



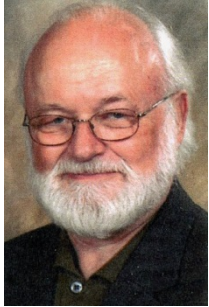
AROUND THE BEND



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President's Corner March 2016

Last month's snow storm was as predicted and much more! We estimate the snowfall was around 34 inches! Our snow plowing

contractors did heroic work on our behalf. You could tell that they were not snow country experienced, but they learned fast and the final result, some two and half to three days later, was admirable. Snow country professionals would have been quicker, but our results were excellent. Thirty-four inches is a lot almost anywhere. Our building engineers also did heroic work. They didn't get home to their families for several days. Their families had to deal with even more snow without their reliable husbands. Thanks to them as well!

For me, one of the real highlights of our, "can't get outdoors", snow storm was our Friday night happy hour. Fifty Riverbend friends came to our party room to celebrate and commiserate during the height of the storm. We had a wonderful time and by acclamation decided to have a repeat on Saturday night. Over 50 of us partied again. Those of you who didn't join us missed a real good time.

Here are a few project and issue updates.

1) Our roof project status: Our Building Facilities Committee, our Budget & Finance Committee and our BOD all had special meetings this past month to approve Facility Engineering Associates, FEA, as our engineering contractor of choice to assist and guide us through our roof project. Currently the contract is in process and is at our attorney's office for review. Contract preparation and signing always seem to take a long time.

Personally, it makes me impatient. I am grateful that we have reliable and trustworthy folks working

2) Our Comcast contract: Well, we missed our February 1st target. We have signed the contract but as of February 25, Comcast has not signed the contract. Our contract provides for HD service, one HD X-1 main cable box with remote and two basic HD X-1 boxes with remotes for other TVs we might own. Additional services and boxes are beyond our contract's terms and will cost extra with the charges coming to you on your Comcast monthly bill. Comcast has targeted the last week in March as installation week. However! They encourage all of us to call ahead and schedule our individual installation before the last week of March. As soon as Comcast signs our contract we will let you know via a note under your door, then everyone can feel free to call Comcast to schedule your installation. The Comcast Bulk Services phone number is 1- 855-638-2855. This number can also be found in our directory. They would love to install the new HD X-1 system in as many of our units as possible before installation week. They obviously have a record of your current service and when you talk with them they will ask if you are just replacing current service with the new HD X-1 or upgrading in some way. For example, adding a DVR (Digital Video Recorder), if you wish. When installation occurs they will update your account to reflect our contract.

3) A reminder: The annual WMCCAI (Washington Metropolitan Chapter Community Associations Institute) Conference & EXPO will be held on March 12. Our Riverbend Condominium Association pays for and encourages members of the BOD and our committee chairs to go to the expo if they wish. The Lansdowne Woods bus will provide transportation to the Washington Convention Center for the event. I have found it a very good educational experience for all of us who

have an interest in Condominium and HOA management. It is also open to any owner who wishes to attend. If interested, come to the office and get registered. You can also register at the expo entrance.

4) On Friday, February 19, our attorney Ken Chadwick came to our building to present to those of us in leadership roles, our responsibilities to our Riverbend Condominium Association and our members. It was, as almost all of our meetings are, an open meeting. So, while it targeted the Board of Directors and committee chairs, the consensus of those who attended was that Mr. Chadwick had an excellent presentation and we all learned a lot about condo governance. Oh, we also had coffee, OJ, bagels and sweets to enjoy during and after the meeting.

5) The by-law change in regard to including internet service as a permitted bulk service in our by-laws is still at our attorney's office.

6) The LWVA Building & Grounds has selected a design for a new Lansdowne Woods sign for the corner of Woodridge and Slatestone. We have asked the designer for more detailed pricing before we recommend the design to the LWVA Budget and Finance and finally to the LWVA BOD. Of course it is not a done deal until the LWVA BOD approves, and they may choose to not approve. Come to the meetings to learn more. We have some very nice renderings that illustrate the sign's appearance from different vantage points and at night with flood lights lighting it.

While we will likely receive a few more wintery blasts, I feel spring in the air! Just think, in another month the early flowers start showing up. Can't wait!

Our Riverbend community is lively, friendly and caring! For this I am very grateful, and I am sure you all are as well! More and more of you are feeling free to ask me and/or the office to clarify or explain some common issue in the building. While we may not always have a good answer, rest assured, this is welcomed and is not a bother in any way.

As always, feel free to sit in on any and all committee meetings.

