



AROUND THE BEND



Volume 19, No.6

Published for Riverbend Residents

June 2017



President's Message June 2017

Spring flower planting is complete! We are replete with colorful begonias! Extra effort is going into completing several summer maintenance projects in the next month, so we are prepared for the all-hands-on-deck effort with our roof project. Here are updates on a few of these projects as well as our usual updates:

Our Roof Project

This has been approved and we have signed the contract with our roofing contractor, Function Enterprises. Whoo-hoo!

We are still working on our contract with ME Flow. Just a couple more sticking points and we will be ready to sign the ME Flow contract. We anticipate signing in the next week or two.

We do have another fly in our roof project ointment. As I was watching our window washers dangling on their ropes while tied to roof clamps on our roof parapets, it occurred to me that we don't know how strong and secure our parapets are. So, Sandy called Mike, our engineer, to ask the question. Mike indicated that just the day before, he was in an OSHA meeting and they are no longer approving the use of parapet clamps. So, we asked him to prepare a quote to design roof-mounted, securely anchored hardware that will meet OSHA's standards for "Fall Protection" (their term.) The new codes require that our anchoring hardware support 2,500 lbs. That is a lot, but it is the new code. Also, the anchoring must be load tested after installation and repeated every ten years. FEA will charge us \$7,900 to design the system, \$7,800 to load test the system after installation, and \$2,400 to provide a usage plan that instructs us on how it will be used. The Board approved the costs and we are sending the contract to our lawyers for their approval. We are moving

quickly because we need to include this as part of our roof project. Function Enterprises will provide us with costs after they receive the design. This is not an inexpensive project; however, there will be a cost saving to do this project while we are replacing our roof. Arggh! I didn't want to add more cost to this project, but we need this and now is the time to make it happen.

New Microphone Project

For a long time we have needed a new microphone system for our party room. Our current mics are gradually failing and for a long time they have been a major inconvenience in terms of their use during meetings, especially BOD meetings. The problems: there is about a five second delay when you turn them on before we can use them; only one can be turned on at a time or we get a lot of squealing feedback; they are handheld; only four are working so we must pass the mics to each other during any discussion; and the D-cell batteries burn out fast.

Last December, Charlie Nelson and I got a quote from a company called "Make n Music." These are gooseneck microphones like those used in meetings at our clubhouse. Part of our system can be reused to save some money. We will be able to have them all turned on at the same time and they are rechargeable. There is a lot of flexibility built into the system. After months of research and discussion, the Building Facilities Committee recommended the "Make n Music" proposal. The cost will be \$5,601. We just couldn't find a less costly proposal that met our requirements. The Board approved the purchase and installation by "Make n Music."

Riverbend Entrance Keys

On June 15, we will be changing the lock cylinders and keys on all our building access doors. These new brass keys cannot be duplicated. We want everyone to use the fobs and cards as your keys to access our building. We will provide one new brass key for each unit at no cost. The only building entry doors that are not going to have fob or card entry will be the three stairwells.

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We anticipate that no one will need to use the new brass keys, except a few residents who enter and exit the building via the stairwells. Your current building access key will still open the resident storage rooms so don't throw them away.

You will never have 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 and can be returned for a \$75 refund. We will be keeping careful records of who has which key and the \$25 will help defray the costs of this extra record keeping. Currently, the card key is \$25 and the fob key is \$50.

Other Board Decisions

Our current smoking location in the loading dock is wafting smoke aroma up to tier 19. This is not pleasant for the folks on that tier. Sandy has ordered a smoking urn which will be placed next to the asphalt path that exits the 1st floor. It will be near the path and new railings down by the parking lot. It is hoped that this will be far enough from the building to avoid odor and will be used by contractors who are currently dumping their butts near the curbs in our parking lot.

We are exploring the possibility of adding four more handicap parking spots. What are your thoughts in that regard? Let me or other Board members know.

