

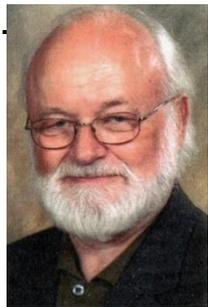


AROUND THE BEND

Volume 22, No. 1

Published for Riverbend Residents

January 2020



President's Corner January, 2020

Happy New Year!! Hard to believe that we are now in the year 2020. Winter is here and Winter Solstice is behind us. Spring is on the horizon, but before we get there, we have much work to do.

Our Assistant Manager and Engineers are working Extra hard as they accomplish all their required tasks without a Manager. We have a new manager search underway. More about that a little later.

Projects and project planning must continue so Debi, Bryan and James are making an extra effort to keep things going smoothly. And here are updates for a some of our projects:

Our Common Area HVAC Units on our Roof

Our new rooftop HVAC heating equipment has arrived and is in a holding area. The condensing equipment (air conditioning equipment) will be shipped to the same holding area on January 13. These six pieces of equipment will be held there until the crane is scheduled to come in and get set up. CMC Mechanical, our contractor, will arrive onsite to get started January 21. The crane will visit us twice. The first visit will be about January 23, weather permitting. The crane will be set up in the front parking lot near the Slatestone end of our building so it can access RTU (Rooftop Unit) #1.

The crane will remove the old HVAC units and then lift the new HVAC units and set them on their

concrete pads. This is going to be a big crane because the crane must lift this heavy equipment and place it exactly on the right spot. There is no moving it once it has been set on the concrete pad. The second visit for the crane will be about February 4 or 5. This setup will be in the back parking lot and will be used to remove the old and place the new RTUs on the concrete pads for both RTU #2 and #3. It will take some time to set up and get the #1 unit running, which they will do before shutting down the remaining two RTUs. Rest assured that we will do as we did for our Roof Replacement Project, keep everyone up-to-date via BuildingLink.

HVAC Duct Cleaning & Air Flow Balancing,

We will need to have the air flow from our three HVAC units balanced. As I have explained, each of our eleven corridors has three grills, a total of 33, where the heat and cold come to our corridors from the HVAC units. The temperature and volume of air should be the same on each floor. It takes specially trained people to make this happen. This project is performed by a sub-contractor hired by CMC Mechanical, our HVAC contractor. Our project engineer, Bob Kroohs from TRC, highly recommended that since these 33 fire dampers are 21 years old and never been tested, that we replace our Fire Dampers, Air Balance Dampers and Grills/Registers with new ones. Installation will occur in mid-February, so to expedite our decision, the Board called a Special Board Meeting. The Board received recommendations from the Building Facilities and Budget and Finance Committees and

then the Board approved securing contracts for duct cleaning and the purchase and installation of the

two types of dampers and the grills/registers. The contractors will need time to schedule the projects as well as to order and receive the dampers and grills.

Building Management System

You may be familiar with a central control system that can control HVAC, lights, security etc.; that system is called a Building Management System or “BMS.” Commercial and other large buildings really benefit from such a system. So, we are determining how such a system could work for us and assist our Building Engineers. Should we install such a system, it would greatly enhance our ability to know how all of our building’s mechanical and electronic systems are working and facilitating both repair and control. This will be another item that our Building Facilities Committee will take up.

Elevator Machinery and Controls

Just before Christmas our engineers worked with Shindler to do Load Testing of our elevators. There were a couple of issues that have been resolved.

Bill Johnson has taken the initiative to contact several DC Metro Area elevator engineering companies. Before Craig went on his trip, he took some of Bill’s documentation and created an RFP for doing an engineer’s study and provide a detailed report as to the condition of our elevators. We will be sending this RFP to several qualified engineering firms. When we have received their proposals, we will evaluate them and send them through the committee process. We also hope to use the data from a completed study to build our next Repair and Replacement Reserve Study.

