



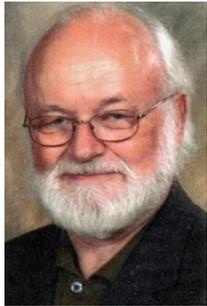
# AROUND THE BEND



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February 2020



## President's Message February, 2020

Happy February! This is the only month in the year that tells us it's leap year! I don't know if any of you have a birthday on the 29<sup>th</sup>, but if you were born on

February 29, you have not had many birthdays so far. I don't know if this is a good thing or not, but it is a rare thing.

Projects and project planning are continuing, and Debi, Bryan and James are keeping things going smoothly. Here are updates for a some of our projects:

### Our Common Area HVAC Units on our Roof

Our new rooftop HVAC project is underway! I find this quite exciting! Some of you have a great view of the crane doing its work lifting and lowering. On January 21, the project got underway by dismantling Rooftop Unit 1 (RTU). Each of our three HVAC RTUs are on two concrete pads. One pad is for the heating unit and the other is for the air conditioning unit. Our contractor CMC Mechanical began to break the existing equipment down into manageable parts so the RTU would be easier to bring down with the crane. On January 22, the crane arrived but was not set up until the 23<sup>rd</sup> and was used for just one day. Thanks to all of you for moving your cars in a timely manner. By now we should be getting heat from RTU 1 which is at the Slatestone end of our building. RTU 2 is located in the center of our building

Demo on RTUs 2 and 3 is now underway. The crane will return for its second and final time on

February 4, weather permitting. This time it will be located in the back parking lot. Because it is a smaller lot, all the cars and vendor trucks will need to park elsewhere. From this position the crane can reach all the concrete pads for both RTU 2 and 3. If all goes as planned RTUs 2 and 3 will be providing heat to our corridors by February 18. The air conditioning part will take longer. The contractor's schedule indicates that the AC parts for all three RTUs will come online around March 11. Starting on March 2, the air balancing contractor will begin their work. We anticipate this process will take about five days.

### HVAC Duct Cleaning

Our three corridor vertical ducts and their three short horizontal ducts on each floor were cleaned at the beginning of our corridor HVAC project. By now the duct cleaning project has been finished. We have no record of them being cleaned before and visual inspection indicated that they were pretty clean. Well, it turns out that they needed cleaning. The Atlantic Duct Cleaning Company found lots of dirt. They are clean now!

### Dampers and Registers

In each corridor there are three ventilation, heating and cooling registers. Behind each register are two dampers. One is a fire damper. This damper has a heat sensitive fuse that will break when the heat near the damper is too hot. When it breaks, a door slams shut to prevent fire and smoke from getting air and spreading more rapidly. The second damper is the air balance damper. These will be adjusted by the air balance contractor. The goal is to adjust these dampers so the same amount of warm or cool air comes to all 11 corridors. The

fire damper, air balance damper and register are all new.

### **Building Management System**

We have talked about a Building Management System (BMS) before. However, right now we are talking about a small part of a much larger system that we may want in the future. This first step can be added to a larger system later. This smaller system is called an Electronic Management System, (EMS) and is dedicated to providing valuable data in regard to the operation of our three new HVAC RTUs. It is quite important for the proper management and maintenance of our new equipment. We will need to run conduit and cables from each RTU into our rooftop Mechanical Systems Room, our Penthouse. There, it will be connected to a computer capable of storing all the collected data so that HVAC technicians can review the operation and determine if there are issues that need to be addressed. I am sure you all know how complicated cars have become. All kinds of computers and monitors are used to diagnose potential problems. Well, our new, more efficient HVAC RTUs need similar diagnostic tools. We just recently learned more about this diagnostic tool and believe it to be an important part of this project.

On February 6, our Building Facilities Committee will have their regular meeting to discuss this additional equipment. We will then likely schedule a special meeting for both the Budget and Finance Committee and the Board to expedite the approval process. We have been assured that if we place the order by the middle of February, we will be able to have this system installed at the end of our HVAC installation process. Come to the meetings if you are interested.

### **Elevator Machinery and Controls**

Our elevators are an important key to happiness here at Riverbend. And, since we have not been entirely pleased with Schindler's service, we feel we need third party help. Our elevators have aged, and it is time for us to take a serious look at our elevator systems. Bill Johnson has taken the

initiative to outline a Request for a Proposal (RFP) to Mechanical Engineers who specialize in elevator operations. They have been revised slightly and have been sent out to around seven engineering firms. We have now received these proposals and are beginning our analysis.