Volunteer Recognition

Life at LWVA is good! We are grateful for all the volunteers in our building as well as in the LWVA community. June is volunteer recognition month and our Riverbend staff will be serving Riverbend volunteers at a luncheon on June 9. We hope to see everyone who has received an invitation. Also, LWVA is sponsoring a wine and cheese party on June 19. You will find pages in *The Connector* honoring LWVA volunteers and details about the party.

Come to our many wonderful and informative meetings. We like and need participation from everyone. Firsthand knowledge and experience is always more reliable than a rumor.

--- Bert Schlabach, President
Riverbend BOD

Management Corner

Sandy Swarr



Refuse rooms

Please break down boxes and bring them down to the loading dock if they do not fit in the recycling container. Do not place boxes on the rack if they are too large.

Also, please do not leave food or medicines on the refuse room rack. Give food away or discard it. Medicines should be saved for the periodic collections in the clubhouse.

Washington Gas Inspections

Washington Gas has notified the Management Office that they need to inspect the gas meter and piping in each unit. You should have received a notice under your door from Washington Gas with your time and date of inspection. You will need to be home for the inspection or make arrangements with a neighbor to be there for you. The Management / Engineers offices are not involved in this inspection.

Building Entrance Lock Change

On June 15, the locks to the exterior doors will be changed to a more secure lock. These locks have special keys that cannot be copied at your local hardware store or here at Riverbend. Detailed information will be delivered under your door prior to the lock change.

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://riverbnd-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.



**From the Engineer
Bryan Crosley**

Before scheduling a move, delivery, Salvation Army, or contractor; please call the office to see if there's an opening on the calendar for the freight elevator. It's important especially when a resident has paid for the use of the freight elevator, i.e., a move in/move out and the unscheduled Salvation Army or appliances or furniture delivery shows up. Then the Engineers become elevator operators all day

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 25, 2017 meeting, the Board took the following actions:

- Reaffirmed Action in Lieu for unit 814 valve replacement.
- Approved Roof Contract with revision with Function Enterprises.
- Approved proposal from Make N Music for replacement of Microphone System in the Party Room.
- Approved recommendation from Building Facilities to send letter to LWVA regarding smoking.
- Approved attorney revisions to the Policy Resolution #10 – Pet Policy.
- Approved Revision to Administrative Resolution 17 – Fee Schedule to include Restricted Common Area Key.
- Approved a request to LWVA for four additional handicapped parking spaces.

Approved FEA proposal for \$18,100 for Fall Protection with signature after attorney review and Action in Lieu

Bingo

There was a game for fun and laughs and Bingo was its name – O.

Please join us for Bingo from 2 p.m. to 3:30 p.m. on the second and fourth Saturday of each month in the Riverbend party room. \$1.50 per card to play. The “Coverall” prize is up to \$10 with the other prizes ranging from \$3 to \$5.

The real prize is the fun and friendship we share. For more information, contact Loretta Condon or Gini Laughlin. Phone numbers are in the directory.

FLOWERS – FLOWERS – FLOWERS

After all the rain, our patio is looking great. Please come out and enjoy our beautiful garden. Thanks to all who have added their skills to making this patio garden happen: Jerry Lindsey, for his encouragement, muscles and the brain behind the plant hangers; Eileen Reiser, for her lovely pot of colorful dahlias; Marie Gay, Jan Stiro and Glenda Grigsby for their hard work and good ideas, THANKS EVERYONE!!!!!!

--- Ardis Moomey

<i>Communications Committee</i>
Chairman/Editor: Virginia Laughlin Layout/Production: Virginia Laughlin & Beth Schlabach Editorial Staff: Maria Kelly, Bernie Nakamura, Beth Schlabach, Bonnie Wohlford and Anita Zatz Distribution: Jo Ann Bloomberg, Chairman Bobbie Brennan, Bea Childs, Lorraine Eiermann, Maria Kelly, Jackie Lev Dahl, Judy Martinowsky, Ann Robinson, Pat Scheffel, Betty Simmons & Peg Ware

<i>Management Staff</i>
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

Community Services

**Oatlands Historic House and Gardens:**

Oatlands estate is a National Historic Landmark, the highest historic designation given by the National Park Service. George Carter, its original owner, was a descendant of one of Virginia's first families. He inherited over 3,400 acres of prime Loudoun County farmland in 1798 and built the mansion in 1804. The economic success of Carter's farmland depended on its slaves, and by 1860, the enslaved community at the Oatlands plantation was the largest in Loudoun County, numbering 133 men, women and children.

