



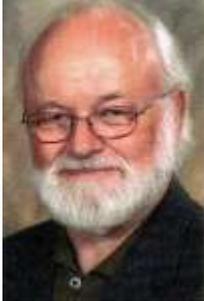
AROUND THE BEND



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Published for Riverbend Residents

July 2017



President's Message July 2017

We have had a lovely Spring, but according to both the calendar and the daily temperatures, summer is upon us. Most of our annual projects are complete. One big project remains: our once every five-year Electrical Preventive Maintenance or Electrical PM. Here are a few other project updates:

Our Roof Project

There are several contracts and contract addendums that we will be completing in the next month or two. So far we have signed three contracts: the main contract with our engineering company, Facilities Engineering Associates (FEA); the main contract with our roof contractor, Function Enterprises, Inc.; and we just signed another contract with FEA for the design and load test for our new OSHA-mandated Fall Protection installation. Once our Fall Protection design has been completed and approved, it will be sent to Function Enterprises for their project quote. When the quote has been accepted, we will have a roof contract addendum to prepare and sign.

Finally, we are still working on our contract with ME Flow. There is one remaining sticking point we are working on. I do believe we now have language that will satisfy both of us. Fingers crossed! We still project that our Roof Project start time is September 15.

Our Roof Project Working Group will be meeting again soon and we will notify everyone when we have a date and time. As the project gets underway, you will be receiving many notices and updates in the lobby and under your door. Watch for them!

New Microphone Project

The Building Facilities Committee and the Board have approved the proposed new microphone system for our party room. Sandy, our manager, has received an updated quote from "Make n Music," our equipment and installation contractor. The equipment part of the proposal remained the same; however, a couple more hours were added to include a bit of a rewiring/switch request we made. We have signed the proposal and they are ordering all the component parts. We are hopeful that at our next Board meeting we will have the system installed and useable.

Riverbend Entrance Keys

On June 15, we installed the new lock cylinders for all our building access doors. The new brass keys are non-duplicable. We want everyone to use fobs and cards as your keys to access our building. We will provide one new brass key for each unit. The only building entry doors that do not have fob or card entry will be the three stairwells. We anticipate that no one will need to use the new brass keys, except for a few residents who enter the building via the stairwells. Your current building access key will still open the resident storage rooms, so don't throw it away.

You will never need to use the new brass key because your fob or card will provide entry to the building even if the power is off. Extra brass keys can be purchased for \$100. These will be returnable for a \$75 refund. We will be keeping careful records of who has which key and the \$25 will help defray the cost of this extra record keeping. Currently, the price of a card key is \$25 and a fob key is \$50. You may choose to not pick up a new brass key. If you don't, it will remain in your file in the office.

Our Fire Alarm System

Floors 7, 8 and 9 recently experienced unfortunate false alarms from our Fire Alarm System. There were three false alarms in two days. The issue was

the same each time. It was a faulty sensor in our sprinkler system. Hopefully, you received a paper under your door explaining what happened as well as our “Building Evacuation Procedures.” We apologize for the inconvenience many of you experienced. On the positive side, we learned some valuable information from the management side as well as the resident side. Here are a couple of things we should all remember:

1. When you hear the fire alarm sound and are not sure if you should evacuate, listen to make sure the alarm in your unit is sounding. If you still aren't sure, open the door to the hallway and look for the flashing lights. If there are no flashing lights in the hallway, then you need not evacuate.
2. If you have a mobility issue that makes going down the steps to evacuate difficult, you should go to the office and get your name and unit number on a list that is kept in the fire emergency room next to the office. If you need to evacuate the building and need assistance and your name is on the list, the firefighters will come to your unit and help you exit the building.
3. **This is very important.** Do not attempt to descend the stairs yourself. If you have a care giver, they should not help you down the stairways either. The stairways will be very crowded with other residents leaving the building. You will impede their way, and it is more dangerous to you and others than staying in your unit waiting for the firefighters. People with dogs need to be very careful. If your pet is small, carry it. Dogs on a leash can easily cause others to trip and fall as they push against people or get their leash tangled around a resident's legs. And above all, be patient with others.
4. It is your responsibility to keep the office up to date with any mobility issues, permanent or temporary. Each year you are requested to update your personal information and that includes mobility issues. Situations can change anytime. For your safety and that of others, please update the office, even if it is for only a few days or weeks. If you have a friend you

believe has mobility issues, ask them to notify the office. It is what good friends do.