--- Bert Schlabach, President Riverbend BOD

Board Highlights: The following is 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 February 4, 2016, Special Board Meeting, the Board took the following action:

Approve the recommendation from Building Facilities and Budget and Finance Committees, a contract to be signed by Bert Schlabach, President, with FEA for engineering and consulting for the Riverbend roof replacement to initiate the design, planning, and administrative management in the amount of \$42,800 + 8,560 (20% - contingency) equaling \$51,360 to be expensed from the Replacement Reserves with invoices to be paid monthly for work performed.

At their February 18, 2016, the Board took the following actions:

Appointment of Bonnie Wohlford to Covenants Committee.

Accepted recommendations from Covenants Committee to set members terms.

--- Cecilia Frenkel
Secretary

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



Management Corner
Sandy Swarr

I have received a few concerns about cooking and cigarette smells coming from units from others cooking and smoking and it occurred to me that many residents probably do not know about the Ventilation System in the building.

Corridor Ventilation System

The corridor and public space heating, ventilating and air conditioning system is only one part of the overall air management system for the Riverbend building. For both safety and aesthetic reasons, a high rise building should have positive air pressure (greater pressure in the corridors than in the units) so that smoke and cooking odors are kept within the units. To maintain the “positive” air pressure, rooftop corridor supply fans force outside air into the corridor air handling system. The outside air is filtered, tempered (heated or cooled) to acceptable levels and supplied to the corridors. This air then passes into the units under and around the unit entrance doors and supplies fresh air to the unit. The air is then exhausted through the kitchen and bathroom ventilation systems. Airborne dust may be deposited at the unit corridor door openings as the air passes through. *If the air entry into the unit is restricted or the air balance is disrupted, then the effectiveness of the system is reduced; therefore, the By-Laws prohibit a unit owner from interfering with the airflow through the unit entry door.*

Happy Spring!



MARTIN



From the Engineer
Bryan Crosley

Prevent Kitchen Drain Clogs

To help prevent drain clogs in your unit and throughout the building, don't put these items down the drain or through the garbage disposal: oil and grease, rice, banana peels, orange peels, apple peels, potato peels, celery, spaghetti or macaroni, just to name a few. When you use your disposal or sinks, always use plenty of water to wash it down with.

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COMMITTEE REPORTS

February's event was a Soup and Wrap luncheon. It was a great success with three different soups, a Chicken Wrap and wonderful brownies and cupcakes for dessert. The event was well attended and everyone was happy to catch up with each other on a cold day so they lingered to enjoy the day. The event made all feel cozy and warm!

We would like to give special thanks to Sue Wiggins for her wonderful homemade brownies! We also would like to thank Paula Gomez, Loretta Condon, Cathy Black and Dorothy McMaster for all of their hard work to make this luncheon such a success.

Spring is just around the corner!

Our March event will be a Spring Fling Brunch on Saturday, March 12, at 11:00. Since this is a Saturday, we hope that those that can't make the events during the week will be able to join us and enjoy a wonderful brunch!

The Activities Committee is actively looking for new members. Meetings are held on the first Monday of the month at 10:30. All are invited to join us in the Party Room to see if you are interested in our committee. It is really rewarding and fun to plan these events for our building. We are looking for new people and new ideas!

See you at the upcoming events!

--- Judy Phillips-Co-Chair

Daylight Saving Time
Sunday, March 13



--- Spring Forward ---

RIVERBEND CREATES!

Attention Artists Fall 2016 Art Show

Open to all residents of Riverbend
All methods and materials accepted

Contact George Viener

571-442-8184

610-780-41788

Dates to Remember

- Saturday, March 12 --- Spring Fling Brunch
- Sunday, March 13 --- Daylight Saving Time begins
- Thursday, March 17 --- St. Patrick's Day
- Deadline for *Around the Bend*
- Sunday, March 20 --- Palm Sunday
- First Day of Spring!
- Wednesday, March 23 --- Purim begins
- Friday, March 25 --- Good Friday
- Sunday, March 27 --- Easter Sunday

🍀 Welcome 🍀

A hearty Riverbend Welcome to Penny and Russ Johnson from Cascades who now live on the 10th Floor; and to Sandy Wheatley, coming from Warrenton, VA, to reside at Unit #821.