### **Repair and Replacement Reserve Study**

We are state mandated to contract with an engineering company who specializes in doing repair and replacement reserve studies every five years. And 2020 is five years since the last one was done. It is important to get this done before we finalize our 2021 Riverbend Budget. It helps inform us not only what elements of our building need addressing and when, it also gives us projected costs of future projects. This information is then placed on a spreadsheet that will calculate how much we need to contribute to our Repair and Replacement Reserve Fund every year in order to keep our fund healthy enough to pay for any projected repair or replacement. Debi, with the help of Bryan and James has written a very good RFP. This RFP has been sent to qualified firms. We are now receiving proposals which will go through the normal approval process.

### **Lobby, Party Room and Corridor Décor Renovation**

There is not much to report since last month's report. Our focus for now is on the above items. I am sure that when our rooftop HVAC project has been completed, conversation will begin again. This is a much needed project but is not as critical as our building's heating and cooling issues and elevators.

### **And Finally**

This has been quite a month! Debi, Bryan and James, along with temporary volunteer help from residents Bobbie Brennan, Judy Mason and Bunny Kling, and also temporary staff member Caitlyn Viands, have done a wonderful job managing all the activities and projects we have had in the last two months. The Riverbend Board of Directors has been blessed with nine resumes for the manager

position. From this list we chose to interview five. It was a truly difficult decision. As of this writing, we had not decided. But we hope by the time this is published you have had a chance to meet our new Manager. We are excited for Riverbend's future. We may hit bumps in the road, but we are always able to continue with a smooth ride.

As always, please attend our informative committee meetings. They are all open meetings. We like and need participation from everyone. And remember, firsthand knowledge and experience is always more reliable than a rumor.

*Bert Schlabach, President  
Riverbend Condominium Association*



**Assistant Manager**  
Debi Belote

Do you realize how many wonderful volunteers we have residing at Riverbend? We have approximately 95 volunteers. That is a rough estimate of around 30% of residents helping Riverbend residents and making it great. I want to take time to thank three volunteers and the countless people that offered their assistance this past month. Bobby Brennan, Judi Mason and Bunny Kling for kindly helping in the management office. Thank you so very much for volunteering. Your help is greatly appreciated.



**Package Room Hours:** Package room hours are Monday through Saturday from 3:30 p.m. to 5:00 p.m. with an additional time on Monday through Thursday 6:00p.m. to 7:00 p.m.. You will receive either a notice in your mailbox (USPS) or on the outside of your mailbox (UPS) notifying you that you have received a package. Where is your package? It will be placed in the package room. Riverbend package room volunteers will give you a call to let you know that you have a package to pick up. Normally, the packages are not sorted until the volunteers have arrived at 3:30 p.m. Remember, the volunteer can only

help one person at a time; please allow them time to finish up with the resident they are assisting.

So now, you received a package by United States Parcel Service (USPS), UPS or FedEx but you want to return it. Did you know FedEx does not pick up returns in the package room? FedEx has pickup / drop off locations in Leesburg. Only USPS and UPS will pick up packages from the package room. Please take your package to the package room while it is open and place it either in the bin in the package room that is only for USPS packages to be returned or set the UPS packages next to the USPS bin. Remember that all packages should have a Return Label on them. Neither USPS nor UPS will pick them up without the proper labels. Amazon Prime returns procedures can be found on the Amazon web site.

**In Unit Service Program (IUSP):** The IUSP is available to residents who have signed up and paid the enrollment fee of \$50.00. It is a program that Riverbend offers and the engineers do for residents at a minimal cost. \$25.00 for the first half hour and \$10.00 for every half hour thereafter, plus parts if required. If you need an IUSP work order request, you can either email or call the office to have the work order request. The work request tickets are being scheduled on either Monday, Wednesday or Fridays. This allows the engineers the time to do maintenance on the building and keep it going in tip top shape. We have been putting this into action for the past few months and it seems to be working out for the residents and engineers. This has enabled the work request tickets to be completed in a timely fashion.

If you have an email listed on BuildingLink, you will receive the invoice for the work request by email. If an engineer completed an IUSP work order request, then payment is due to Riverbend for the services. If you do not have an email, your invoice will be delivered and slipped under your unit door. All work request invoices are to be paid within 10 days of work being completed. Write your check to **Riverbend at LW** and bring to the office.

Finally! The wot poop was liosted 21 times in the January *Around the Bend*. Our winner is Laura Gannaway. You have a choice of a pooper scooper and bags or a \$20.00 gicertificate to Crossroads. Congratulations, Laura!