Some Closing Thoughts

Our office and maintenance staff work for the Riverbend Association. There is a tremendous amount of work to do. They are not a concierge service. However, they are happy to answer questions and respond to concerns, but it is not their job to respond immediately to requests of needs that are not emergencies. However, they will do what they can as soon as they are able. And please be polite. Coming into the office pointing fingers and speaking loudly in a demanding voice is not well received. Just like it would not be well received by any of us. A positive comment and attitude gets a positive response. And, of course, negative and demanding comments and attitudes are not well received and do not encourage the response you may be wanting or expecting.

--- Bert Schlabach, President
Riverbend Condominium Association

Board Highlights

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 June 22, 2017 meeting, the Board took the following actions:

- Reaffirmed Action in Lieu approving Procedures for Non-Duplicable Common Area Keys
- Appointed Election Committee
- Approved FEA Engineering Contract for Fall Protection
- Approved Collection Policy
- Approved Reserve Contribution for input into the 2018 budget of \$376,000 as stated in the 2015 Reserve Study
- Appointed Shirley Aumack to the Budget & Finance Committee



**Management Corner
Sandy Swarr**

Common area lock change

Thanks to all for your cooperation during the common area lock change.

Package Room

The package room, run by volunteers, is open from 3:30 p.m. to 5 p.m., Monday thru Saturday. You may pick up your packages during the above times.

The room is very small so it necessitates that packages be picked up the day they arrive. Also, please make arrangements to have your packages picked up during your times away.



Happy July 4th to my Riverbend family! Be safe and stay cool.

--- Sandy

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**From the Engineer
Bryan Crosley**



Garage Gate Arms

The garage gate arms will soon have a reflective tape on them to make it easier to see them in the daytime and nighttime. Be safe!

July 4, 2017

Celebrate Independence Day this year with a variety of activities at Riverbend and at the Clubhouse.

On Saturday, July 1, LWVA will hold the annual Patriotic Walk around campus starting at 11:00 a.m. at Overlook. Marchers and viewers can enjoy a \$2 lunch of hot dogs, chips and watermelon at noon following the Walk. Other activities for the day include an open swim and a concert on the patio. Details are in the July *Connector* .

Neighboring Lansdowne Resort will present its annual fireworks display on Sunday, July 2, beginning around 9 p.m., weather permitting. You can see the fireworks from the restaurant patio or you can take a chair or blanket to the tennis courts for a great view. If you take food or drink along with you, please clean up after. Trash cans will be available.

The Riverbend annual Fourth of July BBQ will be held on Tuesday, July 4, at 5 p.m., in the party room. The food will be provided by Carolina Brothers and the cost per person is \$13. Sign up sheets will be in the mailroom.

Please Welcome

Jeanine Sarfati has come to Riverbend from Queens, NY and is in Unit 917. Please join us in giving Jeanine a warm welcome!

COMMITTEE REPORTS

Activities

Highlights of coming events from the Activities Committee

Celebrate July 4th.

Sue Wiggins, the go-to hostess for our celebration, and the committee members are looking forward to seeing everyone on Tuesday, July 4, at 5:00 p.m., for our annual barbeque. The menu from Carolina Barbeque includes potato salad, baked beans and additional dinner items that will make this the tastiest picnic-style dinner you have eaten in a long time. Make your reservations early. Dinner cost is \$13 per person. Write your check made payable to the Riverbend Activities Committee. Payment is due at the time your reservation is made. The drop box for your check is on the wall outside the manager's office. A poster will be in the lobby and the signup sheet will be in the mail room on the table. No money will be collected the day of the dinner.

Come to the Party

. Riverbend is going to have a party to celebrate and honor those residents who are 90-plus years young. All of you 90-plus neighbors please come and share with us what it means to be 90 or more. All Riverbend residents are invited to join the celebration on July 19, 2 to 3:30 p.m., in the party room. Light refreshments will be served.

August is Ice Cream Month

On Sunday August 13, 2 to 4 p.m., the party room will be the place to be. This Ice Cream Social has become an annual event and is attended by residents, grandchildren, family and friends. The fee is \$4 per person, but children six years old and younger are free. All monies will be collected at the door. If you are planning to attend, please sign the sheet on the table in the mail room and indicate the number of people attending. Also, entertainment for all will be a clever person who makes balloon animals. There will be a poster in the lobby several days before the social.

