



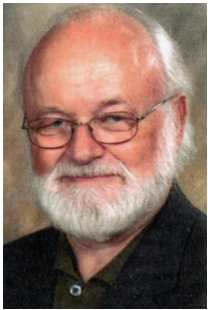
AROUND THE BEND



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Published for Riverbend Residents

July 2016



President's Message July 2016

We are just past the Summer Solstice! Summer is definitely upon us. Hot humid days with the occasional cooling of a thunderstorm. I love watching summer storms from the safety of our comfortable home. The veggie and flower gardens are growing so fast you can almost watch the growth.

There are lots of projects underway on our campus as well as our building. Here are some updates on current Riverbend issues and projects:

Our Roof Project Status

FEA, Facilities Engineering Associates, has again toured our roof and is working hard preparing the design and specifications for our project.

We have also had a preliminary meeting with ME Flow to get their insight into the part of our roof project that involves removing and reinstalling our individual air conditioner compressors on the roof. Each one of the AC units must be moved as we repair the roof beneath the compressors. We are negotiating a discount for those home owners who still have the original AC compressors. After 17 years they are nearing the end of their functional lives. The potential discount on new compressors is dependent on how many requests for new AC units we receive. Keep in mind that should you decide to keep your current 17-year-old AC unit, we cannot guarantee that it will continue to work after it has been disconnected, removed and then replaced and reinstalled. As we learn more, we will provide updated information.

If you are interested in upgrading your air conditioning equipment at the time of our roof

replacement, I suggest you put your name on a list in the office.

Our Cable TV Service

As reported last month, many of us were experiencing some signal glitches in our TV reception. The cable issue has been repaired. If you continue to have cable TV issues, please call the Comcast Bulk Services phone number 1-855- 638-2855. This number can also be found in our directory.

Proposed By-Law Amendments

We have received just over 153 completed ballots. We are still a long way from the possible 229 ballots we could receive. With that in mind, the percentage of pro versus con for the two issues are as follows: For bulk internet service the current vote is 48.57% yes and 17.19% no. For the transfer fee the current vote is 43.44% yes and 21.10% no. To get to the 67% of yes votes required to change our by-laws almost all the remaining votes would need to vote yes. This is very unlikely. So, at this point it looks like the proposed changes to our by-laws will not be approved. We have tried hard to convince everyone of the benefits of these two changes.

1) In regards to the bulk internet service we would like to make available, we know that almost all new residents will want and benefit from this service. So, it is inevitable that eventually the issue will resurface. When we first started this conversation, more than a year ago, about 72% of us used the internet. Now about 80% of us use the internet. The question is; what percent of internet use will be the tipping point? Each of us who uses the internet currently pays \$40 to \$50 more each month than we would pay with bulk service.

2) Regarding the proposed resale transfer fee, we all want to reduce the cost of our amenities/monthly assessments. The proposed resale transfer fee would increase our income, which would have a direct

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effect on our monthly assessments. The board is perplexed. This would have been a virtually painless way of helping pay for our amenities and therefore help control the increase in our monthly assessments.

3) The LWVA board has approved a resale transfer fee for the LWVA. The LWVA board defined the resale fee as a capital contribution. The other condo associations are in process of preparing documents for a by-law change to their association's by-laws. We will see how our sister associations vote. I would hate to see our sister associations choose to access this income source and not Riverbend.

Our Picture Directory

There is still time to get your picture taken so you can get a copy of the new picture directory for yourself. Just go to the office and sign-up. It will be particularly helpful for all of you who have joined our Riverbend community since our current Lansdowne Woods directory was published. Currently, we have 9 on our list requesting another visit from the photography company. We need 15 in order to get LifeTouch to come for another session.

Thoughts and Comments

I am always impressed at how many of us volunteer for community tasks and activities including committee and study group membership as well as many other community activities. Volunteering is of critical importance to the smooth and creative operation and improvement of our community. Thank you!

As always, feel free to sit in on any and all committee meetings. An audience always makes our meetings more meaningful!

