



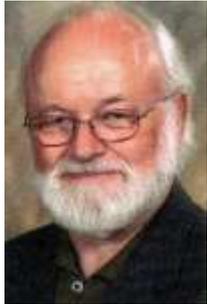
AROUND THE BEND



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Published for Riverbend Residents

January 2017



President's Message January 2017

Happy New Year!!!
2017 already! I hope you
all had a lovely Holiday
Season! I know I did. Our

annual Tree Decorating and Santa Visit Party was a huge success! There were 41 children and many parents, grandparents and friends as well. Thank you to our Activities Committee for preparing such a wonderful event. Santa has told me that he, Grandma Claus and the Elves also had a great time. It was a nice break from the hectic world of the North Pole! In the New Year, we have many projects that will be occurring. Here is the status of a few of them:

Our Roof Project Status

On December 15, at noon, we received the roof project bids from the four roofing companies that had received the bid packages. I can tell you that the base bid amounts came in at about what we expected. We are now in the process of looking at the details and evaluating each bid proposal. We will be scheduling a meeting between our consulting engineering firm FEA and our Roof Project Working Group. We will not be using the names of the four bid participants with the bids they have provided. We will be referring to the various bids by a letter, for example, A, B, C or D. We plan to decide which company has won the roof replacement

contract in January. As always, we will keep you all up to date on our progress.

Replacing Our Common Area HVAC Units

As I mentioned last month, we had a meeting with a Carrier representative regarding a recommended replacement for our three common area heating and air conditioning units on our roof. We also got a rough estimate of the cost of a huge crane that would be needed to remove and replace the HVAC equipment. While a final decision has yet to be made, we are strongly leaning toward not doing this replacement project during our roof project. The project will be quite costly, and current thought is to postpone this project for three to five years. There appears to be no benefit to proceeding with replacing our common area HVAC now.

Our Individual Unit's AC Replacement

We have enough unit owners signed up to purchase new AC units so we can assure everyone that the agreed to project costs will hold. We further encourage those of you who have not signed up for replacement of your original AC unit to take advantage of these huge savings. There is no warranty or guarantee that any unit out of the manufacturer's warranty will survive the removal and replacement process needed to complete our roof project. So now is the time to replace your AC unit with a new unit. ME Flow will be as careful as they can, but there can be no guarantee of success unless your current unit is still under warranty.

Proposed By-Law Amendments Update

The by-law change needed to include internet service as a bulk service continues. We are close to enough positive votes and will continue to seek more until we have our required 66.67% or more positive votes.

Kitchen and Bath Supply Valves Project

This project is on schedule to occur sometime in January and February. We now have the prices for all elements of this project. Come to the office and we can calculate your total and receive your 20% down payment. The valves have been purchased. Again, this valve change is not required, but we are offering you this opportunity to save significant funds over changing the valves at some later date. Reliable valves offer peace of mind and will bring additional value to your home. We will be asking everyone who does not wish to change valves now to sign a document that acknowledges that you are aware of this opportunity and will not be taking advantage of this valve change opportunity. And that you are aware of the additional costs you will incur by changing valves at a later date.

Walking to our Club House and other Buildings

This is all about safety. Many of us, including me, have from time to time walked to the Club House by crossing the Riverbend circle in the middle. This is quite dangerous. We know that pedestrians always have the right-of-way. But remember where we live. Many of us have diminished eyesight and most of us have reduced reaction time. We should always cross our roads at the shortest distance and that is the sidewalk crossing around the circle. And, before crossing, always make sure on-coming traffic can see you and has motioned you to cross. At night, wear light colored clothes and/or use a flashlight to help drivers see you. Drivers should always look for pedestrians and yield to their crossing unless the walker has made it obvious that they wish you to proceed. We have had many close calls and at least one serious accident at the

Riverbend Circle. These guidelines hold true for the entire campus. Always know your ability and cross the circle as well as other street areas with appropriate caution. And always drive with caution and remain alert. Please stop at the signs and look carefully before proceeding and do not speed. Arriving at your destination a few seconds later will not change your life, and it could save a life.