Lobby, Party Room and Corridor Décor Renovation

There is not much to report from last month’s summary. 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 is a difficult time of the year to search for a new manager. We have posted our prerequisites for a new manager in our local CAI website. We have only received a couple of resumes. So far, the applicants’ qualifications are not to our standards. This week we will post our manager search on the national CAI website to see what might come from farther away. In the meantime, Debi, Bryan and James appreciate the support we are giving them as they carry a heavier workload in the interim.

Also, all four of our 2019 staff members and our cleaning staff very much appreciate your generous holiday gifts. You all are amazing! As Alan McMaster likes to say, “Riverbend Rocks!”

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*

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Assistant Manager

Debi Belote

Let's talk about this crappy, disgusting, disrespectful matter at hand that is getting out of hand.

There is a small raffle game included with this article.

Defecation, poop, doggie doo-doo. It may sound like a silly topic, but this is becoming a serious problem here at Riverbend. *It's like Poop Gone Wild!!!*

Remember to take your dog outside to poop in the designated areas, please. Not in the hallway, not in the garages, not in stairwells, not on the loading (leaving it) and let's admit it, picking up after your dog is not an easy or fun responsibility. I get it! It's too cold to walk outside or you've waited too long and your beloved pet dog needs to go for a poop break and the last thing you want to do is pick up poop after them in the cold. Imagine a potential buyer looking a Riverbend to become their new home and as they are walking down the hallway to the unit they step in, guess what, dog poop! Imagine the chaos of them trying to remove poop from their shoes.

But, not picking up poop after your dog and leaving poop outside your unit or in any common area is unacceptable under any circumstance. Dog waste is toxic, and the viruses, bacteria and parasites that can be found in dog waste can cause disease. It can contain worms; it smells bad and let's face it; it's a terrible mess to get off your shoes. Yuck!

Being a responsible pet owner means; picking up after your pet's mess immediately after they poop outside the unit and taking your beloved pet for a walk to poop outside of the building. Buy the poop bags and take one with you on your way out to walk your dog to poop in case they cannot make it to get outside. It happens! But, PICK IT UP! It truly does not get any easier than that. Every employee at Riverbend has been asked to pick up poop at

sometime within the past couple of months, due to a pet owner neglecting their responsibility. I have seen a lot of poop in these sixty days here at Riverbend.

Riverbend is governed by bylaws (rules) and thumbing your nose at the rules is not an option. Choosing to ignore the rules because you disagree with them will not make them go away. Just like the poop left behind, someone besides the dog owner has PICKED IT UP. Be a respectful neighbor and please pick up the poop after your dog has pooped. Irresponsible owners can be asked to remove their beloved pets from the Riverbend building, and we do not want that to happen to anyone.

There are pet walkers you can hire to take your dog out to poop. If you need assistance with walking your pet, you can go to BuildingLink and seek help from the Lansdowne Woods Community on the Bulletin Board. Put up a notice stating you need a dog walker and there are people within LWVA that may be willing to help. Several residents have already put good use to the Bulletin Board and found dog walkers. The management office also has a list of available dog walkers.

How many times was poop used in this article? With your unit number and the number of times poop was used, bring to the office and drop it in the box. Winner will be published in February *Around the Bend*.



From the Engineer Bryan Crosley

Elevator Entrapment:

If you are ever on one of the three elevators in the building and find yourself trapped because the doors won't open, or you might be having a medical emergency, here are steps to take to remedy your particular situation.

Be calm. The elevators are very safe. Look for a small door on the lower left panel (with the inspection certificate) labeled "Emergency Phone." Open the door and press the button that says "PUSH for HELP." You will then be transferred to the Guard House. A security guard will answer. Give him/her the elevator car number (located at the top of the panel) and describe your situation. The guard will then notify the appropriate personnel to resolve the problem.

Assistant Engineer James Badin



Welcome back from the Holidays.

Something I've noticed in the area and would like to talk about for a minute is safety. It is near to my heart because of my background. Being safe comes in many different forms. The one I'm specifically talking about right now is visibility when you are out walking around. We all know how early it gets dark and since it is cold, we dress warmly. This does make it hard to see people as they are walking. Use of a Bright color safety vest or other system will increase your visibility. Your safety is important. There are many

ways to make yourself visible. I know some of you have seen my extremely bright yellow raincoat that I wear. I am visible.

