



AROUND THE BEND



Volume 18, No. 1

Published for Riverbend Residents

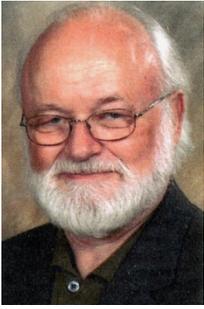
January 2016



Holiday Happenings 2015



Photographs courtesy of Dick Harris and Bert and Beth Schlabach.



President's Corner January 2016

It's January and the year 2016! Drop the ball on Broadway and sound the horns!

The dawn of a new year! In spite of all the challenges we will face this coming year, let's resolve to face the future with a smile and confidence. With due diligence and a creative spirit we will make 2016 a good year for all of us.

So with the above in mind here are a few project and issue updates.

1) Our roof project status: We have created the RFP (Request for Proposal) that will go to two engineering firms. These firms have worked on projects for us in the past, and both firms have visited our site and have inspected and reported on the current condition of our roof. We have confidence that either firm will serve us well. On a separate note, KGS, our current roof repair contractor, has completed the warranty repair work on our buildings parapets. They still need to do some repair work on several of our roof drains.

2) Our Comcast contract: We have the contract back from Comcast and our lawyer. We are making a several changes that our lawyer has recommended and will send it back to Comcast for their review. It now appears that we will not get the contract signed until sometime in January. They will continue our current contract until the new one is signed. Comcast will schedule a date with us for the switch over to the X-1 system.

They will be replacing our cable boxes and giving us instruction on how to use the new cable boxes and remotes. They have assured us that if any of us are away at the scheduled installations times, they will return and do installations at our convenience.

3) Internet service: 78% percent of us would benefit from the reduced cost of a bulk internet access contract. However, we all also have a concern about how high our condo fees have become. Currently our condo fees are second highest in our community and substantial increases are projected into the future for

at least 10 years. I think it is a better strategy to do what we can to slow down the annual increases in our condo fees. So, with this goal in mind I believe we should not increase our condo fees anymore this year by paying for internet services through our condo fees. We will continue to explore ideas that can slow the increase in our condo fees and so I recommend we not include internet fees for at least the next three years.

4) Our Repair and Replacement Reserve study: As you know every five years we are required to have a Reserve Study performed. 2015 was the scheduled year for our reserve study. We had six months to finalize and sign our most recent study. Reserve Advisors, our Reserve Study contractor, has recommended substantial increases in our annual contribution to our Reserve Fund. Our upcoming roof project is the major factor that will result in a substantial reduction in our Reserve Fund and therefore, the major factor in the recommended annual condo fees increases. Our sixth-month adjustment period is over and they have changed the spread sheet of repair and replacement items for our building according to our latest information.

5) During our recent BOD meeting we approved two new members for our Budget & Finance Committee: Barbara Bloch and Carol Meals. And last month Bev Eddy joined. Thank you Bev, Barbara and Carol.

6) Thank you all for your generous gifts to our office staff, engineers, cleaning and security staff. They have been gratefully received. And, thanks to Memory Porter and Joann Bloomberg for coordinating the process.

7) In consideration of recommendations from many of you, your BOD approved a one-time bonus for our staff. We did this in executive session so we could ask our manager to step out. This past year has been a difficult transition time for our building's management, as we hired both a new manager and a new assistant manager. It was a confusing and frustrating time and all four of our staff dealt with our issues with grace and kindness. And, we were able to reconcile our bookkeeping issues while dealing with normal day-to-day events in our very busy Riverbend life. busy Riverbend life. We are so grateful for their efforts. Thank you! FYI, this is not referencing the generous holiday gifts you all contributed; this is a separate bonus symbolizing our appreciation for the staff's heroic work this year, all
(Continued on following page.)

(Continued from previous page.)

on our behalf. Cardinal Management submitted these bonus checks on our behalf.

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

I and all your Board members wish everyone a Very Happy and Healthy New Year. We look forward to 2016!