Thoughts and Comments

Again, I am proud of our LWVA community and especially our Riverbend community. We are all so fortunate to start our new year in such a friendly and caring environment.

Bert Schlabach – President of the Riverbend Condominium Association



Thanks!



Thanks!



Thanks!

Many thanks to our wonderful staff for all you do for all of us!





Management Corner
Sandy Swarr

Thank you from the bottom of our hearts!

The Riverbend staff is so thankful for your generosity during the holiday season! We are truly blessed to be part of Riverbend at Lansdowne Woods.



Christmas Tree Pick-up

Christmas trees (real) will be picked up at the loading dock on January 3 and 10, for recycling.

Barkan Management

Riverbend’s new financial management company began on January 1. By now you should have either signed up for direct debit or received coupons to make your condominium payment which is due by the 10th of this month.

Power Outage

Riverbend recently had a power outage in the common areas which required the emergency generator to come on. You may still use your fob during this situation to enter common area doors, but the handicapped buttons or automatic openers are not powered. Simply swipe your fob and pull on the door handle to open.

Staff will be scheduling a Full Load Emergency Generator test to make sure all functions are working correctly.

Package Room needs volunteers!

If you are interested in helping out in the package room, please let the Management Office know. The package room is open for our Residents’ convenience from 3:30 to 5:00, Monday through Saturday.

2017 Resident Information Forms

Resident Information Forms (salmon colored paper) are included in this newsletter. Please complete this form and return as soon as possible to the Management Office so that our records are up to date. Thank you.

If you are going away....

If you are going away, please make sure that you complete the Resident Vacation Form (located in the mailroom) and leave the completed form with the Management Office.

Inclement Weather Policy for the Management Office

The Management Office will be closed during a snow event if Loudoun County Administrative Offices are closed.

Wishing you a Happy New Year with the hope that you will have many blessings in the year to come!

--- Sandy

**From the Engineer
Bryan Crosley**



Please be sure you notify the Management office prior to scheduling contractors, deliveries or moves because they need to be placed on our calendar. The Management office will then notify the guard house to allow entry to Riverbend. This will help avoid delays and inconvenience in the event that someone has already reserved the freight elevator for their contractor, delivery or move. Just notifying the guard house and not notifying us will create problems that can be avoided.

COMMITTEE REPORTS

Activities

Another year gone and a new year begins....

January offers all residents a fun night. You will not want to miss the re-gifting party on January 12, at 7 p.m. in the party room. This party offers you the opportunity to re-gift something that you received that isn't your style or that you might not use. If that is the case, wrap it up in paper and bring it to the party. Add your gift to the auctioneer's table, have a seat and join the party. Do not put your name on the package. If you do not have a gift that you want to pass on, just buy a gift valued at \$10.00 or less and join the fun. A gift is necessary if you want to join in the exchange. No limit to the number of residents at this party, the more, the merrier. No expired food items, please. Light refreshments will be served. A \$2.00 fee will be requested. A poster will be in the lobby soon, so watch for additional information.

On February 9, there will be a catered Asian dinner. The menu will be in the committee's newsletter article for February with more details. We have been discussing catered dinners for some time, and hope that February's dinner will be well received. Reserve the date of February 9, and plan on coming.

March 23 will be exciting. Another fantastic photography presentation will be given by Riverbend residents, Denise Silva and Geff Brouke. Their photos always tell a story about the trips they take. Save this date, because you won't want to miss it

Events for the rest of the year are in the planning stages and will be published soon. We hope to schedule three months of events in advance with dates, so residents can plan ahead.

Each year around this time, a donation request letter comes in the mail from the Ashburn Volunteer Fire and Rescue Department. I have received mine. However, a donation from Riverbend Residents would mean so much more if it is added to the September fundraiser that we have for this same fire department each year. If you make a yearly donation to AVFRD, please consider adding your

donation to the Riverbend September 2017 fundraiser. Let's keep the wheels rolling for the AVFRD.

