



# AROUND THE BEND



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## **Our HVAC Condensate Pipe Replacement**

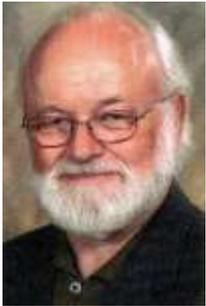
Starting near the end of February, ME Flow will begin to replace our condensate pipes in our heating and air conditioning closets. This room is also called the HVAC closet. Just to remind you, this project will require your furnace to be shut off during the time that ME Flow is working on your unit tier, but this will only be during working hours. All furnaces will work overnight. We will also need to enter each and every unit in order to complete this project. If you are away, be sure you tell the office and give permission to enter your unit. The individual unit owner will not be charged for doing this project. The Riverbend Condo Association is responsible for these repair and replacement charges. Over the years the leaking of these condensate pipes has cost both unit owners and the Riverbend Association a lot of money. This is a project that will save us all a lot of money and frustration. Thank you for your cooperation. We will update you on the process as well as the schedule as we get closer to the project's start date.

## **Doggie Doo Problems**

As many of you know, we continue to have problems with dog owners not getting their dogs to the proper places outdoors before they urinate or defecate. We have problems with some dog owners, dog walkers and family or friend dog walkers picking up after their dogs. This is a problem not only for Riverbend; all the buildings are dealing with these same issues.

LWVA's Building and Grounds Committee is trying to figure out a possible remedy. The most viable and perhaps reliable remedy would be to get all owners of dogs on campus to have their dogs give a saliva swab, so the dog's DNA can

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## **President's Message February 2018**

February will proceed much like January, but it is closer to the promise of Spring! So far, we have had a mild winter. Yes, there have been a few nights when the temps dipped into the single digits, and a few days when the winds were bitter cold. Those were good times to stay indoors, if you had a choice. But spring is coming, and winter jasmine has already started blooming. They are the early birds in the flowering world.

As usual, there are several projects continuing and others will begin soon. Here are a few updates:

## **Our Roof Project**

February 1 is Crane Day! And, thanks again for moving your cars to other locations for Crane Day. If your home is on the front side of our building, you may have been watching. As I mentioned in my earlier BuildingLink updates, this is the last planned visit of the crane related to our Roof Project. This is when the remaining gravel ballast will be lifted to the roof and this is also when they lift all the roof anchors and equipment to our roof that will be used in our Fall Protection Installation Project. The Fall Protection Project will likely take six to eight weeks to complete. When the Fall Protection Anchor System is completely installed, that will announce the end of our Roof Replacement Project. I will continue to provide updates for this last, very noisy project.

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be stored in a database. Then, when we find dog poo that has not been disposed of properly, we can send a poo sample to a lab and have the DNA from the sample compared to the data base and thereby learn who the dog and the owner are. There are companies that are dedicated to doing just this. There are charges, which the dog owner would be required to pay, along with a fine.

This has not been recommended by the Building & Grounds Committee yet and the LWVA Board has not yet discussed it. LWVA Board cannot require the individual condo associations to participate in this program. However, for this to work properly all buildings will need to cooperate and hire the same company so all the dog DNA can be stored in the same database. Quite honestly, there are a lot of us, dog owners included, who are very frustrated with the lack of personal responsibility taken by a small number of dog owners on campus. It is awful to step into, awful to smell, awful to clean up after someone else's dog, and it is a health issue for both people and other dogs.

### **Presidents Council**

I have been contacted by all the other Condo Presidents and we all want to have an opportunity to compare issues we each experience in our buildings. So, we have formed a Presidents Council. The Council consists of the Presidents of all four high rises as well as the Magnolias. Just five of us. Basically, this is not a voting activity, but more of a conversational and social thing. One of the first things we wish to do is tour each other's buildings. On February 2, we will tour Riverbend and have a lunch at the Crossroads. This is not an official board sanctioned group, just a group of friends with similar concerns. It is a social group.

