



AROUND THE BEND



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President's Message February, 2017

What happened to winter, or did I speak too soon? February is here and we are moving forward on many fronts, both with events and projects. One event we look forward to is a party for newcomers only. Those newest to our building will receive an invitation to our spring Newcomers Party. This is their chance to meet Board Members, and Committee Chairpersons, and learn how the governance of Riverbend and LWVA works. And, of course we have many ongoing projects. Here is the status of a few of them:

Our Roof Project Status

On January 11, the Riverbend Roof Project Working Group met with Michael Payne, the representative of FEA, our consulting engineering company. Michael had created a spread sheet comparing the bid proposals of the four roofing companies that submitted bids. The working group spent a good deal of time evaluating the bids with Michael's help. We decided to focus our efforts on the two lowest bids. There are several parts of the bids that needed clarification. We asked Michael to go back to those two bidders for clarification. We also asked Michael to get current Dunn & Bradstreet reports on the contractors. And, finally we asked the two bidders to sharpen their pencils and give us their best and final costs. As of this writing, we have not yet received the revised bids. As soon as we receive the bids, the working group will meet to make a recommendation. The recommendation will go to a joint

meeting of the Building Facilities and Budget and Finance Committees. The board will then call a special meeting to vote to select the contractor that we will hire to do our roof replacement project. The next step will be to write a contract with the selected company. Our current estimate for the total costs of our roof replacement contract including: the roof work costs, the unit AC removal and replacement costs, the engineering costs, and legal costs will be a little over \$1,100,000. A big number, but about what we expected. We have planned well and have that amount available in our reserves.

Replacing Our Common Area HVAC Units

The Roof Project Working Group has not included and does not recommend we replace our common area HVAC roof top units during our roof project. The HVAC project would be quite costly, and current thought is to postpone this project for three to five years. There appears to be no benefit to proceed with replacing our common area HVAC now.

Our Individual Unit's AC Replacement

As I said last month, there is no warranty or guarantee that any unit no longer covered by the manufacturer's warranty will survive the removal and replacement process needed to complete our roof project. This is especially true for those of you who still have the original AC units. So now is the time to replace your aging AC unit with a new unit. Very good savings have been negotiated for you to make this the time to replace your aging units. ME Flow will be as careful as they can, but there is no guarantee of success unless your current unit is still under warranty. And, as a reminder, no other AC contractor

will be permitted to work on the roof during the roof project.

Proposed By-Law Amendments Update

The by-law change for a resale transfer fee has been legally recorded and is underway. We continue to work on the bulk internet service by-law change. We are close, but not there yet.

Kitchen & Bath Supply Valves Project

This project is underway. You have received an approximate schedule for when each tier and which valves will be changed. However, you will be receiving a letter about a week before your tier is scheduled to be worked on. Keep in mind, weather and other unforeseen events could change the timing indicated in the original schedule.

Other projects underway or under discussion:

You have probably noticed the new furniture and the new paint in the office. This was long overdue. Our previous furniture had suffered over the years. Drawers had been removed and it was a long way from providing good usable space. The placement of art on the walls and better quality lighting are still in process.

At the next Building Facilities Committee meeting we will review a proposal for a new and improved microphone system. Our current mics work only part of the time and when they do work they are very inconvenient. It is past time for new and improved equipment.

Thoughts and Comments

The promise of spring is already in the air. In early January I saw a flock of robins. I thought, boy, are you guys in trouble. But who knows, they might be right. The weeds in our gardens are growing nicely. We have planted garlic and some bushes are pushing leaves. On the positive side, we have had fewer slippery sidewalks and our heating bills are lower. Enjoy the remaining winter and let's bring on spring. Come to events, come to meetings and hear the discussions. We like and need your participation.

---Bert Schlabach, President
Riverbend Condominium Association

From the Engineer Bryan Crosley



Just a reminder:

If you think you need something done in your unit, and you've joined the In-Unit Service program, you should go through the main office first. They will fill out an In-Unit Service ticket and put you on the work schedule.

