



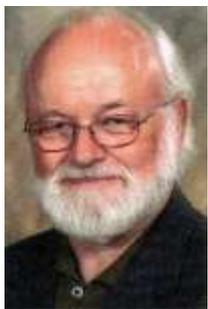
AROUND THE BEND



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President's Message March 2018

March is known for its winds, but I think of it as the “big tease” month. On one day we will say, “Oh my! Spring is coming!” On the next day it feels more like January! Jackets On! Jackets Off! Let’s make up our minds. On the good side, early flowers are blooming, crocuses, snowdrops, grape hyacinth and more. Soon the daffodils, and then the tulips. I love Spring in spite of the March blustery reminders of winter. Oh yes, and for us gardeners, it is time to plant early veggies such as peas and lettuce, but you better build a fence first. The rabbits and deer love these veggies, too.

As usual, there are several projects continuing and others will begin soon. Here are a few updates:

Our Roof Project

Our Roof Project is drawing to an end. This big project involving the parapet anchors has gone quite smoothly. We have ended up with an issue that is going to cost us a little more. This required a Board vote to approve it, and we recently announced a special Board meeting to explain, in detail, the issue. The Board approved the extra cost of roughly \$17,000. I really anticipated many more of these little issues, but thanks to our contractors, this is the first more complicated issue we needed to resolve. We are very grateful.

The grey breathable paint has been applied to all seven of our floating concrete slabs that support large equipment. The 40 feet of railing has arrived and has been installed. Within a week or two, the rest of the parapet-mounted fall protection anchors will be installed.

The good news is that because of taking a couple of years to research, design and install; and because we have been contributing a larger than normal amount into our Repair and Replacement Reserves; and finally, because we were able to complete our roof for less than anticipated, we still have roughly \$1,000,000 in the account. Keep in mind, there are additional elements to this project, including the Fall Protection Anchors and the replacement of the Condensate Copper Pipes to PVC pipes which could impact the final cost.

I had feared that the Repair and Replacement Reserve Fund would be depleted to a dangerously low amount of around \$500,000. That the fund has remained fairly healthy is a very good thing because we have several other big-ticket equipment that we need to consider replacing in the next few years. Our 20-year-old building has done very well for us. Doing timely repairs and replacements is critical in keeping a healthy and functional building that can keep us bragging to each other and prospective buyers.

Oh, by the way, Bryan has requested quotes for washing our windows. The window washing companies are excited that we have a fall protection system and are offering discounts to their previous service contract.

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Our neighboring associations are having trouble even getting quotes until fall protection has been installed.

Our HVAC Condensate Pipe Replacement

Other than needing to adjust the installation schedule, our Condensate Pipe Replacement project is moving along as anticipated. We still have a way to go but with your continued cooperation, we should be able to complete the project by April 18; just in time to schedule our spring HVAC Maintenance. This completed project is another feather in our hat that will save all of us home owners as well as our Association a good deal of money for years to come. The time, repair, and insurance issues as well as pure frustration that the condensate leaks have cost us in the past will come to an end. Thank you all for your cooperation and patience.

Doggie Doo Problems

The LWVA Building & Grounds Committee meeting on Monday, March 12 is planning to spend a good deal of time discussing the irresponsible pet owners on our campus who continue to let their canine friends relieve themselves in inappropriate places and not picking up and/or cleaning up after the wet and stinky mess has been deposited. It is a shame that so much time must be spent trying to change the irresponsible behavior of a just a few pet owners. They should have more pride in themselves and neighborly concern for our community. All dog owners must remember that their dog-walkers, whether professional or family or friends must be informed of our pet rules; and that leaving pet waste behind is against our rules and that it is you, the pet owner who is responsible.

If you have an interest in the issue and wish to be part of the conversation, please attend the next Building & Grounds meeting on March 10 at 10 a.m.

Potting Benches

Marie Gay requested that we consider placing a potting bench near the garden sheds. I thought it was a good idea; not just the shed behind Riverbend but for all the garden sheds. So, Marie and I did some research and made both a request and a proposal to the LWVA Building and Grounds Committee and it was approved. The benches have been purchased and will be installed in the next couple of weeks. This will be great, not only for gardeners but for everyone who has house plants as well. It will no longer be necessary to make a dirty mess in our kitchens. Thanks to Marie for the suggestion.

