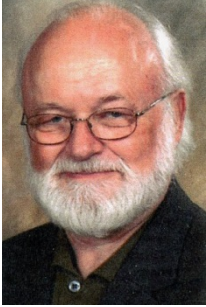




AROUND THE BEND



President's Corner May 2016

May already! The loveliest month of the year, at least that's my opinion. May Day, Cinco de Mayo, Mother's Day and Memorial Day! Many flowers are blooming! Our windows have been washed, HVAC systems have been inspected, and we are doing spring cleaning and painting in the common areas of our building! Those of us with gardens are enjoying the planting season!

Enough said about May; time to offer a few project updates and discuss some issues.

Our Roof Project Status

At long last, our contract for engineering services from FEA, Facilities Engineering Associates, has been signed. Now, we are working with them on three elements of our roof replacement project: 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

Most of us have been upgraded to Comcast's HD X-1 cable TV system. All of us were supposed to get voice activated remotes. We did get them. However, our new cable boxes are not programmed to use voice remotes. The remotes work fine for normal push button use but cannot use the voice activation feature. Those of us who upgraded to include DVR "digital video recorder" cable boxes can use our voice in the remote to change channels etc. We are working with Comcast to resolve this issue.

Proposed By-Law Amendments

The By-Law ballots have been mailed and we are waiting for your positive vote on both of the proposed and recommended By-Law changes. The following

descriptions are virtually the same as in the April newsletter.

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 at Lansdowne Woods that do not offer bulk internet service.

2) All original owners of Riverbend paid a transfer fee at settlement time. This was a onetime payment by the buyer of two months of 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 transfer fee at resale time during settlement. We believe it would make good financial sense for Riverbend to amend our By-Laws to make the transfer fee a possible source of revenue for our building. Once approved, the board can determine the best use of the new funds. Transfer fees are under consideration for Lansdowne Woods as well. It is hoped that all the building associations will adopt a transfer fee for themselves so all associations will have similar transfer fees.

Fee Schedule Changes

Our engineering in unit service as well as unit related administrative services have not seen an increase in fees since our building was first opened. If there were any they were very minor, at best. So, in the April BOD meeting your board of directors approved an increase in some of the fees. You will find a new fee schedule sheet within this issue of *Around the Bend*.

(Continued on following page)

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A Riverbend Picture Directory

Our building friends come to me and ask me if I knew that so and so is ill, or went on a trip or whatever. I respond appropriately, but in my mind I say, do I know them? I can't picture who they are. Or, I will be talking to someone and they know my name, but I can't for the life of me think of that person's name. "I need a picture directory!"

Lifetouch, is scheduled to come and take our pictures, individually, as couples or as a larger family. Pets included if we wish. One photo is free and that image will also go into a picture directory with our contact information. I understand that recently Galilee United Methodist Church did this, and they included Lansdowne Woods folks who attend the Sunday services at our Monroe Auditorium. Lifetouch makes their money by convincing us to buy more than the free image so we can share our pictures with family and friends. You are not obliged to buy or even have your picture taken; but this directory can really benefit our community.

I strongly encourage everyone to go down to the office and pick a date and time to have your picture taken. Lifetouch will give each person who has their picture taken a free picture directory to use in their home.

Thoughts and Comments

Keep in mind there are two ways to keep our monthly condo fees from going up too fast. We can increase income and we can reduce expenses. Both the transfer fees, referred to in the by-law change discussion, and the fee schedule changes are on the income end of the effort. As always, we look for ways to slow down increases in our condo fees. Your creative ideas are very welcome as we continue to explore thoughts about how to enhance our community.

The proposed new sign for Lansdowne Woods has been approved by the LWVA BOD. We are working with the contractor to get the proper permits and have the sign and associated landscaping installed.

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

*Bert Schlabach – President
Riverbend Condominium Association*

Highlights BOD Meeting April 21, 2016

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.

April 21, 2016, the Board took the following actions:

Approved Action in Lieu to recommend approval of planting in unit 121 patio garden.

Approved Action in Lieu for ME Flow to install an air conditioner in the elevator machine room.