--- Bert Schlabach, President
Riverbend BOD

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://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.



This year our country celebrates its 240th birthday on the Fourth of July. LWVA and Riverbend have always joined in the annual celebrations with festive events here at home.

On Friday, July 1, the annual parade around campus will start at 11 a.m. from the Overlook parking lot and end at the clubhouse patio where marchers and viewers can have a lunch of hot dogs and watermelon.

Lansdowne Resort has planned activities on Saturday, July 2, 2016. Activities begin at 3:30 p.m. with a live concert from 6 – 9:30 p.m. Food and drink vendors will be on-site. No outside coolers allowed. Fireworks will start around 9:45 p.m. We lucky next-door neighbors can see the always spectacular display from the clubhouse patio, tennis court or our own balconies.

Festivities in Leesburg begin on the 4th with a Fife and Drum Corps performing at the intersection of King and Market Streets at 9:45 a.m. to kick off the annual Independence Day Parade. The parade will start at 10:00 a.m. from Ida Lee Park going down King St. and ending at Fairfax St.

Evening activities at Ida Lee Park include a food court opening at 6 p.m., and a concert by the Blue Label Band at 6:30. Fireworks will be at 9:30 with a rain date on July 5, at 9:30. No other activities will be rescheduled.

We wish everyone a safe and happy holiday!



COMMITTEE REPORTS

Activities

Sweet Sensations

We all give a big Thank You to Ursula Wagman and the committee members for the great Sweet Sensations event in June! We had a wonderful time sampling all of the delicious treats the committee members prepared. We enjoyed a sing-a-long with Ruth Jacoby at the piano and Alan McMaster and Dick Harris leading us all in the singing! It was a great night full of fun and very yummy desserts.

Celebrate July 4 Barbeque

Sue Wiggins and the committee are hard at work getting ready for the annual July 4th celebration on Monday, July 4th, at 5 p.m. We will have Carolina Brothers barbecue (pork or chicken), potato salad and baked beans from Red Hot and Blue and Sue's homemade coleslaw plus all the trimmings. Please sign up in the mailroom and then take your check for \$12.50 per person made out to Riverbend Activities Committee. Slip your check under the door of our treasurer, Mary Smith, Unit 116. Please do not take checks to the office this year.

Pianists Wanted

We are looking for residents who would be willing to play the piano for an occasional program. We have some great singers and a piano so now we need an accompanist! We have been blessed to have some wonderful pianists, but they are unable to help us right now. If you play the piano and would like to participate, please get in touch with Sue Wiggins.

Looking forward to seeing you all to celebrate the fourth!!!

--- Judy Phillips, Co-Chair

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



Water Color --- Ardis Moomey

A SHOW OF RIVERBEND ARTISTS
OCTOBER 2016
All Artists Welcome

Contact George Viener
571-442-8184

Dates To Remember

Monday, July 4 --- BBQ; 5 p.m.

Saturday, July 9 --- Riverbend Dinner Club;
Crossroads Restaurant; 5:30 p.m.

Thursday, July 21 --- BOD Meeting; 2:30 p.m.
Deadline for *Around the Bend*



Management Corner
Sandy Swarr

Our Four-Legged Friends



Riverbend’s Pet Policy abbreviated –

- 1. Each unit may house only one domestic animal.
- 2. A limitation on weight of a resident’s or a visitor’s dog is not to exceed 35 pounds at maturity.
- 3. Pets must be leashed or carried in all common areas.
- 4. The wooded area a short distance from the rear of the building is the designated “pet area.” Attendants should restrict their dogs to this area for their needs when weather and lighting permit. If weather and darkness prohibit using the pet area, other lighted areas in the rear of the building may be used. Attendant should use an area as far removed from the building as possible. Regardless of where the dog is walked, the attendant must remove and properly dispose of all droppings from his/her dog.
- 5. When entering/leaving the building, it is strongly recommended that the garages be used. Attendants must be diligent in assuring that dogs do not urinate or defecate in or near the building.
- 6. No pets may be taken through the lobby or mail room area or enter through the front door. **Please inform your dog walkers and visitors.**
- 7. Elevator No. 1 is the Pet Free Elevator.