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

As you know we are having the rooftop HVAC units replaced now into March. So please be vigilant of all signage related to this project. We will do our very best to keep all of you informed of happenings around the building during the construction phase of the project

### **Assistant Engineer James Badin**

As was mentioned at the Board meeting, the engineers and management are looking to add a budget item for 2021 to order replacement smoke detectors for inside each of your units (at least 2 per unit). Doing a large bulk order keeps the cost down, much lower than you yourself can purchase a comparable replacement. The issue is that the current units have reached their life expectancy. Manufacturer and fire safety recommendations state smoke detectors expire 10 years from manufacture date. Bryan has gone back to the records and the current installation was in 2011. This means we need to look at having them replaced.



Our objective would be for the building purchases a bulk number and then we would work with the residents to get them installed, much like we do for screen removal for window washing. More information on associated fees later.

These will not be simple, standard, cheap detectors either. These have a hardwired electric connection with a 9-volt battery backup and require a specific connection type.

One big question we get a lot is “are they connected to the building fire alarm system?” The answer is... NO. If that were the case, then every time you burned toast and smoked up your kitchen you would have the fire department showing up to

investigate. Due to the construction of the building and the independent nature of your condos they are not required to be integrated with the main building fire alarm system.

The next question we get is “what do we do if we smoke up our unit?” Well, call the office, or if after hours, security, and tell them there is a lot of smoke in your unit. If it is just from burnt toast or food, then you can easily open windows, turn on exhaust fans and other fans and blow the smoke out. If it is a bit more smoke than that and it gets out into the hallways, we will need bigger fans to push the smoke out of the building. If the smoke is bad enough and gets to the building smoke detectors in the elevator lobby of your level, IT WILL SET OFF THE BUILDING SMOKE DETECTOR AND LOCK DOWN THE ELEVATORS. The Fire Department will come for that. Bryan and/or I will also arrive as we will need to work with the Fire Department and the Elevator Company to restore service once the smoke has been removed and the building has been given an all clear.

Now, if you have a fire in your unit and you have a fire extinguisher and it is a SMALL fire, attempt to put it out. If you do not have an extinguisher, leave your unit, close the door, pull the fire alarm and leave by way of the stairs. Once the fire has enough heat, it will melt the fusible link bulb in the closest sprinkler head and activate the sprinkler system. If this happens, neither Bryan, nor I, nor security can shut the sprinkler off until the Fire Department has arrived and confirmed the fire is out. Yes, that means a lot of water damage. This is unavoidable.

Long story short, keep any open flame away from flammable materials. Keep flammable materials away from your stove top. Do not use a bunch of electric cords plugged into each other. Power strips are not all equal, get ones that specifically say, “surge protection.” These will trip an internal fuse before overloading and overheating.

Be fire safe.

Smoke detector batteries should be replaced at least once a year. If you have water alarms in your unit, the batteries should be good for three years unless the alarm has gone off.

Thanks,

# COMMITTEE REPORTS

## Activities

Apparently the ram horns have found a permanent home because they didn't show up this year at the REGIFTING Party on January 9.

However, there's a special historical cap making the rounds again; you'll know it if you see it! Practical or whimsical, "Oh, it's broken" became thmessage

sent by those who did NOT want the selection stolen. (The gift chosen by this writer was something I didn't know I needed!) Didn't like what you got? Pass it along next year. Someone else NEEDS it!

Come solo or bring your Valentine to the **Mardi Gras celebration.**

**February 13, 6:00 p.m.** Our own Mardi Gras sweetheart, Barbara Leone, will make a short presentation explaining the history and colors. You KNOW our meals are always delicious and a very good deal, so you can count on your **\$15.00** per person being money well spent for this evening of fun and fellowship. Where to sign up? In the mail room – after the poster is up and the sign-up sheet is down!

Next up from the Activities Committee is a Baked Potato Luncheon at noon on March 18, so you can add that to your calendar.

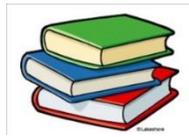
By the way, Marie Gay, Master Gardner, has offered to give a lesson on repotting house plants. If you're interested, tell Cathy McGowan or Laura Gannaway or any other Committee member so we can organize a session.



Joanne Larkin, MC, looks over the donated gifts



**Riverbend Readers**



Our numbers have grown to fourteen. They're a lively group of discerning readers. Our discussions are never dull. We warmly welcome any newcomers.

We meet again on Monday, February 3, in the party room to discuss "A Gentleman in Moscow" by Amor Towles. It happens to be number 6 on *The Washington Post* Best Seller List under fiction last week.