Approved Administrative Resolution No. 17, Fee Schedule with the proposed fees.

Approved the recommendation to the LWVA Board of Directors Riverbend's participation in the insurance appraisal with charges not to exceed \$1,000.

--- Cecilia Frenkel, Secretary

From the Engineer Bryan Crosley



Storage Lockers and Storage Rooms

Remember to keep items in your storage locker stored below the yellow line. The yellow painted line is 18 inches below the sprinkler line and heads (National Fire Code) to give you a visual reference. Also, don't store or leave anything outside of your lockers that may obstruct escape as this is also against fire code.

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



**Management Corner
May 2016**



FEE SCHEDULE

The Board of Directors approved a new fee schedule that will begin on June 1, 2016. A BLUE copy of the Fee Schedule is enclosed in the newsletter.

SAVE THE DATES

May 4 , 5 , 6 and 7

Lifetouch Photographs taken in Party Room Flyers will be posted. Appointments can be made in the Mgmt. Office.

May 5

Garage Cleaning


May 20


Shred Event

SHRED EVENT

The Lansdowne Woods Shred Event has been scheduled for Friday, May 20 . A truck will go to each loading dock to collect and shred documents. All documents must be “shred ready,” no binders or binder clips, pressboards, plastic covers, or hanging file folders. Staples and small paper clips are acceptable. Boxes containing prohibited items will be rejected and returned to the owner. Consult the bulletin board in the near future for additional information.

Around The Bend is a publication of the Communications Committee of Riverbend at Lansdowne Woods 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.





Portrait by Bob Bornarth

**ALL RESIDENT ARTISTS INCLUDED
OCTOBER 28 – NOVEMBER 30**

Dates to Remember

- Wednesday, May 4 --- Saturday, May 7;
Portraits for Picture Directory.
Check schedule at office for times.
- Sunday, May 8 --- Mother’s Day
- Friday, May 13 --- 11 a.m.
LWVA Activities Committee
- Saturday, May 14 --- 5:30 p.m.
Riverbend Dinner Club;
The Crossroads Restaurant
- Sunday, May 15 --- 5:30 p.m.
Pot Luck
- Thursday, May 19 --- BOD meeting
- Thursday, May 19 --- Deadline for
Around the Bend
- Saturday, May 21 --- Armed Forces Day
- Monday, May 30 --- Memorial Day
Office closed

COMMITTEE REPORTS

Activities

Last month's photography presentation on Alaska and Iceland given by Denise Silva and Geff Bourke was amazing. The description of each photo brought to life the adventures of our two resident photographers.



Diane and Geff

Our thanks to both of them for giving us a look through their camera lens.

On Friday, May 13, at 11:00 a.m., Lansdowne Woods of Virginia Activities Committee will hold its meeting in our party room. All residents of Riverbend are invited and encouraged to attend.



On Sunday, May 15, the Ashburn Volunteer Fire and Rescue Department will have an Open House for station #6, from 11:00 a.m. to 3:45 p.m., with free tours and free refreshments (hot

dogs, chili, ice cream and cotton candy). The address: is 20688 Ashburn Road, in Ashburn. This is the fire department for which we hold our yearly fundraiser dinner. Attend the open house and see the impact of your yearly donation on Lansdowne Woods and our surrounding community.

Also, on this same Sunday, May 15, at 5:30 p.m., in the Riverbend party room, a Pot Luck Dinner will take place. Watch the lobby for the poster with dinner details. A sign-up sheet will be placed in the mail room with further information. This pot luck is the first one for the year. Let's make it a great social event.

Here's a look forward to the committee's plans for the rest of the year:

June's still a work in progress; July 4th - Barbeque; August - Ice Cream Social; September - Ashburn Volunteer Fire and Rescue Department Fundraiser and Dinner; October - Art Gallery Open House; November and December - Holiday events. This is just a sample of what happens here at

Riverbend. The monthly calendar is always included with the building's news. Other fun things to do that are listed on the calendar are the posting of games, conversation & coffee, movies and many other activities. These events are organized by residents and are open to all.

You won't know how much fun you will have until you attend.

