



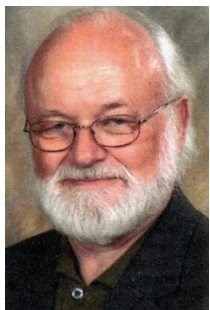
# AROUND THE BEND



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Published for Riverbend Residents

June 2016



## President's Message June 2016

By now, the rain has stopped! But not for the rest of the Summer, please! Our community landscaping and gardens are looking good. The green lushness is wonderful and the spring flowers have been spectacular! Lansdowne Woods is a lovely place to live.

Now for an update on current Riverbend issues and projects:

### Our Roof Project Status

We continue to work with FEA, Facilities Engineering Associates, on preparing project elements for roof replacement: 1) construction drawings and specifications; 2) bid package assembly to selected contractors and help us decide which contractor to choose; and 3) project administration during construction.

### Our Cable TV Contract

Hopefully all of us have upgraded to the new X-1 HD cable TV system. If you wish to take advantage of Comcast's voice-activated remote system, go to the office and Sandy will explain the process.

Also, many of us are experiencing some signal glitches in our TV reception. It turns out that there is a malfunction in the cable that services our building. We are working with Comcast to schedule an appropriate time for this fix. Since it requires a signal interruption, Sandy will let us all know when this brief shut down will occur. We are targeting the middle of the night when most of us are sleeping.

### Proposed By-Law Amendments

So far we have received just over 100 completed ballots. We would like to more than double that count. Your BOD has come to you with this ballot to honor our unit owner's opinions. Keep in mind that the By-Law change process, including legal fees,

printing charges, mailing costs and filing fees, costs about \$1,300. And, this does not include the staff time involved in the process. While every owner has the right to vote as she or he pleases, your BOD strongly believes that a yes vote will greatly enhance our life here at Riverbend. Also, if you have second thoughts about your vote, you can go to the office and change it.

1) Currently, our By-Laws don't explicitly include internet service as a possible bulk purchase for all residents. Our lawyer would like to have the words "internet service" spelled out as an approved bulk service. This proposed By-Law amendment does not mean that we have decided to include internet service as a bulk service; but it makes it clear that we can do a bulk purchase of internet service if we decide it is a benefit to our community. Riverbend and Potomac Ridge are the only buildings here at Lansdowne Woods that do not offer bulk internet service. Keep in mind that approximately 80% of us use the internet and virtually all new residents use the internet. Those of us who currently have Comcast internet service would save \$40 to \$50 a month in internet service costs.

2) All original owners of Riverbend paid a transfer fee at settlement time. This was a one-time payment by the buyer of two months' assessment. This transfer fee did not include bulk services. It was only based on a unit's square foot assessment. This fee went to the Leisure World complex and all the buildings as funds intended to support future amenities. For some reason the transfer fee was dropped for resales. It is common practice across Northern Virginia, for Condo Associations and HOAs to collect a resale transfer fee at the property purchase settlement. We believe that this additional income would make good financial sense for Riverbend. We wish to amend our By-Laws to make the transfer fee an explicit possibility. It is the goal of our BOD to assign this new income to help control and modify our monthly assessments. There are three bookkeeping accounts that could receive this

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new income and would meet this goal: day to day operational costs, capital improvement costs, and/or repair and replacement reserve costs.

Transfer fees are being considered for Lansdowne Woods as well. It is hoped that all the building associations here at LWVA will adopt a transfer fee for themselves so all associations will collect similar transfer fees.

**Thoughts and Comments**

At the May BOD meeting the Board modified the meaning of ownership but only for the purposes of volunteering for committees, sub-committees and working groups. We invite and encourage more of you to volunteer both here at Riverbend and at Lansdowne Woods.

The Board also reactivated our Riverbend election committee. In September we will vote for two Directors to our Board and for a Riverbend representative to the Lansdowne Woods Board of Members. We have four volunteers so far; more of you are invited to volunteer.