There are nice battery powered lighting systems you can wear as well. Just google jogger safety items and they will pop up.

This recommendation also goes for my furry four-legged friends. Even if you are visible, they may not, so think about your other family members when you get yourself ready.

And another safety consideration is your water alarm, carbon monoxide and smoke detector batteries. These should be changed on a regular basis. Thanks.

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COMMITTEE REPORTS

Activities

Our building was in holiday style by the time Santa arrived on December 8th! (Many thanks to Bryan and James for their invaluable assistance to the Committee.) The children did an amazing job of decorating the party room tree while awaiting Santa and Mrs. Claus; and the many cookies brought by attendees were varied and delicious. (The rum balls disappeared quickly from the center of the table where only the adults could reach!) Santa’s “super shopper” from our committee really made him look good, and the children were delighted with the gifts.

Also varied and many were the gifts you bought and contributed to our Toys for Tots collection. THANK YOU!

Our first event of the new year will be the fun, you-never-know-what-to-expect, Regifting Party. Re-wrap that singing bass from Cousin Buford and let someone else enjoy it! Carol Cutrona has once again agreed to be our emcee and selection encourager, and we hope to see YOU there at 7:00 p.m. on Thursday, January 9

While you’re scheduling, plan to join us for our Mardi Gras celebration on February 13, 6:00 p.m. As always, information will be posted.

A pretty full schedule of events has been planned for your enjoyment in 2020, but we encourage you to make suggestions and drop them in the Activities drop box outside the management office. The activities are for you, and we would like to consider your ideas.

Happy New Year!



Overheard in the Elevator Lobby 2 Weeks Ago: When A young child saw Santa leaving the building to go to the Clubhouse to visit children there, she made this observation to her family: “O-o-o-oh. . .Somebody here must be really good, because he came here really early!”

Toys for Tots donated at Riverbend!



Our Wonderful Staff was presented with gifts from the holiday Fund . They expressed their wholehearted thanks and appreciation.

Bryan, Debi and James.



Claudia and Yonari



Musings By Maggie

You Want Me to Do What?

I don't know what it is with humans. Here I was enjoying a morning nap when my human dad wakes me up and tells me I have chores to do. Chores? Are you kidding me? I'm a dog for goodness sakes. I don't do chores. And if I was suppose to, Malaki is older and he should do them. He was here before me so he's up first. And besides, January is my birth month, which means I get to celebrate being Me for a whole month. I turned four years old. I'm just a little kid. Malaki is an old, very experienced male cat. He's like 14 years old. Any chores that need to be done, he has more knowledge about how to do them. So let me get my beauty sleep, please. I need to be bright and cheerful so I can share my love for all the other humans who live here at Riverbend. Are you good with that Dad? Uh, Dad? Why are you looking at me like that?



Riverbend Readers

Our first meeting in 2020 will be on Monday, January 6 at 3:30 in the party room. I hope everyone can come as it will be one not to miss. We may have a local author come and speak to us about her work.

We'll be discussing our December book "Where The Crawdads Sing" by Delia Owens. This novel has been popular for quite a while; as well as remaining on several bestseller lists. I have personally loved reading it. To choose our January book, each of us will bring two books, fiction or nonfiction that we recommend for January. Each member will "pitch" their books, then we'll discuss and "vote." We have a wonderful group of ladies, but we're always open to newcomers. We'd love to have you join us anytime.