*--- Bert Schlabach, President
Riverbend BOD*



Management Corner
Sandy Swarr

Christmas Tree Pickup

Christmas Trees will be picked up for recycling on January 8 and January 15 by Riverbend’s trash/recycling contractor. Please bring your tree to the loading dock for one of these pickups.

Mailbox Locks

If you are having trouble with your mailbox lock, please let the management office know. We will ask Bryan or Ed to take a look at it!

30 minute parking

The 30 minute parking is available for resident pickup, dropping off of groceries, etc. Please be respectful of the other residents and move your vehicle within the 30 minute time limit.

“Write it on your heart that every day is the best day in the year.”

--- Ralph Waldo Emerson



From the Engineer
Bryan Crosley

As we move into the new year, we keep our heads up and move full steam ahead.

HAPPY NEW YEAR!

Please do not remove anything from the baker’s rack in the lobby and if you have done so, please return it.

Also, items have been missing from the hall tables. These are the personal belongings of people who generously lend them for your enjoyment. Please return them to the tables.

Thank you.

COMMITTEE REPORTS

Activities

Where has the time gone? 2015 is past and 2016 consists of 12 months, 52 weeks, 366 days, 8784 hours and 527,040 minutes. That is a lot of time to enjoy in 2016. The Activities Committee is committed to the task of helping you enjoy this year. But first, we have some good deeds to be thankful for.

How do I begin to thank everyone who helped to make 2015 a wonderful year for all of the Riverbend residents? Here goes, and I will do my best not to miss anyone who helped us accomplish so much this past year. First, many thanks to all the residents who participated in the monthly events and assisted with the clean-up in the party room. Second, thanks to all of the gracious and talented people who shared their travels and collections with us. Third, many, many thanks to the committee members who did the shopping, planning, and decorating and for completing so many tiny details that made each event so amazing. Also, I can't forget the beautiful Christmas decorations and trees that put all of us in the Christmas spirit. And all who shared their time to lend a helping hand. And my personal thanks to all of the committee members who gave so much of their time to make each event "shine".

This year begins with a fun and energizing event --- the Re-gifting Party. On January 10, at 7 p.m., join us in the party room for a fun evening. "Oh-what-fun" all will have by sharing a wrapped gift of something you may have received for Christmas, and will not use, or is just not your style. But, it may be that someone else will "just love it." You must bring a wrapped gift to participate. Remember, no expired food or broken items. This is one party no one will want to miss. There will be a \$2.00 donation at the door. And light refreshments will be served. The rules of play will be explained by the MC for the evening, the cute, funny and very talented Carol Cutrona.



Plans are being made for a Soup and Wrap luncheon in February and several ideas are being explored for March. The committee is planning different themes for the coming months. More information on each event will be part of the article in the Around the Bend as we move closer to that month.

2015 has been a learning year for me, and a very interesting one. I have enjoyed meeting many of you, and look forward to meeting others during this year. Please support the activities committee by attending the events. We do this for you and your enjoyment. Come and join the fun with your neighbors and see what you are missing.

From all of the committee members, I wish to extend greetings for a Happy New Year and may 2016 bring you love, joy and laughter. See you at the Re-gifting Party.

--- Cathy Black, Co-Chair

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 December 19, 2015 the Board took the following actions:

- Renew insurance policy effective January 1, 2016.
- Abandon Administrative Resolution #9 – Rules Committee.
- Amend Administrative Resolution #4 – Covenants Committee
- Appoint Barbara Bloch and Carole Meals to Budget and Financial Committee.
- ***Wish you all a Wonderful New Year.***

--- Cecilia Frenkel,
Secretary

CAST CALL... CAST CALL...

Join your fellow residents and come to the cast call on January 11, 2016, at 1:00 p.m. in the clubhouse auditorium for the spring show, "TELEVISION The Beginning," to see what the play is all about.

The production needs a handy man, persons interested in learning about lighting, audio, front of house, including ushers, back stage, back stage handyman and folks who enjoy sewing.