Our February book will be "Life of Pi" by Yann Martel. It comes a Loudoun County. Library kit. Hurrah!

---- Barb Leone

**BOOK TALK**

4 LETTERS OF LOVE (1997), by Niall Williams. February brings Valentine’s Day and that brings thoughts of love. As you know, letters can change lives, whether they are received, lost or intercepted. This delicate, graceful, charming story of God, ghosts and fate is fanciful yet intense and rooted in the Irish language and landscape. You’ll need to suspend reality and let your imagination rule as you read this achingly beautiful novel which will soon be released as a motion picture. Niall Williams has another book on the current bestseller list. Give him a try.

THE FRIEND (2018), by Sigrid Nunez. Of course, “love” has many forms beyond just romantic love. Here is a book for those who believe in platonic love, who love dogs, and who absolutely love literary quotes and references in their fiction. This unusual and touching story of friendship and devotion won the National Book Award.

ONE DAY (2019), by Gene Weingarten. Yes, the author of this amazing non-fiction work is none other than the beloved humor writer who appears weekly in *The Washington Post*’s “Below the Beltway” in the Sunday magazine. A two-time Pulitzer Prize winner for feature writing , Weingarten demonstrates his fine journalistic skills

by randomly selecting a date then telling newsworthy stories from around the country that occurred during that 24-hour period. It sounds hokey but it’s captivating, starting in Charlottesville, VA, as the new day begins and ending at a Grateful Dead concert in Oakland, CA, at 11:55 p.m. Who would think that December 28, 1986, was so amazing?

WHAT IS THE WHAT? (2006), by Dave Eggers. Eggers, too, is best known as a humor writer. In this most serious work, however, he combines fiction, non-fiction and memoir in telling the story of one of the “Lost Boys of Sudan.” Through conversation with his subject, he shares the powerful, painful story of one boy’s walk from age six in war-torn South Sudan to Ethiopia and then to Kenya and eventually to Atlanta, GA. The dangers and hardships along the way are stunning. The dashing of his hopes and expectations, even after arriving in the U.S., are especially sad. However, he says, “Whatever I do . . . I find a way to live . . . and tell these stories.”

--- Bernie Nakamura

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## Community Services

### Loudoun County to Consider Rebranding Data Center Alley:

The increasing growth of Loudoun's data center community brings thousands of jobs and tens of millions of dollars in tax revenue to Loudoun County; and plans are now being made to rebrand the data center corridor. Loudoun County's Department of Economic Development will be conducting a review of the data center cluster to explore potential branding and signage campaigns.

The intent is for Loudoun to better promote itself as being a destination for high-tech companies, and to come up with a term other than "Data Center Alley" which better informs the public of the following: Loudoun County has the largest data center market in the world; most of the world's Internet traffic flows through the county; and Loudoun is the home of the "cloud."

The first data centers were built in the 1990's in the Ashburn area of Waxpool Road and Loudoun County Parkway. There are now more than 70 data centers in Loudoun.

County staff will be considering roadside signs or a monument to support branding efforts. Areas for signage could include major thoroughfares such as Route 28, Route 7, Waxpool Road, and Loudoun County Parkway.

### Loudoun Excels in Median Income and Population Growth:

Loudoun County residents have the highest median income in the nation, according to a 2019 update to the U.S. Census Bureau's American Community Survey. Loudoun has held the top spot for the past 12 years. According to the county's Department of Economic Development, part of Loudoun's success can be attributed to its having one of the most educated workforces in the country and one of the lowest unemployment rates in the region.

Loudoun County's population has nearly tripled in size over the past 20 years. Its proximity to D.C. and the Dulles high-tech corridor continues to attract new residents, new home development, and boosts in business.

Its current estimated population is approximately 413,000 residents, a growth of about 30% over the last decade, according to U.S. Census Bureau data. Loudoun's population increase makes it the fastest-growing county in VA and the 20th fastest-growing county in the United States.

### Virginia is a Tax Friendly State:

Virginia is designated as a tax-friendly state, according to a recently updated 2019 ranking by Kiplinger. The state has middle-of-the-road income taxes, relatively low property taxes, and low sales taxes. Its vehicle taxes on purchases are lower than the prevailing sales tax, and it has no inheritance and estate taxes.