Some Closing Thoughts

I am very grateful that we have contracted with BuildingLink for their unique communication software. It has made a world of difference in our ability to keep you all informed in a timely manner. You all have suffered through some difficult inconveniences in the past several months. Many of you have told us that because you know the inconvenience is coming and what to expect you are able to deal with it. Thank you so very much for your continued patience. And, as always, don't hesitate to ask questions, make comments and express concerns.

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

--- Bert Schlabach, President

Riverbend Condominium Association

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Manager's Corner

March 2018

Craig Magargle

Riverbend Building Management and Engineering are gearing up for spring cleaning. This means we're scheduling window washing, garage and patio power washing, carpet cleaning, drain hydro-jetting, preventive maintenance check on every unit's A/C and buffing up our brand new, sparkling roof.

We're even gonna' use the spring cleaning metaphor for the office paper work because we're scrubbing the 2017 finances with an outside audit firm (CPAs who specialize in condominium association finances, taxes and auditing). We're labeling, organizing and storing the Association's paper documentation that needs to be kept for years, occasionally accessed and available for the future.

All of the above projects are planned and budgeted items that are paid for from homeowner assessments. Riverbend spends about \$1,972,000 a year on planned and budgeted expenses including maintenance and repairs, contracts, staff salaries, insurance, etc. 95% of the \$1,972,000 in expenses is paid for from home owner assessments. This also includes paying ourselves in the form of reserving \$376,000 a year for future equipment and infrastructure replacements. The 95% funding of the Riverbend expenses from your assessments is why it is so important to pay your monthly assessments on time and every month. You and your neighbors do the "hurt dance" when assessment revenues come up short. Please remember your monthly assessment is due on the 1st of each month. A grace period to receive the payment exists until the 10th of each month before a \$50 Late Fee is levied on your account.

If you did not update your assessment remit-to address in January 2018, please stand up and raise your hand. Payments should be made payable to

Riverbend at Lansdowne Woods, including your 16-digit account number, and be sent to PO Box 62011, Newark, NJ 07101-8060.

Good news: Riverbend now has a Public Notary in the house. Once again, Assistant Manager Debi Belote is going above and beyond her assigned responsibilities to support Riverbend residents and further her career in association management. Debi, in the management office, is now a Notary and will perform notaries for Riverbend residents free of charge. But hold on --- there are few qualifications please. One qualification is to call ahead and make an appointment. Please don't expect to get notary service on a walk-in basis. Debi has too many day-to-day responsibilities with deadlines to be able to complete a surprise notarization. Call the office at the usual contact info on phone number 703-724-7800 or assistant.riverbend@gmail.com and set a time. A second qualification is volume and notarization for personal documents only, not business use. The volume part means Debi can't support real estate settlements or other multi-notary transactions. Another qualification is bring your ID, even if you know Debi knows you. She has to document your ID in the Notary Log Book.

More good news: the replacement of every unit's condensate drain pipe is well underway. This is a project that means a contractor (ME Flow) will need to enter every unit multiple times during a pre-scheduled two day period and work in your HVAC closet. They will remove the 20-year-old copper condensation drain pipe and replace it with a new PVC drain pipe. Why the fuss and bother...? Because the copper drain pipes were suffering too many water leaks and causing water damages to homeowner units and common areas. Can you imagine funky water covering your unit's floor, the hallway floor and your downstairs neighbor's unit? Ugh, what a mess and what an expense, especially if you are gone for days before it gets discovered! Riverbend's replacement of common sources of water damages (the condensate pipe and the roof) are solid preventive maintenance and pro-active measures that protect owners and increase your

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resale value. Better yet, the costs are being paid from the Repair & Reserve Fund. Everybody has insurance for their unit, their betterments and belongings and the association's insurance's \$5,000 deductible. Flood events are usually an emergency, expensive and include your insurance company. Who pays what is a case-by-case discussion and governed by the insurance sections of Riverbend's Bylaws and Declaration. It is not governed by management, the Board of Directors, an owner having nothing to do with the cause of the water damages, the dollar amount of the claim or your outrage at being a victim. Read the Bylaws and talk to management. We are happy to provide documentation and answer questions.

Can't wait until spring and baseball's Opening Day!

*--- Craig and Debi,
Riverbend Management*

From the Engineer Bryan Crosley



Just a word about the trash chute. Just recently a broken up toilet was placed down the chute. A long piece of Styrofoam that could have caused a serious blockage was also placed inside the chute. Every trash room has instructions on what should and shouldn't go down the chute.

Please take time to read them and follow the posted directions.