Auditions for speaking roles will be scheduled on January 12, at 1:00 and January 13, at 10:00 a.m., by appointment.

Performance date: April 13-April 16, 2016

Contacts:

Carol Cutrona sweetpea105@comcast.net

571-918-0958

Ann Hazard: annahazard@outlook.com

703-858-4345

--- Beth Schlabach

Bridge Players, Please note!



Beginning on the first Tuesday of January, 2016, January 4, bridge will begin in the party room of Riverbend at 6:30 sharp! It will be of no advantage to arrive early because at 6:30 SHARP, all possible players there will choose a card. If there are more players than can be divided by 4, whoever chooses the lowest card(s) will not play that night. The following week, whoever was "low," eliminated from playing, will be exempt from the card choice, so no one will be unable to play 2 weeks in a row. We hope this will help us to begin regularly and fairly at 6:30 each Tuesday. All bridge players welcome!!

--- Maria Kelly

Welcome

This month we welcome two new residents to Riverbend:

Margarita Duenas from Herndon, VA who is on the second floor and

Carol Michaels, who hails from Ft. Lauderdale, FL and lives on the first floor.



Dates to Remember

Friday, January 1 --- New Year's Day;
Office closed.

Friday, January 8 and 15 --- Tree Pick-up;
Loading Dock.

Saturday, January 9 --- Dinner Club; 6 p.m.,
Crossroads Restaurant.

Sunday, January 10 --- Re-gifting Party, 7 p.m.

Monday, January 18 --- Martin Luther King Jr. Day;
Office closed.

Thursday, January 21 --- Deadline for
Around the Bend.

Thursday, January 21 --- BOD meeting; 2:30 p.m.

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

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.

COMMUNITY SERVICES

More Scams and Frauds:

Leesburg residents recently reported receiving telephone calls requesting donations for the Leesburg Police Department. However, the Leesburg Police Department never contacts residents to ask for donations or demand payments. “Phishing” scams such as these prey on the fears of the public and try to intimidate residents into providing sensitive information such as computer passwords and credit card account numbers. The scammer pretends to be a local official or to represent a legitimate business.

The Loudoun County Sheriff’s Office has compiled a list of common scams and associated recommendations to protect ourselves. Its list includes the following:

“Nigerian” or “419” Scam: The perpetrator, often a wealthy foreigner, needs help moving sums of money from one account to another, with promises of a percentage of this money as a payment / reward for your assistance.

Lottery/Inheritance Scam: You receive a notification that you have won / inherited a large sum of money in a lottery or inheritance. You are asked to send personal information to receive the money. To avoid becoming a victim, remember that wiring money and / or using pre-loaded money cards are like using cash. Never wire money to complete strangers.

Secret Shopper Scam: You are offered a paid position as a “secret” or “mystery” shopper. You are asked to buy merchandise and send it to a predetermined location. You are then asked to submit an evaluation of the store’s service. You likely receive a large check asking you to cash and send the majority back to the “employer” via a money card or a money gram, keeping the rest as the salary.

Family is in Distress Scam: The main concept is that someone you care about is in desperate need of money. You may be told that a grandchild is in jail and needs bail or your family is being held hostage for money after being involved in an accident. Money is then demanded, often in the form of money cards or wired payments.

Caller ID Scam: Although caller ID is a convenient service, it has become a way for the scammer to commit crimes more easily. There is technology that now exists that allows callers to disguise themselves. There are many vendors who, for a small fee, allow a

caller to select whether they want to sound like a male or female and allow a caller to choose a number to display on a recipient’s phone. Consumers are then fooled into believing the caller is who they say they are and are tricked into providing money or personal information.

Tips from the Loudoun County Sheriff’s Office to help avoid becoming a victim of scams such as the above include the following:

Know who you are dealing with. Find out names, addresses and phone numbers of the person/ company you are dealing with. Use the internet to search out such information.