### **LWVA Clubhouse Renovation**

The Clubhouse Renovation Working Group has been meeting regularly for the past year. As you know, we have hired a design firm. Last November we started to seriously work on revising the Clubhouse's floor plan in order to enhance the usage and experience in our Clubhouse. We are

now ready to present the proposed floor plan revisions to the LWVA Board of Members. This will occur on February 7 as an item on the agenda at our regular LWVA Board meeting. If you have any interest, please come to see and hear the presentation. The working group is quite excited.

This is only a change in the floor plan. We have not yet explored or made any decisions regarding colors, finishes, fixtures or furniture. That all comes after the board approves our proposed changes to the Clubhouse floor plan. Everyone is welcome! For those of you who cannot be there, we will schedule a night-time presentation sometime soon.

### **Some Closing Thoughts**

I have included some campus-wide information in this newsletter. Is this a good thing or unnecessary? Let me know. And if you prefer to get this kind of information via BuildingLink also, let me know.

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*

### **From the Engineer Bryan Crosley**



### **Carbon Monoxide Alarm**

A question was raised about whether a Carbon Monoxide Alarm for your unit is furnished by the association. It is the owner's responsibility to purchase this item. If you should decide to purchase one, Home Depot or Lowes sells the "Plug -in" Carbon Monoxide Alarm that plugs into any electrical wall outlet and they range in price from about \$40 to \$60..



## Manager's Corner

February 2018

Craig Magargle

**Congrats to Debi:** Big doings' in the Riverbend (RB) management office! The next time you see Debi Belote, the RB Assistant Manager, please congratulate her on earning her *Essentials of Community Management* certificate from Community Associations Institute. On her own time, Debi studied and passed a test covering the essentials of community, financial and facilities management. Earning this certificate shows Debi is focused and serious about serving the Riverbend owners and association in a professional manner and advancing her career growth. *Bravissimo Debi!* Please come up and take a curtsy.

Let's talk **home resell values**: mark 2018 as the year the RB building got a new roof and replaced the drain of the HVAC condensate pipes that support every unit. Both of these two projects are significant proactive preventive maintenance steps to eliminate common sources of water damages in your unit and the common areas. Moreover, tell your real estate agent and prospects that RB accomplished these \$1 million+ projects without special assessments or depleting its reserve funds needed for other projected projects. The funding was there when needed because past and current Board of Directors and management followed association best practices for planning, budgeting, reserves and assessments.

All 229 units at RB have at least one **smoke detector**. The detector industry and public health officials project smoke detectors' lifespans as being ten years. After ten years, the detectors should be replaced. Please know that Riverbend's Board of Directors initiated a program in 2011 to replace all of the detectors and most were done. If you are part of the Riverbend In-Unit Service program (a \$50 initiation fee), the building engineers will, for a below market rate, service smoke detectors that beep or may need replacing. Note the detectors are only for smoke and do not detect carbon monoxide, so residents may want to consider buying a carbon monoxide detector.

Please **pick up your dog's waste**. Lately, we're suffering a spike in reports of dog waste not being picked up. Horridly, we're even finding dog waste

inside the building and the garage. C'mon man. This has to stop. Don't leave your dog's waste to be picked up by your friends and neighbors. If you see this happening or know the scofflaws, please let management know.

Is everyone in the groove with respect to observing zero **Internet charges** on your January 2018 Comcast bill (unless you have opted to pay for a higher-performance Internet tier than "Performance" tier)? Your January or February Comcast bill should show a credit for Internet service back to 1-1-2018 because the internet (and cable TV) fees are now incorporated into your monthly condo assessments at a significant discount. You should check your bill because the crediting for RB residents was a manual process whereby a Comcast agent had to manually review each RB invoice and manually apply billing codes to grant the credits and make the billing consistent with RB's bulk agreement with Comcast. Questions about Comcast? Before coming to management, first call Comcast on **855-638-2855** for help. Don't dare call Comcast at the phone number printed on your bill. If you still have questions after talking to Comcast, please bring your Comcast bill to the management office and we'll see what we can sort out.