Board Highlights: *An unofficial summary. Once the members have approved the minutes, they will become an official record and can be viewed online or in the Riverbend lobby.*

At their January 19th meeting, the Board took the following actions:

Appointed Laura Gannaway to the Activities Committee.

Approved the 2017 Activities Events Schedule as submitted.

Approved the 2017 Activities Committee estimated budget expenditures for 2017.

Accepted Cecilia Frenkel's resignation from the RB Board of Directors, effective February 1, 2017.

Around the Bend is a publication of the Communications Committee of Riverbend at Lansdowne Woods Unit Owners Associations 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.



Management Corner
Sandy Swarr

Bulk Buy Valve Replacement

The bulk valve replacement will begin on January 31. You can find the tentative schedule below. This schedule may change due to unexpected tier valve failure or major weather events.

You will receive a letter at least one week prior to your valve replacement with further details.

If you have not signed up for the valve replacement and your tier has not been done, we will be glad to take your order.

Kitchen/Master Bath/Bar

1 bedroom units – kitchen only

Tuesday, January 31st	05 tier
Wednesday, February 1st	01 tier
Thursday, February 2nd	02 tier
Tuesday, February 7th	03 tier
Tuesday, February 7th	04 tier
Wednesday, February 8th	06 tier
Thursday, February 9th	07 tier
Friday, February 10th	08 tier
Tuesday, February 14 th	09 tier
Thursday, February 16 th	10 tier
Thursday, February 16 th	11 tier
Friday, February 17th	12 tier
Tuesday, February 21st	14 tier
Wednesday, February 22nd	15 tier
Thursday, February 23rd	16 tier
Tuesday, February 28th	17 tier
Tuesday, February 28th	18 tier
Wednesday, March 1st	19 tier
Thursday, March 2 nd	20 tier
Thursday, March 2nd	21 tier
Tuesday, March 7th	22 tier
Thursday, March 9 th	02 tier
Friday, March 10 th	03 tier

Guest Bath/Master Bath in 1 Bedroom

Wednesday, March 8 th	01 tier	
Tuesday, March 14th	04 tier	
Wednesday, March 15 th		05 tier
Thursday, March 16 th	06 tier	
Friday, March 17 th	07 tier	
Tuesday, March 21 st	08 tier	
Wednesday, March 22 nd	09 tier	
Thursday, March 23 rd	10 tier	
Friday, March 24 th	11 tier	
Tuesday, March 28 th	12 tier	
Wednesday, March 29	14 tier	
Thursday, March 30	15 tier	
Friday, March 31	16 tier	
Tuesday, April 4 th	17 tier	
Wednesday, April 5 th	18 tier	
Thursday, April 6 th	19 tier	
Friday, April 7 th	20 tier	
Tuesday, April 11 th	21 tier	
Wednesday, April 12 th	22 tier	

Mail

If you mistakenly get someone else’s mail in your mailbox, please do not leave the mail piece on the mail room table. You could either contact the unit owner by phone, slide the mail under their unit door or check with the management office if you are not sure what to do.

Automobile Decal

Decals should be turned into the Management Office:

- if you are moving from Riverbend
- if you are trading or selling your vehicle.

Happy Valentine’s Day!



First day of Spring – March 20th

COMMITTEE REPORTS

Activities

On February 9 at 6:00 p.m., the catered Asian Dinner Buffet will be served. The menu for the Dinner: Cashew Chicken, Mongolian Beef, Seafood Delight, Tofu with Vegetables, Chicken-Fried Rice, and LoMein Noodles with Beef, Chicken and Shrimp. The menu offers a variety of selections for all diners to enjoy. The \$16.00 cost is



to be prepaid at the time you sign up for the dinner. Remember, you can pay for the dinner through the drop box on the wall outside and to the right of the manager's office. The box is available 24/7 for your check throughout the posting of the event. No reservations accepted

after 6:00 p.m. on the 6th of February. Seating will be limited to 60 reservations. Sign up early! Mark the date on your calendar. Don't forget to check the poster in the lobby for all of the important details for the buffet. The poster will be available several days before the event. The sign-up sheets will be on the table in the mail room. This dinner buffet will be sooooo good!