We welcome and value your questions, concerns, ideas and creativity.

As Alan McMaster likes to say, "Riverbend Rocks!" 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

**From the Engineer  
Bryan Crosley**



**Just a reminder:**

When pushing a grocery cart, bellman's cart or other through the building, please be mindful of the doors and walls.

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



**Management Corner  
June, 2016**



**Please Vote** – please cast your vote for the By-Law amendments. If you cannot locate your ratification and consent form, the management office will be glad to give you another.

Also, if you have any questions regarding the proposed By-Law amendments, please do not hesitate to visit the management office for clarification.

**Loading Dock** --- All deliveries and contractors doing work in your unit must be scheduled with the Management Office. We may be forced to turn away any unscheduled events and we really do not want to do that to you. Thank you for your cooperation!

**Comcast Business Mailing** - If you receive a Comcast Business Mailer, please bring the mailer to the management office. I will be sending names and addresses for removal from the mailing list to the Comcast Marketing Department.

**LifeTouch Portraits and Free Directory** – I am pleased to announce that 84 residents signed up and had their portraits taken during the four-day event in the party room.

I would like to schedule another day for portraits to allow residents who were out of town to participate. Please let the Management Office know if you would like to be included in this event.

*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.*

## COMMITTEE REPORTS

### Activities Committee

As I write this month's article, the weather is wonderful. The sun is shining, there is beautiful landscaping for our eyes to feast on and we hear the sounds of nature and of people enjoying the outdoors. What more could we ask for to enjoy life?

Well, how about some activities that would put us in the mood to enjoy some tasty treats? This month Riverbend's activities committee has planned a "Sweet Sensation" of culinary treats for dessert that will make your mouth water. Think of the best dessert that you have ever set your eyes on and you might see it on the table that night.. The place to be is in the party room on the night of June 16, at 7 o'clock. Watch for the poster in the lobby for more details.

The rest of this year will be just as enjoyable. On July 4, Riverbend's annual barbeque will be held. This is a resident "have to be there" event. There will be plenty of delicious food for all to enjoy. In August we will host an Ice Cream Sunday. This social will have a variety of ice cream treats that will bring back the kid in us. Looking ahead to September's calendar, the annual fundraiser for the Ashburn Volunteer Fire and Rescue Departments is scheduled for September 15. Our home has always been well-served by these wonderful volunteers. Let's make every cent count for the fundraiser.

The activities committee puts a lot of energy into the plans for each event. Thanks to all of you for making our hard work and efforts count here at Riverbend. Do come and join our meetings on the first Monday of each month at 10:30 a.m. in the party room. All are welcome, and gentlemen, we could use your ideas, also.

I look forward to seeing all of you at the Sweet Sensations on June 16.

--- Cathy Black, Co-Chair



*Stained Glass --- Marco Popadiuk*

A SHOW OF RIVERBEND ARTISTS  
OCTOBER 2016  
*All Artists Welcome*

Contact George Viener  
571-442-8184

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### Dates To Remember

Saturday, June 11 --- Dinner Club, 5:30 ,  
Crossroads Restaurant  
Tuesday, June 14 --- Flag Day  
Thursday, June 16 --- Sweet Sensations, 7 p.m.  
Sunday, June 19 --- Father's Day  
Monday, June 20 --- Summer Begins  
Thursday, June 23 --- BOD Meeting, 2:30 p.m.  
Thursday, June 23 --- Deadline for  
*Around the Bend*

*All events take place in the party room unless indicated otherwise.*



**The Adventurous Eater**

*By Judy Kory*

**Uncle Julio’s – One Loudoun**

What comes to mind when someone suggests a Mexican restaurant? Yah, me too: greasy, spicy, cheap, rice and bean overload. Uncle Julio’s “Mesquite Grilled from Scratch” will change your mind. Their food is light and fresh. Rice and beans are served as a small side dish. Prices are appropriate for the quality of ingredients and size of the portions.