Looking back at 2016 and the Trim the Tree and Santa Visit Party. What a fun time that was. The children who visited with Santa, Mrs. Claus and two of Santa's Elves were enchanted by Santa's story and the personal time Santa took with each one of them. I watched the faces of the parents and grandparents light up with smiles as they, too, took in the joy of the day as they drifted back to their days of believing in Santa Claus. This was a happy day for all who attended. Thanks to our resident Santa and his family. You made the day....

So, until next time, I extend an open invitation to all residents to visit with the committee at 10:30 a.m. in the party room on the first Monday of each month. Your input is important to us and all suggestions will be considered. Thanks to all who attend the great times we plan for you, our neighbors.

See you at the re-gifting party on the 12th.

---Cathy Black, co-chair

Dates To Remember

Sunday, January 1 --- New Year's Day

Monday, January 2 --- Office Closed

Tuesday, January 3 --- Tree Pick-up

Tuesday, January 10 --- Tree Pick-up

Thursday January 12 ---

Re-Gifting Party, 7 p.m.

Saturday, January 14 --- Dinner Club;

5:30 p.m., Crossroads Restaurant

Monday, January 16 --- MLK, Jr Day;

Office Closed

Thursday, January 19 ---

BOD Meeting; 2:30 p.m.

Deadline: *Around the Bend*

Friday, January 20 --- Inauguration Day

Saturday, January 28 --- Chinese New Year

All events are held in the party room unless noted otherwise



Water Conservation

It has been brought to the attention of the Building Facilities Committee that, for a three-month period, our water bill is significantly more than last year at this time for the same service period. This increase in water usage amounts to an additional 1500 gallons per day, an indication of a possible leak somewhere. The building engineers are seeking any possible leaks in common areas. We would like to be assured that there are no offending leaks in residential areas.

We request your support to locate and correct any leaks there may be by following these steps:

- Make sure leaking faucets and toilets are repaired.
- Leaving a water faucet or shower/bath unnecessarily running would add to the extra gallons, which we all pay in our condo fee (or rent).
- Many leaks and running toilets can be repaired by our building engineers through the In-Service program.

Here are some simple water saving tips from Loudoun Water:

- Consider installing new appliances. They are more water and energy-efficient than older appliances. A new washing machine can save up to 20 gallons per load.
- If your shower can fill a one-gallon bucket in less than 20 seconds, replace the showerhead with a water-efficient model.
- Keep a pitcher of water in the refrigerator instead of running the tap for cold drinks, so that every drop goes down you, not the drain.
- Put food coloring in your toilet tank. If it seeps into the toilet bowl, you have a leak. It's easy to fix, and you can save more than 7000 gallons a year.
- Run your dishwasher only when it is full and you could save 400 gallons a month.

- Time your shower to keep it under 5 minutes. You'll save up to 1,000 gallons a month
- When washing dishes by hand, don't let the water run while rinsing. Fill one sink with wash water and the other with rinse water.

---Jerry Bloomberg,
BuildingFacilitiesCommittee



Missing!

Wednesday evenings in the party room are busy with residents who gather to play cards and games.

Boxes of mixed decks of cards are stored in labeled plastic bags in the credenza under the TV. Sadly, several boxes of cards are missing!

The card games we play call for a specific number of decks with which to play, so if you borrowed decks of cards from the party room, please return them so that we may continue playing our favorite games.



The Instrumental Ensemble of Lansdowne Woods will perform a program of Broadway music during Happy Hour on January 20, 2017. Happy Hour starts at 6 p.m. in the Riverbend party room and the music will start at 7:00 p.m..