I wish you health, happiness, and love in the new year

--- Barbara Leone

Book Talk

by Bernie Nakamura

If you prefer light reading for your dark winter days, these titles may not appeal to you. However, they do provide food for thought, something to chew on while you have the time. All three deal with religion, a topic we rarely discuss. And all three clearly express a point of view which you may find controversial. But, they offer compelling, captivating stories of lives very different from our own:

INFIDEL (2006), by Aayan Hirsi Ali. This feminist scholar, who is now a respected academic in our country, was raised mostly in Somalia in a fundamentalist Islamic family. She describes her position as a female, her complicated struggles with her own beliefs and unanswered questions, and her relationships with her absent father and strict mother. Eventually, she is sent to Germany to await passage to Canada to fulfill a contract for an arranged marriage which she dreads. Somehow, this young African woman finds the courage to flee to Holland where she is granted political asylum. She graduates from university, enters politics, is elected to the Dutch Parliament and continues her activism for rights for Islamic women. "There are times when silence becomes an accomplice to injustice," she says. Things become



dangerous after she collaborates with Theo van Gogh, a Dutch film maker, on “Submission,” about abuses of Muslim women in the Netherlands. Van Gogh is assassinated, and Ali’s life is threatened. She seeks refuge in the U.S. where she remains today. Ali says, “I would like to be judged on the validity of my arguments, not as a victim.”

UNORTHODOX (2012), by Deborah Feldman. This author, too, was raised in a community and family of strict fundamental beliefs, this time in New York’s Williamsburg neighborhood in Brooklyn, home to Hasidic Judaism. With startling clarity, she describes her childhood, and like Ali, the painful position for girls growing up in a male-dominated culture. Deborah’s first language was Yiddish; English was suspect. Even as a child, she struggles with the strict doctrines and prescribed roles governing her life. At 17 she enters an arranged marriage; at 19 her son is born. Then in 2009 at age 23, she takes her child, leaves her husband, cuts ties with the community and begins life in the “real” world. She studies literature at Sarah Lawrence College, eventually travels throughout Europe to learn about her grandmother’s life during the Holocaust, and settles in Berlin. Feldman says, “I am hungry for power, but not to lord it over others, only to own myself.”

UNDER THE BANNER OF HEAVEN (2003), by Jon Krakauer. You may remember Krakauer as the noted investigative journalist who wrote so brilliantly about an ill-fated attempt to scale Mt. Everest in INTO THIN AIR and later about a young Annandale, VA, boy who tries to survive alone in the back woods of Alaska in INTO THE WILD. In BANNER, Krakauer details the history of the Church of the Latter-Day Saints from its creation in early 19th century Europe through its evolution in this country. Then he turns his literary lens on the chilling, brutal 1984 murders by two extreme Mormon brothers of their sister-in-law and 15-month-old niece in response to a “divine revelation.” “One man’s faith is another man’s delusion,” he says. Employing his storytelling skills, he shares disturbing first-hand accounts by family members as well as an interview with one of the brothers, serving a life sentence and still unremorseful. “Some things are more important than being happy, like being free to think for yourself,” Krakauer concludes.

Community Services

Impact of Loudoun County’s Agritourism:

It’s not just data centers that are bringing prosperity to Loudoun County. The county’s agribusiness significantly contributed to the local economy in 2018, according to a new study commissioned by Visit Loudoun, the county’s tourism organization.

Agritourism is defined as any activity on a farm that allows members of the public to enjoy rural activities, including farming, wineries and breweries, cultural events, and harvest-your-own events. Loudoun’s agritourism businesses hosted 1.2 million people who generated an economic impact of over \$400 million in 2018. About 40% of those people traveled to Loudoun County from outside the region.

Loudoun is home to more than 40 wineries and 20 breweries, which bring in a major chunk of the agritourism dollars, hosting at least 800,000 visitors in 2018, and collecting an estimated nearly \$31 million in revenue. Agritourism supports more than 4,000 full-time jobs in Loudoun.

To see agribusiness continue to thrive, Loudoun County’s Department of Economic Development and Visit Loudoun are partnering with the Take Loudoun Home campaign. This is an initiative which encourages residents and visitors to buy local products and share a piece of Loudoun with their family and friends throughout the world. The campaign focuses on agricultural goods as well as crafts from local artisans.

Loudoun County Resident Scammed:

Scam artists are growing more sophisticated in their attempts to steal money from unsuspecting individuals. Criminals have found that posing as law enforcement officials is one of the most effective tools for committing fraud.