Free chips and salsa arrive right away. The chips are thin, crisp, and addictive. Unlike heavier corn chips, these are still crunchy-delicious after several



days. Ask for a bag to go. The salsa is dark, flavorful, and nicely spiced - a great start to a terrific meal. Appetizers include some delicious pork

tamales, guacamole prepared at your table, and beautifully presented nachos. There are also soups and salads.

Uncle Julio’s is noted for their interesting margaritas and tequilas. Margaritas run \$9 to \$11, specialty tequilas are also \$9 to \$11, with Gran Patron Platinum tequila available at \$30. Beers are around \$5 and wines cost \$9 to \$14 per glass, \$25 to \$50 per bottle. Sangria, soft drinks, and some house specialty lemonades are also available.

Fajitas are also a house specialty. We tried both Pork Azteca and Honey Chipotle Chicken fajitas. Fajitas are served with grilled onions, sweet pepper strips, flour tortillas, and all the usual condiments. The pork is slightly sweet and mild. The chicken is spicier and includes bacon.



Portions are huge and run about \$20. You can also

get enchiladas, tacos, grilled fish, and steak. The Carne Asada (\$23) is a fork-tender skirt steak cooked to perfection.



The restaurant is family friendly; the Children’s Menu has lots of options for around \$5 or \$6, served with fresh fruit. My

grandson enjoyed his cheese quesadillas. The restaurant is often crowded and is very noisy. The upbeat music and décor are fun. Hours are 11 am to 10 pm Sunday to Thursday, and to 11 pm Friday and Saturday. Lunch is served until 4 pm. Call-ahead-seating may shorten your wait for a table. [571-758-2200](tel:571-758-2200), 44703 Thorndike St., Ashburn.



A hearty and warm welcome to five new residents :

- Marie Gay from North Prince George, VA who is now in Unit 1104
- Paul Heasley on the 2<sup>nd</sup> Floor having moved from Fairfax County
- Barbara Mikula, a Virginia resident who has moved into a unit on the 3<sup>rd</sup> Floor
- Dino and Diane Sammarco, also on the 2<sup>nd</sup> floor, from Ashburn, VA
- Jan Showalter who has lived in NC, MD, and Austin, Texas and is now living in unit 620

We hope you all will be very happy in our community!

**Community Services**

**Loudoun County Lyme Disease and Zika Response Plans:**

The arrival of warm weather results in increased opportunities for tick-borne and mosquito-borne diseases.

**Lyme Disease:** The Loudoun County Lyme Disease Commission is continuing to implement its comprehensive action plan, established in 2012, to mitigate Lyme disease and promote increased community awareness. Recommendations for decreasing the risk of acquiring Lyme and other tick-borne diseases when spending time in potential tick habitats include the following:



Take a bath or shower as soon as possible after coming indoors.

Conduct a tick check on yourself after returning from potentially tick-infested areas and promptly remove any ticks.

Wear light-colored clothing so that ticks are easier to see and remove.

Tuck pant legs into socks or boots; tuck shirts into pants.

Wear long-sleeved shirts buttoned at the wrist.

Apply tick repellent to exposed areas of the body and to clothing that may come into contact with grass or brush.

For additional information about Lyme disease, including preventive strategies, tick removal, symptoms, and medical follow-up, go to website: [www.loudoun.gov/lyme](http://www.loudoun.gov/lyme) or call the Loudoun County Health Department at: [703-777-0234](tel:703-777-0234) to request a printed informational brochure.

**Zika Virus:** The Loudoun County Board of Supervisors recently approved the establishment of a Zika virus response plan and a contingency fund for mosquito abatement. The fund will be used for mosquito control efforts recommended by the Centers for Disease Control and Prevention (CDC)



in circumstances such as confirmed instances in which mosquitoes in Loudoun County transmit Zika from an infected person to others. The most common cause of mosquito bites in Virginia, the Asian tiger mosquito, is capable of transmitting the Zika virus.