If you are cruising with Comcast, how about your **monthly assessment payments**? We acknowledge the 2018 coupon books were late in coming and we're waiving January's \$50 Late Fees when appropriate. We apologize for the inconvenience the tardy coupons caused. Remember your 2018 monthly fee went up about \$35 to cover the Comcast Internet fee and increase in LWVA's monthly rate. The payment remit-to address to Barkan Management (RB's financial management company) changed. So if you've set yourself up with online banking and stored the payment amount and address, you must initiate going online and update both variables. Call or stop by the management office if you're not sure your assessment payment process isn't clear or right.

On behalf of the Riverbend housekeepers Claudia and Maria, the building engineers Bryon and Ed and the management staff Craig and Debi, many, many thanks for your contributions to the RB **staff holiday fund** and the yummy holiday food and gifts the owners and residents generously gave. It is truly appreciated. Your kindness is overwhelming and we love Rockin' Riverbend!

# COMMITTEE REPORTS

## Activities

The Activities Committee has been working hard getting together a list of events that will be interesting and fun to attend. Our upcoming event for February, by popular request, is a delicious catered Asian Dinner to be held on February 15. The tentative menu is appetizers of Vegetable



Egg Rolls and Crab Rangoon with entrees of Cashew Chicken, Mongolian Beef, Fried Rice with Chicken, Beef and Shrimp, Garlic Pork and Lo Mein with Beef. Desserts will be Fortune Cookies and Fruit. Yum! The cost of \$16.00 is to be pre-paid at the sign-up for dinner. A drop box for the Activities Committee is located outside the office on the wall where you should drop your check. No reservations will be accepted after 3 p.m. on February 12. Seating will be limited to 64 reservations. Please see the poster in the lobby and the sign-up sheet in the mail room Hope to see you there!

A Baked Potato Luncheon at 1 p.m. on March 15, will be the next event. Bring your appetite to the luncheon and have a hot baked potato with a variety of toppings to put on it. Pick and choose as many as you want! This will chase away the winter cold and give everyone a chance to catch up with each other. Iced tea and water along with Dessert will be served as well.



There will be a Spring Tea on April 14. A local storyteller will entertain us. A great way for us to welcome Spring!

We have had great attendance at all of the events planned for our residents and we

appreciate your participation, comments and suggestions. We look forward to seeing you at our activities.

Save the dates:

February 15 --- Asian Buffet

March 15 --- Baked Potato Luncheon

April 14 --- Spring Tea

--- The Activities Committee

## New Riverbend Book Club

Miss your old book club? You're an avid reader, and have always wanted to discuss books with others? Now's your chance. The Loudoun County Public Library has book kits with discussion questions. I'll get their list.



Come down to the party room on Monday, February 5, at 3 p.m. Bring your ideas.

We will have an organizational meeting. I'll have the first book to pass out. You have a month to read it, so no worries.

--- Barb Leone

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P. S. I'll get more copies as needed.

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

**Virginia Ranks Among the Healthiest States:**

Virginia ranks as the 19th healthiest state in the country, according to the 2017 annual rankings by the United Health Foundation. Its annual report, called America's Health Rankings, summarizes 35 causal factors which directly influence health outcomes. These determinants include a comprehensive group of behaviors, community and environmental conditions, public health policy, and clinical care and outcomes data. The report serves as a benchmark for states and the nation to measure comparative annual progress, identify emerging trends, and spur action for improvements. Public health strengths related to Virginia's senior population include a low prevalence of frequent mental distress, low percentage of seniors living in poverty, and low prevalence of excessive drinking. Public health challenges related to Virginia's seniors include low prescription drug coverage, low percentage of healthcare-associated policies for reporting infection, and low percentage of quality nursing home beds.