As always, the Activities Committee invites all to come and join our team. Meetings are held in the party room on the first Monday of each month at 11:00 a.m. We could use your help and good ideas.

Enjoy the beautiful spring days.

See you at the Pot Luck

--- Cathy Black, Co-chair.



WELCOME



Please extend a warm Riverbend welcome to several newcomers to our community:

June Ashley, from Fort Washington, MD, who is living in Unit 804 and Claudette Schwartz, from Lansdowne on the Potomac, now in unit 703. A hearty welcome also to Tami Willett in Unit 1116, and to Tim and Diane Jordan from Valley Stream, NY, now residing in Unit 601.





Blue Phlox



Golden Ground Sel

Blooming Chives



Spring Gardens Behind Riverbend

By Beth Schlabach

Photos by Bert Schlabach

Have you seen the gardens behind Riverbend this Spring? It seems like more garden plots have plants in them this year than last year. We hope so. It is so wonderful to see flowers and vegetables growing in our yards.

If you are interested in proving to Riverbend residents you have a green thumb, there are still garden plots available. According to Lansdowne Clubhouse Office personnel there are 13 plots available behind Riverbend, three behind Blue Ridge and nine behind Potomac Ridge. If you are interested, call the Clubhouse Office and Molly Westerfield will answer any questions you may have. All you need to do is complete an application form that is available at the Clubhouse Office or online at Lansdowne Woods website. The cost is \$10 to rent a plot for one growing season.

The Herb Garden behind Riverbend was rejuvenated in May 2013 by Sue Merk, other Riverbend residents and Garden Club members. There are many herbs in these two garden plots that are available to any resident who wants to use the herbs. If you want to donate herbs or money to help cover the cost of these gardens, please contact sbmerk@verizon.net or 703-858- 1589.

We hope the photos in this issue will entice you to rent a garden plot. If not, take a stroll through the garden areas and enjoy what other residents have planted.



Lilies-or-the-Valley

Herb Garden 2015



Community Services

New Scams to Avoid in 2016:

According to “Consumer Reports,” while 2015 was a year with many familiar scams, 2016 will be a year with new scams as thieves take advantage of technological trends and the upcoming fall election. The following are scams to be aware of in 2016.



1. Uncle Sam Impersonators: During 2015, nearly 25% of all scams reported were about scammers impersonating the IRS and intimidating consumers into paying penalties for “back taxes.” The IRS never initiates contact by telephone. However, because debt collectors are now legally able to use robocall technology to pursue anyone owing government loans (e.g. Freddie Mac and Fannie Mae mortgage debt), increases in scammers targeting government loans in addition to continuing to target back tax debts are expected. The number on your caller ID may fraudulently indicate that the call is from a legitimate government agency. Recommendation: If payment on a government loan is owed, tell the caller you want to conduct the transaction in person and will come to an office. If the person is not legitimate, that should end the scam.

2. Political Scammers: New political telephone scams are expected this year. The basic scam starts with scammers spoofing a candidate’s telephone number so that the call appears to come from campaign headquarters, inviting you to join a virtual “town hall” meeting with the candidate. Whatever portion of the town hall meeting you are listening to sounds legitimate because the scammers either use recordings of previous meetings or have an actor imitating a candidate’s voice. At some point during the call, there will be an interruption asking you to press #1 to make a donation to support your candidate, resulting in your being asked to provide your credit card information to an unknown entity. Recommendation: Do not donate to a political campaign during an unsolicited telephone call. There is no way for you to authenticate the person with whom you are speaking.

3. Mobile Wallet Pickpockets: Scammers thwarted by the added protection of chip-embedded credit cards now have a promising alternative target, “mobile wallets,” i.e. credit card or debit card information

carried in digital form on your mobile device (i.e. smartphone, tablet computer) instead of on a physical plastic card. Thieves increasingly are now tapping into people’s accounts through Apple Pay, Google Wallet, Android Pay, PayPal, and others, resulting in unexpected charges on your credit card statements. Recommendation: Because there will always be new scams that will find loopholes to take advantage of new technologies, check your credit card statements carefully for unexpected charges.