March 23 at 7:00 p.m. is the photography presentation by Riverbend residents Denise Silva and Geff Bourke. The presentations of their travel adventures are amazing. You will be drawn into their adventures by their professional photos and stories You will not want to miss this night.

April 22 will be a Spring Brunch. Save the date and plan to attend. This brunch has been a big favorite in the past and you will know why when you attend. More details on the brunch to come.

What a fun night we had at the Gift Exchange party last month. If you missed this event, you missed a fun night. Mistress of ceremonies, Carol Cutrona's delightful interaction with the gift seekers made the night filled with laughter and a lot of fun



Thanks to Carol from all of us for that great night. Several new members have joined the activities committee this past year. Thank you ladies for joining our team and a big thanks to all long-standing members who have contributed their talents for many years.

We have good attendance at all of the committee events planned for our residents and we want to hear your comments. We are volunteers who plan and present each monthly event and appreciate your attendance.

Save the dates:

February 9 --- Asian Buffet

March 23 --- Photography Presentation

April 22 --- Brunch

--- Cathy Black
Co- Chair

ARE YOU INTERESTED IN PLAYING BUNCO?



All residents who would like to join in playing or learning to play Bunco please call Cathy Black or Gini Laughlin. Our phone numbers are in the directory.

We would like to have a planning meeting this month to decide when and where we can get together to play Bunco. If you cannot play on a regular basis, think about being an alternate player. Call Cathy or Gini for more details.



Coming soon!

Riverbend Library

There are few pleasures in life that are more delightful than curling up with a good book on a cold winter afternoon. Thanks to the generosity of our residents, Riverbend can proudly boast of our very good library. The library is geared toward a general readership and is organized very simply. Non-fiction titles are located on the upper left shelves and have blue dots on the spines. Large print books are shelved directly below and bear red dots. All the rest of the titles, with and without dots, are fiction. The fiction dots are in the process of being phased out as they



are unnecessary. The books in each of the three sections are shelved alphabetically by author. The library operates on the honor system. Select your book, enjoy it and then return it to the library basket. The book will be shelved for you.

Your donations are both wanted and appreciated. However, space is extremely limited and the shelves are immovable. Please do not donate oversized books or those in poor condition. Cook books, text books, religious, how-to's, travel, art books, magazines, catalogues or other specialized genres are not accepted. Please donate these books to your favorite charity. Also, please do not donate bags full of books. There is not enough room on our shelves to accommodate large donations. Again, donate your excess books to your favorite charity.

Please remember that the book basket is for books only. No magazines, catalogues, cards, bridge tallies, checkers, cribbage boards, food items, pieces of hardware, puzzles, clothing items, etc. Thanks for your cooperation.

Let me know if there are any questions.

--- Bonnie Wohlford

Just A Reminder

Riverbend's collection of empty egg cartons for the Stop Hunger Food Pantry (formerly known as the Interfaith Food Pantry) in Leesburg is an ongoing project. Only cartons for 12 or less eggs are requested.



Empty cartons may be left in the party room kitchen or at Unit 106. If delivering them is a problem, just call me at 703-729-6276 and I will be happy to pick them up.

--- Jackie Lev Dahl

Dates to Remember

- Sunday, February 5 --- Super Bowl
- Thursday, February 9 --- Asian Buffet; 6 p.m.
- Tuesday, February 14 --- Valentine's Day
- Thursday, February 16 – Deadline for *Around the Bend*
- Monday, February 20 --- President's Day; Office Closed
- Thursday, February 23 --- BOD Meeting; 2:30 p.m.

