safety. It is one of only 59 hospitals in the United States to consistently be awarded an “A” for the past five years. The Leapfrog Group, the national non-profit organization that biannually collects and transparently reports hospital progress, uses 27 measures of hospital safety data to assign grades from A to F to more than 2,600 U.S. hospitals.

Inova Loudoun’s Nursing and Rehabilitation Center was awarded the 2017 Gold - Excellence in Quality Award from the American Health Care Association and National Center for Assisted Living. It is one of three providers nationwide to receive this prestigious award and is the first recipient in Virginia.

— Anita Zatz

The Instrumental Ensemble of Lansdowne Woods will present a program of Holiday Music on Friday, December 1, during Happy Hour. The music will begin at 7:00 p.m. in the party room.



**The Adventurous Eater**

*By Judy Kory*

**Roots 657**

If you've driven up Rt 15 towards Maryland, you would have passed Rich Rosendale's Roots 657 Cafe and Local Market on the right just before the "Welcome to Luckettes" sign. It is well worth the drive for locally sourced yummy foods, home smoked meats and local crafts. There is so much to like here; plan to spend some time in both the cafe and the market.

The atmosphere is very casual. You place your order and pay at the counter. You are given a cute flag sign (we had a carrot), find a table, and help yourself to drinks, flatware, and condiments.

Roots 657 Salad is a huge serving of flavorful mixed greens, feta cheese, roasted sweet potato cubes, and tomatoes, with a cider vinegar dressing. You could



add smoked turkey, pulled pork, beef brisket or black bean burger, but the salad doesn't really need any additions. The Signature Brisket Sandwich is



loaded with meat smoked for 18 hours, nicely charred, served on a toasted jalapeno-cheddar roll. I had to buy some rolls to take home. I asked for the marinated slaw on the

side and got a full-sized portion. My other side, corn pudding, was super. Other sides are Mac N' Cheese, Hand Cut Fries, side salad, and Sweet Potato Casserole. All are vegetarian. Meats, sides, and desserts are available to buy by the pound or the pint. They have several local beers and hard cider on tap, and lots of beverage choices in both the restaurant part and wines in the market.

They also do catering.

Do you need any last minute Holiday gifts? The Local Market part of the shop is amazing. Find an old fashion candy bar, chocolate bars in a dizzying array, spices, locally made honey, soaps, pottery, baked goods, clothes, noodles, shirts and socks to benefit the local elementary school, Route 11 chips in a variety of sizes and flavors. I could go on and on. Visit soon. Order online: [Roots657Shop.com](http://Roots657Shop.com) or call [703-779-9657](tel:703-779-9657).

*Management Staff*

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

Interim 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: Ed Nelson

*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  
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