The county’s Zika virus response plan, which is consistent with Virginia’s plan and the CDC’s plan, includes preparedness, public education and outreach, disease surveillance and testing, and mosquito control activities such as removal of mosquito breeding grounds and the use of larvicide and/or pesticide applications around areas at high risk for disease transmission.

Recommendations for reducing the risk of mosquito bites include the following:

Wear long pants and long-sleeved shirts to cover exposed skin.

Use EPA-registered insect repellent according to its label when you are outside, both daytime and nighttime.

The most common symptoms of the Zika virus, which last for about a week, include fever, rash, joint pain and/or conjunctivitis. Most people who are infected do not know they have Zika and do not seek medical care.

For more information about Zika virus protection, go to website: [www.loudoun.gov/zika](http://www.loudoun.gov/zika) or call the Loudoun County Health Department at: [703-777-0234](tel:703-777-0234).



**Another Smartphone Scam:**

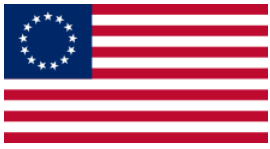
Smartphones have become targets for constantly evolving scams, according to AARP’s Fraud Watch Network. In addition to text message scams (discussed in last month’s Community Services column), scammers are now programming their calls to smartphones to ring only once or to disconnect when you answer. Your curiosity about a missed call alert can result in your spending upwards of \$30 to call back because the seemingly American area code is actually an international phone number, often in the Caribbean, that charges a premium connection fee and per-minute rate which is extended by periods of long holds and frequent transfers. You might also find charges added onto your bill with innocuous descriptions such as “special services,” “Internet advertising” or “minimum monthly usage fee.” Recommendation: Beware of any calls from unfamiliar numbers, one ring or otherwise, and “google” an unfamiliar area code to determine its country of origin.

--- Anita Zatz

Flag Day --- June 14, 2016

The adoption of the United States flag happened by resolution of the Second Continental Congress on June 14, 1777. Today we commemorate that event with the yearly celebration of Flag Day first established by proclamation by President Woodrow Wilson in 1916.

Today’s flag, with its 13 red and white stripes signifying the 13 original colonies and its blue field with 50 white stars, one for each state in the Union, has gone through many changes over the years. The



first flags were designed by various flag makers who incorporated the stars and stripes and red, white and blue in their products. Betsy Ross,

a colonial seamstress, did not produce the first flag although she probably did sew some American flags.

Flags were made in different proportions with the constellation of stars in different arrangements on a blue field. A new star would be added for each state as it joined the Union.

Until 1818, a new stripe was added for each new state. The flag with 15 stars and 15 stripes was the inspiration for our national anthem, “The Star Spangled Banner”



Did you know?

The Flag Code specifies: the flag should never be dipped to any person or thing and the flag should not be used for an advertising purpose including worn on clothing or for decorating in general. It may be used to cover a coffin.

There’s a proper way to fly a flag at half -staff. Dwight D. Eisenhower was the first President to officially issue the proclamation that: “it (the flag) has to go to the top of the pole first before it is slowly lowered to the appropriate height.”

The military folds flags with 13 triangular folds, each with a symbolic meaning.



“Old Glory” . . . Long may she wave “o’er the land of the free and the home of the brave!”

**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 May 19, 2016, meeting, the Board took the following actions:

☐ Approved the 2016 Election Committee as follows:

Memory Porter, Chair

Marilyn Schwing

Gini Laughlin

Bernie Nakamura

Shirley Thorpe, Board Liaison

☐ Approved the following definition of owners as pertains to volunteerism:

For purposes of membership in a Committee, Sub-Committee, or Working Group, the term “Owner” shall be defined as the legal owner of a unit, as well as any resident living in the unit who is the spouse of an owner, in accordance with this definition; the Trustee of a Trust owning the occupied unit; or, an immediate family member of the owner who is a resident.

☐ Approved the total salary increase for staff for input into the 2017 Budget.

--- Cecilia Frenkel, Secretary

Communications Committee

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