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

Edward Jones will hold a presentation on Wealth Management at a Breakfast Meeting in the Party Room on Friday, February 10, at 10 a.m.

Community Services

Rural Loudoun County:

The rapid growth and urban development of Loudoun County have periodically been discussed in this column. According to recent data in the American Community Survey, an ongoing statistical survey by the U.S. Census Bureau, Loudoun County is still significantly rural (12.6%), unlike neighboring counties which are almost completely urban like Fairfax, Arlington and Prince William. Geographically, Loudoun County is more than half rural, with 200,000 of its 333,558 acres predominantly pastoral. However, urbanization is rapidly reaching rural areas with development of new neighborhoods, proposed mini-cities, and highways which bring in more people, more vehicles and more congestion. According to a recent report in the *Loudoun Times-Mirror*, Loudoun County planners have created policies for suburban, rural and transitional development with transitional areas serving as buffer zones between the suburbs in the eastern part of the county and the rural land in the western part of the county. More than 20% of the county is dedicated for parks and other public conservations areas and for permanent conservation easements.

The sub-urbanization which has been transforming Loudoun County since the 1980's has been a divisive issue for decades, including a period of time when residents from rural western Loudoun County once considered seceding from the county and establishing a separate county seat in Purcellville, and residents from eastern Loudoun County elected a majority of pro-growth county supervisors. In 2005, Loudoun County's strict limits on growth were invalidated by the Virginia Supreme Court because of insufficient notice about public hearings. Loudoun County is currently confronting some of the consequences of its extensive growth, including a school system of 79,000 students dealing with the challenges of overcrowding, a continual need to build new schools, and a tax rate not sufficient to fund necessary expansion. The goals of our area's Piedmont Environmental Council, known as one of the country's most effective community-based environmental groups, include working with

citizens to ensure that much of its nine-county region's valuable farmlands, forests, wetlands, scenic countryside and historic heritage are protected and preserved. Loudoun County's Land Use Officer on the Piedmont Environmental Council, Gem Bingol, feels that rapid residential and commercial growth can be controlled and managed if Loudoun County focuses on a relative balance of commercial and residential growth and refines the county's Comprehensive Plan so that areas targeted for development are in the eastern part of the county in transit-oriented locations within already existing communities.

Scam Alert Update:

The scams which were most successful during 2016 will be continuing "with new twists," according to AARP's recent scam update. Trends predicted for 2017 are the following:

1. Phone scams: Scammers will call or robocall, claiming to be tech support workers searching for computer viruses or claiming to be utility company bill collectors. In other variations of the fraud, con artists will make pitches for credit cards, extended warranties, phony sweepstakes and lotteries. The newest trend: identity thieves will phone corporate call centers, posing as customers, to make illicit bank withdrawals or to get loans by using salient personal information elicited during previous phone scams.

2. IRS threats: During the past three years, phone calls from fake IRS agents have netted scammers about \$47 million. The scam is predicted to continue this year.

3. Scare tactics: Scammers are aware that frightened people are more likely to react impulsively. It is predicted that there will be an increased number of menacing fake threats of arrest, lawsuits and financial ruin for supposedly missing jury duty or not paying a bill.

4. New method of payment: People have become increasingly aware that a request for payment by wire transfers and prepaid cash cards usually signals a scam, and the Federal Trade Commission has made it illegal for telemarketers to ask for payment in those ways. As a result, many scammers will

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request iTunes gift cards as their preferred method of payment. The newest trend: scammers will give inducements to purchase a card, load money on it, and then provide the 16-digit code, a fast and virtually untraceable way to steal money.

Mail scams continue to be prevalent. One of our Riverbend residents recently received a “special notice,” an official looking envelope which appeared to be from Medicare, with a warning on the envelope about the penalty of a hefty fine and /or imprisonment for interfering with the delivery of the notice. The form inside was marked “urgent” and “read immediately,” followed by a statement implying that there was a question about her eligibility for Medicare services and specifying a “claim deadline” date by which to respond. She was requested to verify information by telephone. She immediately realized it was a scam. Her experience is a reminder of the potential for a variety of postal scams, including solicitations for fake charities, notices appearing to be from your car manufacturer or appliance dealer about the need for a new warranty, solicitations disguised as invoices, and solicitations for fraudulent health and medical products. To report mail scams, call the U.S. Postal Inspection Service, a Federal enforcement agency, at 877-876-2455.