- 8. Attendants must dispose of any cleanup in a proper receptacle. Receptacles are located at the entrance to the woods and at the end of the garage.
- 9. All cats and dogs must be registered and inoculated as required by law and registered with the Association office.

Copies of the Full Policy are available in the Management office!



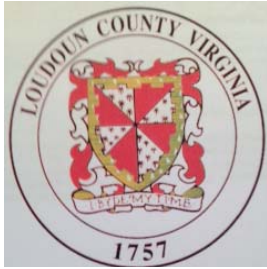
From the Engineer
Bryan Crosley



Eco Friendly Drain Cleaning
That You Can Do:

Drain Cleaner: For light drain cleaning, mix 1/2 cup salt in 4 liters water or about 1gallon, heat (but not to a boil) and pour down the drain. For stronger cleaning, pour about 1/2 cup baking soda down the drain, then 1/2 cup vinegar. The resulting chemical reaction can break fatty acids down into soap and glycerine, allowing the clog to wash down the drain. After 15 minutes, run plenty of hot water to clear residue. Do not use this method after trying a commercial drainopener-- the vinegar can react with the drain opener to create dangerous fumes.

COMMUNITY SERVICES



Loudoun County — Fastest Growing Locality in Virginia:

Loudoun County remains the fastest growing county in Virginia. Nationally, it ranks 32nd for county growth between 2010 and 2015. During the 1990s and 2000s, Loudoun County's population nearly doubled each decade. According to the 2015 population estimates released in January, 2016, by the Weldon Cooper Center's Demographics Research Group at the University of Virginia, Loudoun County's population has grown by about 20% since 2010, adding approximately 63,000 people, for an estimated current population of approximately 365,000. The demographic research group concluded that "Loudoun County remains easily the fastest growing locality in the state this decade. The many factors that make Loudoun attractive will likely keep it the fastest growing locality in Virginia for the rest of the decade."

Loudoun County has a total area of 521 square miles. Its northern end is bordered by the Potomac River. The "Visit Loudoun" visitors' guide describes northern Loudoun County as "cozy towns tucked away down winding roads and incredible vistas overlooking the river, with championship golf and world-class wine." A highlight of northern Loudoun is the historic village of Waterford, founded by Quakers in 1733. The eastern end of the county has a vast array of restaurants, shopping and entertainment venues, housing developments, regional parks, scenic trails, and nature preserves. Sterling became the first major community in eastern Loudoun County, subsequent to the completion of Dulles International Airport, the county's high-tech boom (60+ data centers, 3,000+ technology companies) and rapid population growth. The western end of the county,

bounded by the foothills of the Blue Ridge Mountains, an area "distinguished by its historic winding roads and scenic countryside," is first in the state for its number of wineries (40+). Its largest town, Purcellville, has a family store, Nichols Hardware, which has been operating for over 100 years (and is still using paper receipts). The southern part of the county is bounded by Prince William and Fauquier counties. Southern Loudoun is described as "rich in Civil War and equestrian heritage." Its town of Middleburg is unofficially known as the capital of America's horse country. Central Loudoun, the heart of the county, includes the "most complete collection of historic sites, entertainment, and wining and dining in Northern Virginia." Leesburg has been the county seat since 1757.

Loudoun County — #1 "Happiest" Place in the Nation:

Loudoun County was rated the #1 county in the nation for happiness for 2016, the second year in a row, according to a recent study conducted by SmartAsset, a financial technology company. To determine rankings, SmartAsset examined statistics for nearly 1,000 counties with populations of 50,000 or more. Positive factors examined included marriage rate, ratio of median income to cost of living, life expectancy, and percentage of population getting adequate physical activity each week. Negative factors examined included poverty rate, unemployment rate, divorce rate, and personal bankruptcy rate. Life satisfaction in Loudoun County was rated #1 in the nation for reasons including the following: low unemployment rate, low poverty rate, and median income more than twice the cost of living.