--- Mena McGrosky

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COMMUNITY SERVICES

Loudoun County — Major World Technology

Center: Rick Morris, Business Development Officer for Loudoun County's Department of Economic Development, described Loudoun County's role as a major world technology center during his recent presentation at the LWVA Clubhouse. Mr. Morris summarized Loudoun County's technological growth from its beginning in 1996, when AOL established its corporate headquarters in Dulles, to its current status as the #1 data center market in the world. (Every time we access the Internet, we are accessing a data center.) More than 70% of the world's daily Internet traffic now passes through Loudoun County's 60+ data centers, which occupy nearly 10 million square feet and house over 3,000 technology companies. Currently, 48 of the data centers are located in Ashburn in an area known as Data Center Alley. Construction of Loudoun County's data centers has been an on-going process for the past eight years.

The Northern Virginia Technology Council, the largest technology council in the nation, describes a data center as a "critical part of the infrastructure that supports our modern economy, not only in the technology sector, but in advanced manufacturing, entertainment, finance, healthcare, information, retail, telecommunications, and almost every other sector of the economy."

The two types of Loudoun County data centers are enterprise data centers, with a single tenant-user, and colocation data centers with multiple users. Reasons for the influx and growth of data centers in Loudoun County include the following: availability of land, absence of threatening weather, affordable and reliable electric power (rates 28% below the U.S. average), affordable reclaimed water (used in data center cooling systems), availability of fast-tracking for the business community (streamlined process), and availability of a tech-savvy workforce. Because Loudoun County has "all the ingredients" needed by data centers, Loudoun County has never spent any money, whatsoever, as business incentives to the data center community; whereas data centers contribute \$120 million to Loudoun County's local tax revenue. For every \$1 of county expenditures generated by data centers, Loudoun County gets an estimated return of \$9.50.

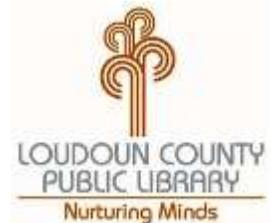
Loudoun County is currently nationally ranked #1 in business development, household median income and

data centers, was recently #3 in the U.S. in job growth, has a low unemployment rate, has consistently had an AAA bond rating since 2005, has the lowest vacancy rate of business properties, is known as the safest jurisdiction in the Washington D.C. area (in addition to being the "happiest" and the "healthiest"), and is #1 in Virginia for its number of wineries and horses. Loudoun County's targeted business clusters include data centers, information - communication - technology centers, health information - technology and analytics, cybersecurity defense, Federal government contracting, aerospace - aviation - transportation, retail - cultural - entertainment, and agriculture.

Loudoun County's next big growth will be in areas near its upcoming Silver Line Metrorail stations. The Gramercy District, now in pre-construction phase, will be a 16 acre, 2.5 million square feet, \$500 million mixed-use development near the planned Ashburn Silver Line Metrorail station. It will be the first smart city in this area, integrating innovative technology into every aspect of its business-friendly design.

Loudoun County Library Named a Star Library:

Loudoun County Public Library has been recognized as one of America's "Star Libraries" by a national publication named *Library Journal*. Only three percent (260) of the more than 7,000 public libraries in the



United States earned this special library designation, and only three are in Virginia. *Library Journal* ranks U.S. public libraries based on per capita measures, including circulation of library materials, number of visits to the library, library program attendance, and library computer use. During the past fiscal year, more than 6.1 million books and other materials were checked out from the Loudoun County Public Library system, an average of 16 items per Loudoun resident.

Loudoun County Public Library outreach services, available at the Clubhouse on the first and third Tuesday of every month at 10:30 a.m., include books, magazines, DVDs, music CDs, and audiobooks. The library's e-books, e-audiobooks, and e-videos can be borrowed by using its OverDrive app.

— Anita Zatz



A great big thank you to all of the volunteers who manned the Package Room all year long and especially for their Herculean efforts over the holidays! The room was filled to overflowing many days.

We cannot forget our hero, Emil Peront, who keeps things running smoothly for the volunteers and often puts in extra time and effort to make sure everyone gets their packages delivered. An extra big thanks to you, Emil!

**Holiday Happenings
2016**



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Santa paid a visit . . .

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*. . . and we have a
beautiful new tree!*