--- Anita Zatz

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Submitted by George Viener

Welcome

This month we extend a warm Riverbend welcome to :

Gerta Kifer from Culpepper, VA who is on the First floor;

Mark and Micha Moore from Leesburg, now living on the Second floor;

Douglas Schmude, another resident on the Second floor from Sterling, VA;

Maggie Schram from Lansdowne and now on the Third floor.

Please be sure to introduce yourself to our new neighbors.

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The Adventurous Eater

Cooper’s Hawk Winery & Restaurant

Located across from Whole Foods at Belmont Chase, Cooper’s Hawk is the 20th of a chain of restaurants that originated in Chicago in 2005. It offers modern, casual dining with menus that feature contemporary American fare. Each dish on the menu is listed with the bin number of a suggested hand-crafted wine to accompany your appetizer entrée or dessert.

Upon entering the restaurant you find yourself in a combination tasting room and gift shop that includes a full service bar. In addition to the usual dining areas, there is a barrel-aging room for private parties.

Having made early reservations, we were able to partake of the Happy Hour menu with drinks at half price. Happy Hour is from 3 to 6 p.m. Monday through Friday and offers wines from \$5 a glass to select cocktails at \$7.

Appetizers are all under \$9 and include Flatbreads and Bruschetta. The Italian Sausage and Ricotta Dolce had giardiniera, pesto, mozzarella and grated parmesan on flatbread for \$7. The size was just right if one has it as the main course. The wine was average and you can find better wine at local wineries.

Items on the Main Menu are all under \$30 and are beautifully presented. A menu favorite is the Thai Lettuce Wraps for \$12.99. This included sweet chili-glazed chicken with julienne vegetables (zucchini, carrots and sprouts), crunchy wantons on Bibb lettuce. The sauces were peanut, cashew and soy caramel. The chicken was the best part of the dish because it had very good flavor. The sauces can be used to add flavor



but it was just fine without them. This dish is quite messy so the waitress provided an adequate amount of napkins. The size is just right for someone with a small appetite. The presentation of the dish was very pleasing and brought attention from surrounding tables.

Pistachio Crusted Grouper was excellent, served with mashed potatoes, asparagus and mustard sauce, a bit pricey at \$27.99. Another tasty fish entrée is the Soy Ginger Salmon priced at \$22.99. It was served with wasabi buttered



potatoes and a deliciously crunchy, yet creamy Asian slaw.

Desserts are made in-house daily, all priced at \$7.99 and

large enough to share. The Cooper’s Hawk Chocolate Cake was delicious if a bit dry. A generous scoop of vanilla ice cream helped.

The restaurant’s Gluten-Free Menu offers seven appetizers and a choice of nine entrees. Additionally, a Life Balance menu is available with each dish under 600 calories and portion sizes measured during preparation in order to ensure accurate calorie counts.

A Kid’s Menu goes beyond the usual hamburger and pizza with chicken pot stickers and kid-sized portions of “grown up” entrees. The kids will love it.

The ambiance is nice, service good and the food delicious; but because of its popularity, the restaurant can become crowded and noisy. It is probably best to make an early reservation.

Cooper’s Hawk is open seven days a week: Monday – Thursday, 11 a.m. to 9:30 p.m.; Friday and Saturday, 11 a.m. to 10:30 p.m.; and Sunday, 1 a.m. to 9 p.m. It is located at 19870 Belmont Chase Drive, Ashburn, VA 20147. Carry-Out is available as are on-line reservations at 703-840-0999 or email at coopershawkwinery.com.