In 1903, prominent Washingtonians William Corcoran Eustis and his wife, Edith, purchased the Oatlands estate as their country retreat. Mrs. Eustis restored the gardens, adding many more plantings, a rose garden, a bowling green, and a reflecting pool. The house was upgraded with modern amenities, including indoor plumbing, gas heating and lighting, pine flooring, and a custom first floor bathroom for Franklin D. Roosevelt, a friend of Mrs. Eustis since childhood. Following the death of Mrs. Eustis in 1964, the family donated the mansion, furnishings, and estate grounds to the National Trust for Historic Preservation. The property currently consists of the main mansion and 414 acres of gardens and farmlands. The mansion is considered to be one of the finest Federal/Georgian style country estate houses in the nation. There are a number of outbuildings on the property, including the Carriage House, Bachelor's Cottage (originally a cottage for boarders), several barns and farm buildings, and a greenhouse built in 1810 which is thought to be the oldest standing greenhouse in the South. A paved cobblestone road built on the site in the 1830's is the last road of that

type still existing in Loudoun County. The road served as a vital link between the Goose Creek and Little River canal system, the Carolina Road, and other areas of the plantation.

In order to see the inside of the beautiful Oatlands mansion, a tour ticket is necessary. A guide on the main floor of the house provides information about the lives of the families who owned the estate, the history of the house, details about select pieces of its large collection of furniture (dating from 1824 through the 1920's), and identifies many portraits and decorative objects (including a dessert set which had belonged to George Washington and a framed lock of George Washington's hair). Visitors may then take a self-guided tour of the second floor of the mansion, during which a guide is present to answer questions. Informational tours focusing on the lives and community of those enslaved at Oatlands and tours of the lovely terraced gardens are also available.

Oatlands is located at 20850 Oatlands Plantation Lane in Leesburg, off U.S. Route 15, about 13 miles from Lansdowne Woods. The Oatlands mansion entrances and gardens have stairs and terraces, and much of the walking on the grounds is on small gravel and pebbles. The mansion is not air-conditioned. The Carriage House, which houses a few displays, a gift shop and rest rooms, is fully accessible. Oatlands is open to the public from April through December. A grounds pass with one tour ticket (e.g. a guided tour of the mansion and self-guided tour of the gardens) is \$12 for seniors. Each additional guided tour (i.e. garden tour or slave community site tour) is \$5. Information about hours of operation and tour schedules is available on its website www.oatlands.org or by calling [703-777-3174](tel:703-777-3174).

Scam Update:

The Loudoun County Sheriff's Office has recently received reports of additional IRS and Dominion Power scams. The police and agencies such as the IRS and Dominion Power are frustrated that their cautionary alerts have not had more impact. (Descriptions of these scams and tips for dealing with them have been provided in previous Community Services columns.)

The Federal Trade Commission (FTC) website provides detailed information about online scams, online computer and mobile security, networks, and
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apps and devices on its website

www.consumer.ftc.gov/topics/online-security.

Its scam alerts section on its website www.consumer.ftc.gov/scam-alerts has information on a multitude of current scams, under categories including utility scams, free movies / mostly malware, scammers impersonating kidnappers, government imposters, scam money runners, and prize scams. (The FTC website is an informational online resource recently recommended to attendees at the cybersecurity course currently in process at the Lansdowne Woods clubhouse.)

— Anita Zatz

Lyme Disease Awareness

Part of the following is from a recent post on the Alert Loudoun web site.