A Middleburg resident recently purchased numerous gift cards for a caller claiming to work for the U.S. Department of Homeland Security, according to the Loudoun County Sheriff’s Office. The suspect told the victim that her identity was being used to illegally launder money and that to avoid arrest she needed to provide payment in the form of gift cards. The victim purchased the cards and gave the scammer the activation codes before she realized it was a scam.

The Loudoun County Sheriff’s Office has initiated a new outreach campaign to warn county residents and businesses about the dangers of money card scams.



The scam starts with a simple telephone call, with the voice on the other end of the phone claiming to be from a government agency and threatening arrest if you do not pay fines owed. The caller assures you

all of this can be easily resolved if you obtain money cards from a local store and provide the caller the serial numbers. These scammers falsify or “spoof” their caller ID information to appear as if the call is originating from the agency or company they are impersonating.

The Loudoun County Sheriff’s Office reminds residents of the following:

- Never provide personal or financial information to anyone who emails or calls you unsolicited.



- Don’t wire money, provide debit or credit card numbers, or money card numbers to someone you don’t know.

- Remember that Government agencies and utility companies will not

contact you demanding immediate payment by money cards.

Residents are encouraged to contact the Loudoun Sheriff’s non-emergency number at [703-777-1021](tel:703-777-1021) to verify a caller who is claiming to be from the Loudoun County Sheriff’s Office.

Final Segment of Riverside Parkway:

The final segment of Riverside Parkway is now in process. The project will extend Riverside Parkway from Silvery Blue Terrace to Loudoun



County Parkway at George Washington Boulevard. The plan includes the construction of a new four-lane divided road segment, the removal of Lexington Drive on both sides of Route 7, a new Loudoun Water main, and the replacement of the existing temporary traffic signal with a permanent signal at Loudoun County Parkway and George Washington Boulevard.

The completion of Riverside Parkway, in conjunction with the planned Battlefield Parkway interchange project, will improve traffic flow and will allow Route

7 to operate as a freeway west of Countryside Boulevard. Construction of this final segment of Riverside Parkway is expected to be completed by the fall of 2021.

— Anita Zatz

The Adventurous Eater

By Judy kory

Rock N’ Claws

There is a brand new restaurant at 44110 Ashburn Shopping Plaza, 20147, that took over the space of former At Kaiser. If you like Asian fusion, fresh seafood, and reasonable prices, this place is for you.

We arrived at Happy Hour (4 to 7 p.m.) and sampled their signature chicken wings (\$6.50) – super crispy with a bit of Asian seasoning and served with jalapenos; yummy fish balls (\$5.50) served with Sriracha and hoisin sauces; and spring rolls (\$3.50) served with fantastic peanut sauce. We requested more sauce and used it on everything! The Happy Hour menu includes egg rolls, skewers of shrimp, beef, chicken, or pork, head-on shrimp, steamed clams, and raw oysters, as well as discounted prices on wine, beer (both on tap and bottled) and cocktails. All well worth a visit to the complete, well-stocked bar.

The regular menu is quite extensive. On our waitress’s recommendation, we ordered Flank Steak Shaky Beef in oyster sauce (\$15). The meat is melt-in-your-mouth tender, the flavors delicious. We also tried the Lobster Tail (\$15) marinated in garlic butter and deep fried. The plate sauce was delicious with the lettuce and carrots. The lobster in its super crispy shell was tasty, but a little too fried.

Sitting at the bar near the kitchen door, we watched plate after plate of wonderful-looking food, each one better than the last. We kept asking, “What dish is that?” The 1 pound steamed shrimp entrée (\$15) looked fantastic. So did the Lamb chops (\$20) and the steamed Snow Crab Legs (1 lb. \$22). I can hardly wait to go back for lunch to try some of their lunchtime options.

Rock N’ Claws is an Asian Fusion Grill focusing on seafood. They are open from 11am to 11pm, Tuesday through Sunday, closed on Mondays. 703-626-9890. Take Ashburn Village Blvd. to Ashburn Shopping Plaza. Rock N’ Claws is near Finnegan’s.