Fundraiser: AVFRD

Late in the month of August, the kick-off of the Ashburn Volunteer Fire and Rescue Department Fundraiser will take place. If you plan to make a donation to this cause, wait for the fundraiser so that it will count toward Riverbend's campaign. Guests from the AVFRD will join us for a lasagna dinner that is scheduled for September. There will be more information on this fundraiser in the August newsletter.

For Your Information:

The Ashburn Volunteer Fire and Rescue Department is having a Pancake Breakfast on July 2 from 8 to 11 a.m. at the firehouse at 20688 Ashburn Road, Ashburn. The cost for seniors is \$7.

Special Thanks

A big thank you to the Instrumental Ensemble of Lansdowne Woods for entertaining us at the Sweet Sensations night. Thanks to the activities committee members for the array of delicious all the treats.

Remember the dates:

July 4, Barbeque

August 13, Ice Cream Social

Late August, AVFRD Fundraiser campaign begins.

--- Cathy Black
Co-Chair

Dates to Remember

Tuesday, July 4 --- Independence Day,

Office closed

Barbeque, 5 p.m.

Saturday, July 8 --- Riverbend Dinner Club,

5:30 p.m., Crossroads

Wednesday, July 13 --- 90-Plus Celebration, 2 p.m.

Thursday, July 20 --- Deadline for *Around the Bend*

Thursday July 27 --- BOD Meeting, 2:30 p.m.

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

COMMUNITY SERVICES

Loudoun County Update:

Loudoun County was recently described as “strong, thriving and on the cusp of an exciting future” by Phyllis Randall, Board of Supervisors Chair, in her annual State of the County presentation. She reported that last year’s economic development resulted in more than \$3 billion in commercial investments from more than 80 companies, the addition or retention of 2,500 jobs, and a low unemployment rate of 3.2%. Supervisor Randall also pointed out some challenges associated with the county’s high cost of living, including the lack of affordable workforce housing. Envision Loudoun, an 18 month program in process of creating a new comprehensive county plan, is addressing issues such as land use, housing, environmental protection, economic development, and cultural preservation.

Loudoun County’s triple-A bond rating has been reaffirmed by the nation’s top bond rating agencies. This reflects the county’s strong job growth, record setting economic development, financial management practices and policies, and manageable debt. The high bond rating helps the county continue to get the best possible interest rates to finance capital projects, thereby saving millions of dollars.

Loudoun County recently received several Achievement Awards from the National Association of Counties. The awards honor innovative and effective county government programs which enhance county services. Loudoun’s award-winning current programs are the following:

1. Community Ambassador Program: a program launched by the Loudoun County Area Agency on Aging and the Commission on Aging to train volunteers, with the goal of ensuring that all seniors have access to needed resources. (For information, call [703-777-0257](tel:703-777-0257), or go to website www.loudoun.gov/aaa.)
2. International Festival: an intercultural festival for all ages held annually at the Douglass Community Center in Leesburg.
3. Rideshare Rewards: a carpool incentive program.
4. Year of the Cat: a group of programs developed by the Department of Animal Services to meet the challenge of finding adoptive homes for cats and kittens.

Loudoun County residents continue to express satisfaction with county services. The results of a recent survey conducted by the Center for Survey Research at the University of Virginia reflected that the county’s

residents appreciate the quality of life, public safety, value provided for their tax dollars, quality of county services, rural character of the county, and proximity to amenities and jobs. The concerns most often expressed by residents relate to growth, development and traffic.

Inova Loudoun Update:

Inova Loudoun Hospital has become the first trauma center in Loudoun County. It recently received its designation as a Level III Trauma Center from the Virginia Department of Health. It is now able to treat patients with major, traumatic, and potentially life-threatening injuries. Loudoun residents whose injuries require this level of critical care will no longer need to be transported to a hospital in Fairfax County for trauma treatment. Inova Loudoun is staffed with medical specialists, including emergency physicians, trauma surgeons, critical care physicians, anesthesiologists, radiologists, and emergency room nurses; has the necessary facilities to provide prompt assessment, resuscitation, stabilization, and emergency surgery; and has ambulance and helicopter transportation available for transferring patients requiring more comprehensive care to a Level II Trauma Center.