Loudoun County — Innovation Economics:

During a recent Loudoun County Economic Development Summit, opportunities to increase and diversify the business base of the county were discussed, including future possibilities related to the coming of the Silver Line, the maximizing of data center resources, and the continuing local and global business recruitment. The summit's speakers presented an optimistic view of Loudoun County's economic development possibilities and potential, discussed a variety of future opportunities, and stressed the need to support and become a leader in entrepreneurship and innovation.

--- Anita Zatz

Riverbend ... A Home ... A Community ... A Business!

Yes, we are a Business! And a rather impressive business at that!

Some of this year’s operating numbers:
2016 Budget: \$1,881,000 Only \$45,550 comes from income other than resident assessments.

Our ‘Big Seven’ Expense Categories:

- Lansdowne Woods Assessment \$495,000
- Total Riverbend Payroll \$324,000
- Reserve Funds Contributions (2) \$306,000
- Contract service providers (12) \$269,000
- Common area utilities \$237,000
- Repairs and Maintenance \$126,000
- Insurances (excluding Employee health): \$56,000

Riverbend’s challenge: To minimize Assessment fee increases and maximize resale values

- Our 2016 Reserve Study calls for \$50,000 increases to this one line item for each of the next twenty years.
- Our service provider contracts have annual built-in percentage increases. Lansdowne Woods and Lansdowne Conservancy fees are non-negotiable. Likewise, various payroll taxes and most utility fees.
- Interest rates on our Reserve funds have been negligible and stagnant for several years. Little, if any, upward changes expected in the short term.

While we are very close to being ‘on Budget’ for the first five months of 2015, your Board is also focusing on strategies to minimize the certainty of budget increases for 2017 and beyond.

Some Possible Solutions:

- One helpful new source of income will come from the passage of our proposed amendment to revive transfer fees from new buyers at settlement.
- A monthly fee-savings to the majority of owners would be the Board’s authority to negotiate a bulk contract for Internet service. Estimates of a \$30-\$50 savings per month, per unit, have been suggested. Implementing these cost savers will help minimize current monthly assessment fees, and keep Riverbend real estate marketing attractive and competitive within the Lansdowne Woods community.

--- Priscilla Sammet, Director

**Numbers have been rounded.*

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.riverbend@gmail.com Building Engineer: Bryan Crosley Assistant Engineer: Ed Nelson



The Adventurous Eater

Judy Kory

“Mod” and “Habit”

Customized, personalized, fast-casual restaurants are currently trending. There are several restaurants right next to each other that share the same format. We visited Mod “Individual artisan-style pizzas & salads” and The Habit Burger Grill “Custom Built – Made to Order.” Both are in the Whole Foods shopping center, as Lansdowne Boulevard becomes Claiborne Parkway after crossing Route 7.

The procedure is the same: go to the counter, order from a dizzying array of options, pay, get your drinks, find a table, pick up your food when it is ready, and clear your table when you are done. Your customized food is ready quickly, prices are very reasonable – most meals under \$10, and no tipping.



At Mod, pizzas or entrée salads are \$8.27 no matter how many toppings you want. There are 5 cheeses (including one dairy free), 9 meats, 19 veggies and herbs, 6 salad dressings, and 5 different

bases for pizza. There are also 7 finishing swirls to top your pizza or salad. Too many choices? There are 9 Classic Pizzas and 3 Classic Salads with the choices made for you. Also available are mini pizzas or generous side salads for \$5.27 (great for kids and smaller appetites), a plain cheese pizza for \$7.27, and a ‘mega’ double crust pizza or family size salad for \$11.27. Even the beverage choices are extensive: fountain drinks, house-made ice teas and lemonades, milk shakes, floats, bottled drinks, draft beer and wine. My family loved the crisp, thin pizza crust, perfect every time.