Dates to Remember

- Sunday, March 11 --- Daylight Saving Time begins
- Thursday, March 15 --- Baked Potato Lunch: 1 p.m.
- Saturday, March 17 --- St. Patrick's Day
- Monday, March 19 --- Deadline for *Around the Bend*
- Tuesday, March 20 --- *SPRING!*
- Thursday, March 22 --- BOD Meeting; 2:30 p.m.



Daylight Saving Time begins on Sunday, March 11.

Remember to set your clocks ahead one hour!

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

COMMITTEE REPORTS

ACTIVITIES

The Activities Committee has been busy with all of the events we have scheduled for Riverbend. The attendance has been wonderful and we look forward to seeing you at the events coming up. We are so fortunate to have residents who support the activities at Riverbend.

Hope that you all made it to the delicious Asian Dinner event. The food was excellent. We had a good variety and everyone had plenty to eat. It was a fun evening where you could catch up with friends and neighbors or come and meet new friends. This event was fun and as always, a great evening.

We are now looking forward to our Baked Potato Luncheon at 1 p.m. on March 15. Come and have a baked potato with a variety of toppings to put on it. Pick and choose as many toppings as you want! This is a great time to visit with neighbors and friends. Iced Tea and water along with dessert will be served as well. Hopefully this will be our last cold weather event and we will be on to SPRING!



Our Spring Tea will be in the afternoon, Saturday, April 14 at 3 p.m. This will have several types of tea in pretty tea pots, small tea sandwiches and

mini pastries. Stepping back in time and enjoying the treats and the conversations that go with a Spring Tea. It is a time to relax and socialize with your friends. Put the date on your calendar. We are still planning on a local storyteller to be with us.

We look forward to seeing you at our activities!

Save the dates:

March 15 - Baked Potato Luncheon

April 14 – Spring Tea

May 19 – Building Celebration of 20th Anniversary

--- Activities Committee

COMMUNICATIONS



The Communications Committee is planning a special edition of *Around the Bend* to celebrate Riverbend’s Twentieth Year. .

We invite Riverbend’s 35 current original owner residents to share their stories and photos of Riverbend’s early days.

If you would like to participate in this special anniversary project, please contact Bonnie Wohlford or Gini Laughlin (phone numbers and email addresses are in the Directory.)

Riverbend Readers

Our new book club will meet at 3 p.m. on Monday, March 5, in the party room. New members are always welcome. I'll bring refreshments. Don't forget your book so you can get your new one. See you Monday. I'm looking forward to our discussion.

--- Barbara Leone

Please Welcome

New residents OM P. Wadhwa and Prem Wadhwa are from Ashburn, VA and now live on the 8th Floor.

Be sure to extend a hearty Riverbend welcome to them!

COMMUNITY SERVICES

Loudoun County — a Great Place to Live:

Loudoun County was recently ranked the eighth best U.S. county in which to live, according to quality of life factors analyzed by an internet - based financial news and commentary company named *24/7 Wall St.* The county's high ranking was based on its population growth, low unemployment rate, low poverty rate, high educational achievement rate, and highest median annual income in the nation.

National Museum of Intelligence to be Built in Loudoun County:

A new museum honoring the history of American intelligence and special operations and their critical role in preserving freedom is going to be constructed in Ashburn near the junction of Route 7 and Route 28. The 56,000 square-foot National Museum of Intelligence and Special Operations is expected to cost \$72 million and is anticipated to open in 2020.

Scam Updates:

Scams targeting taxpayers:

The IRS recently re-issued warnings about the following scams which continue to target taxpayers:

* IRS - impersonation telephone scams: Victims are told they owe money to the IRS which must be paid promptly through a gift card or wire transfer. Victims may be threatened with arrest. (One of our Riverbend residents reported recently receiving a voicemail message from a scammer claiming to be calling from the IRS who threatened the resident with being "thrown in jail" if he did not call back within 24 hours.)

* Fraudulent use of the IRS name or logo by email or text: Scammers send email or text messages which may include links to bogus web sites intended to mirror the IRS website. Those sites may ask for financial information or may carry malware.

The IRS will never initiate contact with taxpayers by telephone, email or text messages to request personal or financial information.