**Loudoun County Public Library Named One of America's Star Libraries:**

For the second consecutive year, Loudoun County Public Library was named one of America's best public libraries by the *Library Journal*, the library industry's leading periodical. Only 3% of the more than 7,400 public libraries evaluated in the 2017 national survey earned the designation of "Star Library." The *Library Journal* compares U.S. libraries based on measures such as circulation of physical materials (e.g books, audiobooks, DVDs, CDs, etc.), number of visitors, program attendance, public internet computer use, and electronic circulation of eBooks, streaming video and downloadable audio.

**Loudoun County Public Library Launches Streaming Music Service:**

Loudoun County library cardholders now have instant 24/7 access to more than 9 million songs from over 28,000 labels. The addition of streaming music augments the library's existing downloadable free music service, an online resource named

Freegal, which allows users to download and keep as many as five songs per week. Library cardholders can now build their personal music collection for free and also enjoy an immense on-demand selection without paying for a subscription-based streaming music service. There are no hidden fees and no commercials. Freegal's selection includes current chart-toppers and established favorites. It can be customized with pre-selected playlists. Its digital app is available for Android, Apple and Kindle devices.

Streaming music from Freegal is the latest addition to Loudoun County Public Library's growing digital resources, which include streaming movies and television programs, eBooks, eAudiobooks, digital editions of popular magazines, and online courses in areas such as business, software, and language instruction.

Freegal and other popular online resources can be accessed at: [library.loudoun.gov/online](http://library.loudoun.gov/online). Loudoun County librarians are at the Lansdowne Woods clubhouse on the first and third Tuesday of each month at 10:30 a.m. if you need to obtain a library card and / or have questions about the library's free digital resources.

**Loudoun County — Looking Back at 2017:**

Loudoun County's 2017 economic data include the following. Loudoun was one of three Virginia counties to add more than 70,000 jobs during 2017. The western part of the county now has more than 1,400 farms, more than 142,000 farm acres, more than 1,700 agriculture employees, and is ranked #1 in Virginia for winegrowing, with more than 40 wineries. The eastern part of the county now has more than 75 data centers, 10 million square feet of data space already constructed or under development, 70% of the world's Internet traffic, 40% of its workforce employed in information - communications - data, more than 22 million annual passengers at Dulles Airport, and a currently projected economic impact of Metro on the Loudoun County economy of more than \$234 billion.

— Anita Zatz



**The Adventurous Eater**

*By Judy Kory*

**Mr. Sushi and Mrs. Roll**

This Japanese and Korean Grill took over from the previous Japanese Noku in Lansdowne Town Center. Located at [19302 Promenade Drive](#), [571-918-0372](#), it is open seven days a week from 11 am to 9 p.m. Sunday, 10 p.m. Monday to Thursday and 10:30 Friday and Saturday. Lunch specials are available 11 a.m.to 2:30 p.m.

Meals come with soup and a beautiful eat-your-colors salad. The Beef Bulgogi (L \$10, D \$16) is excellent. Bento boxes are available both for lunch with one protein (\$13) or dinner with two (\$17) with 12 choices. Our Bento salmon was overcooked, but the rest of the food was very good. Shrimp and Vegetable Tempura (\$9) was not greasy, but could use some seasoning in the batter. Donkatsu, a breaded pork cutlet (\$13) was delicious, served on a bed of onions grilled by the sizzling platter. Yum! We got Chirashi to-go. The fish and pickled vegetables were fresh and delicious. However, rice was packed separately and did not absorb any other flavors.

A dizzying array of sushi platters, combinations, sashimi, Korean bowls, Japanese bowls, Japanese and Korean noodle dishes, soups, salads, and specialty rolls adds to your choices. The menu assumes you know Japanese and Korean foods, since there is often little in the way of explanation. Pictures help. Prices are reasonable.

Green tea is served in beautiful glass pots; flavor improves the longer the tea steeps. Wine, beer and Soju (Korean alcoholic beverage) are also available. Soft drinks come in bottles or cans. Desserts are ice cream, mochi, and tempura ice cream.

Visit Mr. Sushi and Mrs. Roll when you want sushi or Korean food.



Salad



Tempura



Bento Box



Bulgogi



Donkatsu

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