— Anita Zatz

RESTON COMMUNITY PLAYERS

Riverbend and LWVA residents have been attending the plays at the Reston Community Center either in groups or individuals. I will coordinate the purchase of the tickets for the 2017/2018 season for Riverbend residents. We normally car pool and go out for dinner after the plays. We have lots of fun and build great friendships with our residents.

I will post the information in the RB Lobby and also include a sign-up sheet. A meeting will be scheduled for more discussion and payment. Cost for the four plays is \$72 (senior rate.)

The Plays for the 2017/2018 season are :

Aida: October/November 2017

Peter and the Star Catcher: January 2018

Cat on a Hot Tin Roof: March 2018

Thoroughly Modern Millie:

April/May 2018

Everybody is welcome, Come and join us for an evening full of laughter and fun!!

--- Tehmi Jamaspian

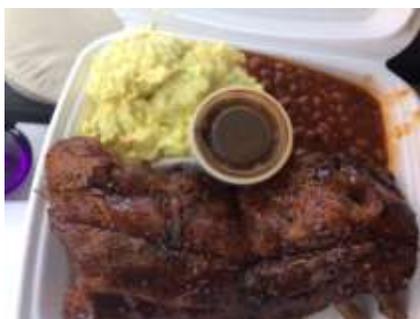


The Adventurous Eater

By Judy Kory

Carolina Brothers and Yummy Pig BBQ

Summer is the perfect time to enjoy barbeque ribs and we have lots of restaurant choices. Nearby chains include Red, Hot and Blue (Market Street towards Leesburg), Famous Dave’s in Cascades, and Urban Barbeque in the Ashburn Shopping Plaza. Let’s check out some local, family owned independent places.



Carolina Brothers Pit Barbeque, 20702 Ashburn Road, has been described as “rustic,” more like a country place unchanged from the 60s. However, their barbeque is the best deal around.

Sandwiches are \$6 (pork, beef or chicken) or with 2 sides \$9. A generous half rack of ribs (\$11) with 2 sides costs \$14. Add 75 cents for a corn muffin that tastes like cake. The meat is fall-off-the-bone tender with a great flavor. Baked beans are what you remember from your childhood, and the potato salad is traditional with a bit of mustard

. The house BBQ sauce is excellent. Order, pick up and pay at the counter. You can eat inside, but if the weather is nice, the outside picnic tables are right next to the bike path. Parking is tricky because the lot is odd-shaped and includes obstacles, but there is additional parking by the bike path. Lots of teas and soft drinks are available in the cooler, but no wine or beer. A sign near the door identifies “Today’s Pig,” a cute touch. Carolina Brothers Catering is very popular, and the staff is friendly and knowledgeable. Call ahead for carryout [703 729-7070](tel:703-729-7070).

Yummy Pig BBQ, 17 Catoctin Circle SE, across the street from the Virginia Village Shopping Center, has limited parking in front, because their meat smoker takes up a chunk of space. There is more parking in the back. The aromas both outside and inside are amazing. The atmosphere is casual, tables

and booths are available, and the full bar specializes in local draft beers listed on the chalkboard. A nice-sized portion of a half rack of ribs with 2 sides and a cornbread costs



\$18, about the same as nearby chains. The ribs are wonderfully smoked, served with a flavorful dry rub. Sauces are available, but are not necessary. Their signature bacon-bleu cheese potato salad is delicious with lots of



bacon and very subtle blue cheese. Baked beans are clearly made in house: white beans, barbeque meat and a smoky flavor, not swimming in sauce. Those beans alone are worth the trip. The menu is fairly extensive with lots of options, including tacos, quinoa, tabbouleh, and bratwurst, as well as smoked meats. Service is friendly, but can be a bit slow if the person at the bar has too many different tasks. Yummy Pig started as a catering company, and it is still an important part of this family business. Open 11 a.m. to 10 p.m., Monday – Thursday; until 10:30 p.m., on Friday and Saturday; 10:30 a.m. to 10 p.m., Sunday. Call [703 629-8669](tel:703-629-8669).

Management Staff

Phone: 703-724-2800 FAX: 703-724-4345
 General Manager: Sandy Swarr
manager.riverbend@gmail.com
 Assistant Manager: Deborah Belote
assistant.riverbend@gmail.com
 Building Engineer: Bryan Crosley
 Assistant Engineer: Ed Nelson