Caller ID spoofing:

Scammers can create fake caller ID information to trick you into thinking they are someone local and someone you trust, such as a government agency, police department, or a company you do business with. The scam is called caller ID spoofing. It is a ploy increasingly being used by scammers in an attempt to get people to answer the phone and disclose valuable personal information. Scammers have the technology to make the caller ID number on your home phone and your cell phone mimic your own area code and the first three digits of your phone number. Scammers can also replicate your own name and phone number on your caller ID. If you think you are being spoofed, the Federal Communications Commission and Federal Trade Commission recommend the following:

- * Don't rely on caller ID to verify who is calling.
- * Avoid answering calls from phone numbers you don't recognize.
- * Never give out or confirm your personal information in response to unexpected calls.
- * If you get an inquiry from someone saying they represent a company or government agency, hang up and call the phone number on your account statement or on the company or agency website.
- * If you are feeling pressured to immediately act on what is being asked of you, hang up.

— Anita Zatz





The Adventurous Eater

Beth Schlabach, Guest Columnist



Barnes & Noble opened the doors to its One Loudoun location in November. It is the first store of its kind (combining book store and restaurant) to open in the Washington, DC, metropolitan area, and only the fifth nationwide.

The new concept store, measuring 17,000 square feet, combines a bookstore with a 74-seat cafe serving wine and beer, including some local brews. The Barnes & Noble Kitchen offers a fast-casual dining experience, where customers can order food at the counter and have it delivered to their table. It offers an all-day menu made fresh in-house daily.

The all-day menu features many delicious-looking items, a few of which are as follows: Deviled Eggs with ancho chile (\$7); Warm BBQ Potato Chips with blue cheese dip, cracked pepper, chives; (\$4) Mezze Plate with hummus, whole grain tabbouleh, smoked eggplant, marinated olives, lavash crackers (\$9); Artisan Cheese Plate - handcrafted cheeses, local honey, raisins on the vine, grapes, lavash crackers (\$16); Soups (\$7); Garden Salad with guacamole, bib lettuce, carrot and cucumber slivers (\$11) with Grilled Salmon (\$7); Heirloom Tomato Salad—fresh chickpea puree, leek ribbons, roasted hazelnuts, burrata (\$14); BLTA – bacon, lettuce, tomato and avocado with chips (\$12); Brisket Burger - melted cheddar, lettuce, onion, pickle relish and guacamole served with pulled crispy potatoes (\$16); Grilled Cheese, Tomato Soup and Green Salad (\$14); Domestic Ham Board – locally sourced hams, stone ground mustard, marinade olives, marcona almonds & crusty bread (\$14).

The expanded menu that begins at 4 p.m. includes: Herb Rubbed Chicken with carrot-kale salad slaw, pulled crispy potatoes (\$19); Pan Roasted Salmon with whole grain tabbouleh salad, basil dressing

(\$21); Meatloaf with poblano mashers, mushroom rajas, cotija cheese, spicy chipotle chile glaze (\$19.) Desserts include: Warm Ginger Bread with salted toffee sauce, whipped mascarpone, marcona almonds (\$8); Butterscotch Pudding with mascarpone cream, candied pecans (\$7); Apple Crisp with vanilla ice cream (\$9). Wines are available by glass, costing from \$8 to \$12 and by the bottle, from \$36 - \$42. The only Virginia wine on the menu was Viognier '16 Monticello. The beer and hard cider were all from Virginia, costing from \$6 - \$7.

Lunch was ordered easily, and our Starbucks drinks were prepared quickly, but it took at least 15 minutes for food to be delivered to our table. The



cheeseburgers were good, and the guacamole was delicious but made them messy to eat. Our granddaughters, ages 10 and 12 said, “The cheeseburgers are better at

Crossroads because the tomato, lettuce and onion are crunchier, and the burger isn’t as slippery.” The cheeseburger had good flavor, but the crispy potatoes were very greasy. The salmon on the salad was cooked just right, making it flaky and delicious and the vegetables were crisp and tasty. The BLTA was delicious but it was also messy to eat because of the guacamole sauce. We all agreed that we will return to Barnes & Noble Kitchen for more good food.



On the Barnes & Noble website, CEO Demos Parneros said in a statement: “The store is part of our ongoing effort to test new concept stores. We are still learning from all the new stores that we have opened across the country, and we are excited about the knowledge we have gained in these markets. We look forward to serving Ashburn residents with this exciting new offering of great literature and delicious food, as well as beer and wine.”

Barnes & Noble is at 20427 Exchange Street in Ashburn @ One Loudoun and can be reached at 571-298-8729 or www.bn.com

Store hours: 9 a.m. - 10 p.m.; kitchen serving hours: 11:00 a.m. to close every day