### Most Popular Library Book Titles in Loudoun County:

Among the thousands of books checked out from Loudoun County Public Libraries throughout 2019, the following were the most popular titles:

#### Top Circulating Nonfiction Books:

- \* *Becoming*, by Michelle Obama
- \* *Educated: A Memoir*, by Tara Westover
- \* *Fear: Trump in the White House*, by Bob Woodward
- \* *The Library Book*, by Susan Orlean
- \* *Girl, Wash Your Face*, by Rachel Hollis

#### Top Circulating Fiction Books:

- \* *Where the Crawdads Sing*, by Delia Owens
- \* *Nine Perfect Strangers*, by Liane Moriarty
- \* *Reckoning*, by John Grisham
- \* *Little Fires Everywhere*, by Celeste Ng
- \* *Long Road to Mercy*, by David Baldacci

— Anita Zatz

*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.

### MUSINGS BY MAGGIE

#### My Brother Malaki

Malaki is my brother and mentor. When I joined our family pack he taught me the basics of life. Never use his litter box. Never eat his food. Always make sure our humans are leashed when we go outside. That kind of stuff.

He's pretty smart for a cat! He's also older. I mean o-l-d-e-r! He's like fourteen. OMG! His only fault is he doesn't really know how to play or have fun. I guess you'd say he's stuffy. A stuffy old cat. So recently I decided to teach him a really cool game. I call it Squirrel Attack. It goes like this: after one of my walks where I have chased squirrels up trees, I come home and Malaki plays a squirrel. I chase him and jump on him. He has to fend off my "lethal" attacks. We roll around the floor and I snarl and growl. Malaki counters with swipes of his claws. Sometimes he actually lands a real hit and boy does that smart. When he escapes my attacks I have to chase him and we roll around some more. And just like those outside squirrels, the game ends when Malaki runs under the bed or jumps up on the couch. Boy, it's fun to have a cat-brother. :)



#### Presidents Day – Monday, February 17, 2020

Presidents Day is an American holiday celebrated on the third Monday in February; Presidents Day 2020 occurs on Monday, February 17. Originally established in 1885 in recognition of President George Washington, the holiday became popularly known as Presidents Day after it was moved as part of 1971's Uniform Monday Holiday Act, an attempt to create more three-day weekends for the nation's workers. While several states still have individual holidays honoring the birthdays of Washington, Abraham Lincoln and other figures, Presidents Day is now popularly viewed as a day to celebrate all U.S. presidents, past and present.





**The Adventurous Eater**  
By Judy Kory

**Choong Man Korean Fried Chicken**

Here is another brand new restaurant, Choong Man Korean Fried Chicken, in Ashbrook Commons Plaza, next door to Moby Dick House of Kabob. If you like fried chicken, you will love this place.

What is Korean style chicken? It is fried tenders or fried chicken wings with a choice of sauces. Or fried chicken topped with raw onion slices and smothered in sauce (Snow). Or charcoal grilled after it's been fried then tossed in sauce (Tikkudak). \$15 for wings or tenders, \$25 for a whole chicken.



The Lunch Specials are \$7.99 and include either five wings or five tenders, fries or rice, coleslaw and soda. I chose wings (large and meaty) and fries. The Lunch Special Salad is a

huge salad topped with fried tenders, with a creamy dressing served on the side. Served Monday through Friday - except holidays - from 11 a.m. to 3 p.m., they



are full meals at a very good price. The Original (\$11 without sauce, \$13 with) is a massive amount of food. About a dozen tenders, tossed with CM's slightly sweet Golden Curry Sauce, arrived. They didn't seem that spicy at first, but after four tenders, I could feel the heat accumulate. The meal is served with a bowl of amazingly delicious pickled radish cubes. They

were particularly welcome to cool the spice. The delicious creamy coleslaw with lots of mayo (\$5) is also enough for several people. My meal cost \$21.55 with tax/without tip, which seemed high until I saw how much food was served. For lunch it's enough for three to four people; dinner it's enough for at least two people. Everyone seems to have a carryout box when they leave.



CM Chicken just opened in January and is still waiting for a liquor license. The Allergy Notice indicates "the sauces and batter mix for all our fried dishes contain wheat, soy beans, and peanuts." The menu lists some fish and seafood dishes which are not yet available. If you like spicy hot food, they offer 1 pepper "Hot" and 2 pepper "Red Hot." Given my experience with "no pepper," you might want to err on the mild side. Order at the counter, find a table, and food is brought to you. Carryout is also popular. Each table has a small, bag-lined trash can for bones and debris. Quite convenient.

CM Korean Fried Chicken is open 7 days a week, 11a.m. – 10 p.m, until 11 p.m. Fridays and Saturdays. 20020 Ashbrook Commons Plaza, #106, Ashburn, 20147, 703-501-3399.



*Huge cole slaw*