Know that when you wire money or use pre-loaded money cards, it is like sending cash. Many of the locations asking for money are overseas because it is nearly impossible to reverse an overseas transaction or trace the money. Never wire money to complete strangers.

Be cautious of depositing a check and wiring money back to someone. Whenever you receive a large check and are asked to wire a portion back, often the check is fake. You would be responsible for paying the bank back in addition to losing the money you have already wired.

Protect your personal information and never provide sensitive information. If questions about your account exist, call the number printed on your statement or credit / debit card.

Beware of the caller’s demeanor. Scammers often become aggressive and threatening when confronted. Ask questions and then pay attention to the responses. If hostility is noted, contact the number on your statement rather than continuing to speak with the caller.

“The Washington Post” Photos:

“The Washington Post” has a website for viewing its newspaper photo galleries, searching for interesting newspaper photos, and / or browsing its news photography for photos you may want to own. If you are interested in viewing and / or purchasing photos from “The Washington Post,” go to:

www.washingtonpost.com/buyphotos

--- Anita Zatz

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



The Adventurous Eater
By Judy Kory

Windy City Red Hots

Food trucks are a burgeoning trend, and the Windy City Red Hots truck is just down the street. Turn left off Route 7 onto Lexington, then right into the Blue Mount Nursery. Windy City refers to my hometown of Chicago. Red Hots are their traditional Chicago dogs: all beef hot dogs on a poppy seed bun topped with bright green relish, mustard, onions, tomato slices, hot peppers, and a dill pickle spear, all for \$3.29. There are variations on that theme, including a vegetarian dog, cheese dogs, chili dogs, and chili cheese dogs. “Chicago Style Eats” includes Italian Sausage, Polish Sausage, Pizza Puffs, and my personal favorite, Italian Beef. Sides are chips or fries, cheese fries, or chili cheese fries. The fries are the kind you remember from your youth: fresh cut potatoes simply fried. Delicious!

Italian beef sandwiches are ubiquitous in Chicago. Beef is infused with cheese and spices,



roasted in its own juices, sliced thin and stacked on Italian bread topped with sweet or hot peppers. Order it “wet” and it is dipped in extra juice; messy and out of this

world.

Prices are unbelievably low. All the sandwiches, except Italian beef, are less than \$5. Combos include fries and a soft drink with your sandwich. The most expensive is less than \$10. Various beers are also available. Servings are so generous, there is no room for Windy City’s signature dessert,



Wunderbar. It is an interesting concoction of cheesecake dipped in chocolate and served on a stick.

Windy City Red Hots is open Tuesday through Saturday from 11 to 5 pm and Sundays from 12 to 4. On unseasonably warm days, enjoy your food at the picnic tables in the parking lot. The truck will close for Christmas and reopen in early February, weather permitting. But never fear, if you need a bit of Chicago nostalgia, Windy City Red Hots has an



indoor restaurant in downtown Leesburg, 28 South King Street, open from 11 am to 9 pm every day. It’s small, cozy and friendly. Prices are the same as at

the truck. What a bargain!

A Chicago-style hot dog with everything plus fries.

Communications Committee

Chairman/Editor: Virginia Laughlin
 Layout/Production: Virginia Laughlin & Barbara Bracebridge
 Editorial Staff: Maria Kelly, Bernie Nakamura, Beth Schlabach, Bonnie Wohlford and Anita Zatz
 Distribution: Marge DeSimone, Bobbie Brennan, Elyn Chace, Bea Childs, Lorraine Eiermann, Cecilia Frenkel, Maria Kelly, Jackie Lev Dahl, Judy Martinowsky, Ann Robinson, Pat Scheffel, Betty Simmons & Peg Ware
 Board Liaison: Cecilia Frenkel

Management Staff

Phone: 703-724-7800 Fax: 703-724-4345
 General Manager: Sandy Swarr
manager.riverbend@gmail.com
 Assistant Manager: Debbie Merriman
assistant@lwva.org
 Building Engineer: Bryan Crosley
 Assistant Engineer: Ed Nelson