The Loudoun County Board of Supervisors has declared May as “Lyme Disease Awareness Month” in the county. The Board’s proclamation points out that in 2016, 179 Lyme disease cases were reported in Loudoun County, and while that is a decrease from the 209 cases reported in Loudoun in 2015, it represents 13 percent of the confirmed or probable Lyme disease cases in Virginia last year. The proclamation also notes that the Loudoun Lyme Disease Commission has worked to implement the 10-Point Plan to Mitigate Lyme Disease in Loudoun County adopted by the Board of Supervisors in 2012.

With the arrival of spring, Loudoun County health officials remind residents that this is the time of year to increase their vigilance when it comes to checking for ticks that carry Lyme and other diseases.

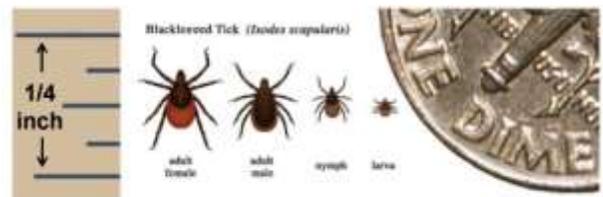
“Our mild winter and wet spring have created ideal conditions for ticks to breed and thus increase the opportunity for people to become infected with Lyme, so we encourage everyone to stay safe by taking common sense precautions,” said Dr. David

Goodfriend, Loudoun County Health Department Director.

Loudoun County residents can decrease their risk of acquiring Lyme and other tick-borne diseases when spending time in tick habitats by:

- Applying tick repellent to exposed areas of the body and to clothing that may come into contact with grass or brush;
- Wearing light-colored clothing so that ticks are easier to see and remove;
- Tucking pant legs into socks or boots and tucking shirts into pants;
- Wearing long-sleeved shirts buttoned to the wrist;
- Conducting a tick check on themselves and their children upon return from potentially tick-infested areas and promptly removing any ticks;
- Taking a bath or shower as soon as possible after coming indoors; and
- Seeking medical evaluation if they notice a bulls eye or other unusual rash, or if they display flu-like symptoms.

More information about preventing Lyme disease is online at www.loudoun.gov/lyme.



Good Housekeeping magazine advises that if you do find a tick, the best thing to do is remove it by using tweezers to pull it up and off of your skin. Clean the bite and your hands with rubbing alcohol or soap and water and dispose of the beast in a sealed bag or container; better yet, flush it down the toilet.



The Adventurous Eater

By Judy Kory

Ford’s Fish Shack

Since Pike’s closed, we have eagerly awaited Ford’s Fish Shack taking over their space. Ford’s is famous for their award-winning fish and chips. Some say they don’t like Ford’s because it is noisy, crowded, and everything is fried. We decided to test that premise at the new Lansdowne Town Center location.

At the time of publication, Ford’s is open for lunch on the weekends and for dinner every evening. We were seated right away. The menu is the same as at the original restaurant off Waxpool Road. Most of the entrees are not fried, except the fish and chips and seafood baskets. When we arrived, the table area was not too busy, but the bar was crowded, and yes, the restaurant is noisy. By the time we left, more tables were full, but still no wait to be seated.



You are greeted with warm corn muffins served with honey butter – Yum! The specials of the day are announced and beverages arrive promptly. The menu includes Raw and Chilled,

Little Plates for Sharing, Soups and Small Salads, Salad Plates, Entrees, Maine Fried Seafood Baskets, Hand-Helds, and a wide assortment of sides. Oysters were \$1 each so we tried a few. The Caesar salad was loaded with shredded cheese, and the dressing was lemony and delicious. Pecan Crusted Trout was super, the fish cooked to perfection and the citrus Chardonnay sauce complemented nicely. The Trout is served with Chorizo Mac & Cheese – one of Ford’s signature side dishes. The Chorizo is



crumbled on top and is a bit understated. One of the specials was Halibut served over cauliflower mash

with asparagus on top. Again the fish was moist and fall-apart tender, with an excellent caper sauce.