4. Text Message Scams: Now that most people are alert to suspicious emails and telephone calls, text messages are the new frontier for scammers. The fraud starts with a text, relying on a recipient’s tendency to automatically reply to a text. The text appears to come from Google and contains a verification code. It is promptly followed by another text saying “Google has detected unusual activity on your email account. Please reply with the verification code sent to your mobile device to stop unauthorized activity.” If you type in and send the code, the scammer will then be able to access your email, gather information about you, and even change your account settings. Recommendations: Never send a verification code to anyone via text or email. Use those codes only on the log-in page of the account for which they were sent. If you get a verification code that you didn’t request, contact your email provider. Although this scam appears to come from Google in order to look legitimate, it is possible that future fraud attempts will purport to come from your bank or brokerage account. When in doubt, contact your account provider.

5. Public Wi-Fi Scams:

Recommendations: To reduce your risk of compromising your personal information when using public Wi-Fi, don’t be fooled into using a fake, nonsecure website that con artists often set up with names similar to real names. Don’t access your email, bank account or credit card accounts through public Wi-Fi. Don’t let your device automatically connect to public Wi-Fi; and don’t use your cellphone network if a website, such as one for online shopping, requires sensitive information.

— Anita Zatz

May --- A Month of Holidays

Mother's Day is a holiday celebrated annually on the second Sunday of May. It is a day to commemorate motherhood and appreciate all mothers and mother-figures as well as their contribution to society.



The history of Mother's Day dates back to the 19th century, when women's peace groups in the United States often tried to

establish holidays and regular activities in favor of peace and against war. A common regular activity was the meeting of groups of mothers whose sons had fought or died in the American Civil War. Julia Ward Howe was a leader of events such as parades for peace.

The holiday was declared officially by the state of West Virginia in 1910, and the rest of the states quickly followed. President Woodrow Wilson issued a proclamation in 1914 declaring the first national Mother's Day and today the holiday is celebrated nationwide.

Armed Forces Day is celebrated in many countries in honor of their military forces. President Harry S Truman led the effort to establish a single holiday for citizens to come together and thank our military members for their patriotic service to our country.



President Harry S Truman addressing guests at the first Armed Forces Day dinner in Washington, D.C.

On August 31, 1949, Secretary of Defense Louis Johnson announced the creation of Armed Forces Day as a day honoring all members of the military. This was a result of the unification of all service branches under the Department of Defense.

Memorial Day, was celebrated originally as Decoration Day after the American Civil War. Conceived in 1868 by the Grand Army of the Republic, an organization of retired Union veterans

in Illinois, it was designated as a day to decorate the graves of the war dead with flowers.

By the 20th Century, both Union and Confederate celebrations had merged and were extended to include all Americans who died in military service. The holiday is celebrated on the last Monday in May as designated by Congress in 1971.

Memorial Day is not to be confused with Veterans Day which celebrates the service of all military members, living and dead.



Arlington National Cemetery

And I'm proud to be an American,
 where at least I know I'm free.
 And I won't forget the men who died,
 who gave that right to me. -Lee Greenwood

Communications Committee

Chairman/Editor: Virginia Laughlin
 Layout/Production: Virginia Laughlin & Barbara Bracebridge
 Editorial Staff: Maria Kelly, Bernie Nakamura,
 Beth Schlabach, Bonnie Wohlford and Anita Zatz
 Distribution: Marge DeSimone, Bobbie Brennan, Elyn Chace,
 Bea Childs, Lorraine Eiermann, Cecilia Frenkel,
 Maria Kelly, Jackie Lev Dahl, Judy Martinowsky, Ann Robinson, Pat Scheffel,
 Betty Simmons & Peg Ware
 Board Liaison: Cecilia Frenkel

Management Staff

Phone: 703-724-7800 Fax: 703-724-4345
 General Manager: Sandy Swarr
www.manager.riverbend@gmail.com
 Assistant Manager: Debbie Merriman
www.assistant.riverbend@gmail.com
 Building Engineer: Bryan Crosley
 Assistant Engineer: Ed Nelson