You can go crazy with toppings or keep it simple. Cinnamon strips dipped into either chocolate,

strawberry or cinnamon glaze rounds out dessert. This is a great place for kids and grandkids who know what they like. Bring wipes in case the staff is slow to clean tables between customers.

If you are hungry for burgers, Habit is right next door. They offer charburgers, grilled sandwiches, salads, a children’s menu, and frozen treats. Fountain drinks, 3 iced teas (black, citrus green, tropical), plus strawberry limeade, are all available. If



you like more spice in your food, there is a chili pepper bar and a variety of hot sauces you add yourself. The burgers are good, with just the condiments you want, and a generous serving of fries. “Everything” includes lettuce, tomato, caramelized onion, mayo, and pickles. The original charburger combo includes a generous order of fries and a regular drink for \$7.40. Add-ons include



cheese, bacon, avocado, or mushrooms for a slight charge. Sides include the usual fries, sweet potato fries, onion rings or Caesar salad. The unusual

tempura green beans were lightly battered and quite

good. Some of the grilled sandwiches look interesting, like the marinated chicken breast, lettuce, tomato, bacon, avocado, and mayo served on toasted sourdough



bread, or the sushi-grade tuna steak with teriyaki glaze. Desserts are perfect for summer: milk shakes, malts, vanilla soft serve cones, and chocolate sundaes. This is a great place for kids. The Kid Favorites (burger, chicken nuggets, or grilled cheese) include a side (fries, apple slices or apple sauce), and a drink for \$3.99.

Both of these restaurants have outdoor seating and are very kid-friendly. Either is a good choice when you want something individualized, quick, and casual.

Belonging

Stan and I moved to Riverbend in September, 2015. We were both born and raised in Western Pennsylvania, near Pittsburgh. We were each raised by a village comprised mostly of extended family with lots of aunts, uncles, cousins and our grandparents close by and involved in our daily lives. When we married, we were military and corporate gypsies for about ten years before returning to Western Pennsylvania and Stan's job with PPG Industries. We spent the past 38 years of our lives there.

The village that raised us is gone. The older people died off and the younger ones moved away to job opportunities elsewhere. Finally when we decided that we no longer wanted to maintain a four bedroom home, we cast about for a new place to call home.

Since our son and his family were living in Sterling, we chose Virginia. We wanted a community with activities so we could make new friends quickly and easily. We wanted good medical care nearby. And we wanted to be free of the headaches of homeownership. We never imagined that we would live in a high rise condominium but here we are on the 9th floor, with a panoramic view to the south and west overlooking the Woods of Landsdowne Woods and the activity in the garden plots. We have a perfect picnic perch in our sunroom where we eat most of our meals.

The very best part about our having moved here is the people we have come to know. We were enthusiastically welcomed the day we got here. Everyone we meet in the lobby or the elevators is having a pretty good day and all talk about how lucky we are to live where we do. We left our home of 38 years to come to a strange place where, within a few months, we feel we belong.

That's a pretty great feeling. Thank you all for your congenial, caring and fun outlook on life. It is our pleasure to be your neighbors.

--- Bonnie and Stan Olenn at 901 Riverbend

Volunteers Needed

The Communications Committee is looking for volunteers to help in two areas.

We would like to include photographs of some of the many social activities held here at Riverbend and also pictures of interest to our residents. If you enjoy taking photos and would like to contribute some to the newsletter, please contact Gini Laughlin at gininix.laughlin@gmail.com.

We also need someone to oversee the assembling and distribution of *Around the Bend* and *The Connector* every month. Marge DiSimone has directed a very enthusiastic group of volunteers (see our masthead) for many years and would like to step down and have someone else take over her position. Everything is pretty well organized and the job just takes a few phone calls a month. If you are interested or have questions, please contact Marge at 703-310-6491 or desim1@aol.com.



Come join the parade!

*Bob Nakamura and Mike Schneck with the
Riverbend banner.
July, 2015*