COMMUNITY SERVICES

DEA Exhibit — Drugs: Costs and Consequences:

Loudoun County is hosting a national touring exhibit developed by the Drug Enforcement Administration and the DEA Educational Foundation called “Drugs: Costs and Consequences.” Local, state and federal law enforcement agencies hope the newly opened exhibit will provide an excellent learning opportunity for Loudoun County residents. The far reaching costs of illicit drug use, estimated at \$180 billion annually, and its many consequences are captured in displays reflecting its destructive health, environmental, safety, and family impact; its consequences to individuals, American society and the world; and ways all of us can be part of solutions in our own community. Displays exploring the drug problem include those titled: Drug Production, Drug Trafficking, Money Laundering, Costs to Communities (including costs to Loudoun County, per se), Costs to Children, and Costs of Prescription Drug Abuse. Displays exploring solutions include those titled: The Local Story, Breaking the Cycle, and Drugs and the Body. A DEA Exhibit Educator is on site and visitors are provided numerous educational brochures and fact sheets.



One of the displays that especially piqued my interest was “The Cost of Narco-Terrorism.” The narco-terrorism display featured the assaults on New York’s World Trade Center and the Pentagon as a showcase for explaining that terrorist organizations, once funded by

nations, are now being funded by alternative sources such as revenue from the sale of illicit drugs.

The target audience for this DEA exhibit are students, youth, parents and other adults of all ages. “Drugs: Costs and Consequences” will be on display through September 11, 2016, at 750 Miller Drive SE, Suite F-1, Leesburg. The 10,000 square-foot exhibit is open Tuesday through Saturday from

10:00 a.m. to 5:00 p.m. and is free of charge. For additional information, call: (571) 258-3888 or go to: www.drugexhibit.org

Janelia Research Campus Dialogues of Discovery:

The scientific lectures called “Dialogues of Discovery,” presented four times yearly by the Janelia Research Campus of the Howard Hughes Medical Institute, have been previously discussed in this column. These lectures are open to the public and free of charge but are limited to 250 attendees. For those who are interested in attending but have not been successful getting tickets online, the opportunity to enjoy these lectures in the comfort of your own home is now an option. Previous “Dialogues of Discovery” presentations are now available for viewing online. Go to the Janelia Research Campus website at www.janelia.org and click on View Past Lectures.

Avoiding Income Tax Scams:

According to “Consumer Reports,” “tax software makers and service providers are offering new layers of tax security this tax season.” For example, perhaps some online tax services will have shorter shutdown times after online inactivity and will allow fewer chances to repeatedly log-in after a log-in error. Users of many of the online tax services will also have the option to use a unique log-in code along with the usual ID and password. These updates reflect a coordinated effort by the IRS, states and the tax preparation industry to prevent fraud involving pilfered Social Security numbers.

Fraud involving IRS impersonators spikes during tax season. Remember that the IRS never asks for personal or financial information via email, text or social media and it will never contact you by phone to demand payment. Also, the IRS will never ask for credit-card numbers over the phone, require payment without allowing you to question it or appeal it, or threaten you with arrest for nonpayment.

— Anita Zatz

Get Your Tickets Now!

One of Lansdowne Woods’ most popular events is now in rehearsal. The Entertainers have wowed us in the past, and rumor has it that this year’s show won’t disappoint. The production titled “TELEVISION ... The Beginning” will present some of your favorite talent shows, comedy skits and game shows.

You won’t want to miss seeing The Entertainers including many of our very own Riverbend residents. They are: Carol Cutrona (director), Marge DeSimone, Roland Dionne, Cecilia Frenkel, Paula Gomez (backstage), Ruth Jacoby, Judy Martinowsky, Katherine McDermott, Alan McMaster, Carole Meals, Stan Olenn, Judy Phillips, Michael Schneck, Sharon Schuble, George Viener, and Terry Wilford.

Tickets go on sale March 1. Tickets may be purchased at the Clubhouse for \$10/ ticket. Show dates: Wednesday, April 13 at 3 p.m., Thursday, April 14 at 7 p.m., Friday, April 15 at 7 p.m. and Saturday, April 16 at 3 p.m.

Wanted:

Red Polka-Dot Boxers!

Carol Cutrona, Director of the Entertainers of Lansdowne Woods wishes to borrow those red polka dotted jockey shorts (appeared at the recent gift exchange that Carol moderated) for a prop in the upcoming play.

Who ever or whomever owns them, please contact Carol Cutrona, email sweetpea105@comcast.net



**Ladies Board Rummage Sale ----
Notice of Spring Pick-up**

The Annual Ladies Board Rummage Sale will be held Fall 2016, and the Board has announced a Spring Pick-up date for Lansdowne Woods.

That pick-up will be April 12. Residents can bring donations to the loading dock of the building after 7:30 a.m.

More information is printed in the flyer-insert included with this month’s newsletter.