Other entrees include the Fish of the Day, served broiled, sautéed or blackened; Smoked and Grilled Sirloin Steak; Blackened - Sea Scallops; Sirloin; Shrimp, Chicken, or Vegetarian over Penne; “Lobstah” Tails, broiled or fried; Crab Cakes; Smoked Atlantic Salmon; Cracker-crusted Cod with crabmeat and tarragon butter; and of course, Fish and Chips. Thursday through Sunday 1/2 Rack and Tail is available – BBQ Pork Ribs and Lobster Tail combo. Hand-Helds include shrimp tacos, fish tacos, fishwich, shrimp roll, clam roll, lobster roll, crab cake sandwich, Ford’s burger, a bacon-wrapped hot dog, and chicken sandwich. The menu looks small but actually includes a huge variety of foods. Bring your glasses – the print is compact.

Prices are reasonable for the quality of the food and the freshness of the fish. Most entrees are in the \$15 to \$20 range. Visit Ford’s at 19308 Promenade Drive, Lansdowne Town Center.



Halibut Special

Caesar Salad



Oysters

COMMITTEE REPORTS

Activities

Who would have believed that June would be here already? Not me!!

It seems to me that this year is just getting started. But, as I look back through the past five months, it has been very busy. Many great gatherings of the Riverbend residents filled the calendar and more events are planned for the rest of the year.

As the committee promised, Thursday night, June 15. at 7:00 p.m., “Sweet Sensations” with live music will be held in the party room. The evening will feature delicious desserts and coffee with music by the Instrumental Ensemble of Lansdowne Woods. This is a night for your listening pleasure and a tasty treat. You won’t want to miss this lovely musical evening. The poster with detailed information will be in the lobby several days before June 15. Sign-up and payment in advance is necessary..

Please read all information carefully.

The yearly July 4th, barbeque dinner celebration will be at 5:00 p.m. and all favorite dinner items will be on the menu. This is a very popular celebration for all of us, so if you plan on attending the dinner, be sure to sign up early. As always, an information poster will be in the lobby several days before the 4th of July.

The Ice Cream Social will be on Sunday August 13, from 2 to 4 p.m. All grandchildren, family and friends are invited. Margaret Terry, a resident of Riverbend, will dress as a clown and entertain us with her amazing skill of creating fun animals from balloons. More to come on the Ice Cream social closer to the August date.

A remndern... The yearly Ashburn Volunteer Fire and Rescue Department Fundraiser will be in September. Save your donations and make them count for Riverbend. More on this Riverbend AVFRD campaign closer to September..

Information for all who attend the movies:

June will have three movie nights: the usual Thursday night movie, and an extra Thursday night on the fifth Thursday of the month; the Saturday night movie for June will be “Hidden Figures”. Our resident moviecoordinator, Paula Gomez, has provided us with some of the great movies of the year. “La La Land” was terrific and the party room was filled to capacity. Thanks, Paula, for all your hard work.

A word on the May Pot Luck Dinner. Did you attend this dinner? If you did not, you missed a wonderful night of great food prepared by residents. Meats, potatoes, rice, salads and side dishes along with desserts, conversation and invited family guests made this a great night. Thanks to all who participated. We received many great compliments about how wonderful the food was. A few of you said that we should have more pot luck dinners. What do you readers think? Stop and talk with any of the members of the activities committee, or attend our meeting the first Monday of each month at 10:30 a.m. in the party room and let us know what your thoughts are, we are interested.

Save the dates:

June 15, 7:00 p.m., Sweet Sensations and Live Music

July 4, 5:00p.m., Barbeque

August 13, 2 to 4 p.m., Ice Cream Social

September, Ashburn Volunteer Fire and Rescue Department Fundraiser

See all of you on June 15, at 7 p.m., in the party room.

--- Cathy Black, Co-Chair

Please Welcome

Joseph Ortiz and Nina Jordan-Ortiz; from Lithia, FL who live on the 5th floor.

Happy Father’s Day to all you dads and granddads!