



AROUND THE BEND



Volume 19, No.5

Published for Riverbend Residents

May 2017



President's Message May 2017

The Greening of Northern Virginia is complete! I love the new green blanket on the trees every spring! I find it quite comforting. Spring is also the time of the year for major pushes on projects across our LWVA campus and also here at Riverbend. Here are updates on a few of these projects:

Our Roof Project

We are now in contract negotiation mode. FEA, our engineering firm, put together an American Institute of Architects (AIA) based contract adding our specific needs and specifications and returned it to us. This is a broadly used and proven contract format across the construction industry. Sandy and I reviewed it and asked for a couple modifications and sent it along to our lawyer. He made further modifications that we again reviewed. It was then sent to Function Enterprises, our roof contractor, for their review. They modified only one paragraph. We are negotiating that last little bit. That means we are almost done with our contract with Function Enterprises.

Our contract with ME Flow is taking a little longer. But, we are making good progress with this contract as well. There have been more back and forth negotiations. We are now closing in on the final contract.

We are generally pleased with how smoothly the contract negotiations have gone. There is one additional issue that has come up that will raise our costs and complicates the

contracts a bit. Last year we replaced our elevator HVAC unit, which is on our roof. We will need a crane to lift it and move it so the roof can be repaired under it. This will slow progress somewhat, but we are still hopeful to have the contracts ready for Board review and signatures by our May BOD meeting.

Kitchen & Bath Supply Valves Project

This project is completed. While there were a few glitches that have been resolved, we are very pleased with the process. ME Flow was efficient and we completed the project on budget and on time. ME Flow has been paid. There is however, one glitch remaining. Many of you have yet to pay your balance due for the valves and installation costs. At the last Board meeting, the BOD approved a \$50 late charge for anyone who has not paid in 30 days, commencing on April 20, the date of the Board meeting. Non-payment is very likely an oversight. Please complete your end of the Valve Change Agreement ASAP.

Riverbend Entrance Keys

Earlier this spring the BOD voted to change the locks on all entrance doors. These new brass keys will be non-duplicatable. We decided to not burden our staff with this issue until after our valve project was complete and after many of our spring cleaning projects have occurred. It is now time. We want everyone to view the fobs and cards as your keys to access our building. We will provide one new brass key for each unit. Your current building access key will still open the resident storage rooms, so don't throw them away. You will never need to use the new brass key because your fob or card will provide entry to the building even if the power is off. The only building entry doors that are not going to have fob or card entry will be the three stairwells. The new brass key will open them. Extra brass keys can be purchased but they will cost a bit more than the fob. Currently, the card key is \$25 and the fob key
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is \$50. The new brass key purchase price has not yet been set. When we set the date for the lock change we will notify all owners and residents.

A Couple of LWVA Project Updates

The repaving of our asphalt paths is complete. Our sidewalk concrete repair project is also complete, and we have a new sidewalk on the Blue Ridge end of our building. It connects our upper garage exit with the sidewalk that leads to the Riverbend Circle crossing sidewalk. The mulch has been spread as have the chips around the garden plots. I'm sure you noticed that the Riverbend Circle is white again. And, our perimeter walking path has been expanded to now include the Overlook property. Try it out!

This summer we will be doing our periodic seal coat and restriping of our streets and parking areas. The new versions of the seal coat will last longer; however, the drying time will also be longer. This will disrupt campus life as driving, parking and walking will get complicated.

These are all great improvements to our campus. Thank you for your patience and cooperation during these many projects.

Riverbend Rocks!

Life at LWVA is good! And, it is especially good here in Riverbend. We are so grateful for neighbors who pay attention to the wellbeing of each other; we all do our best to pick up any accidently dropped trash; we smoke in designated areas and properly dispose of our cigarette butts; we are careful to not let our pets be a tripping and falling hazard and we take them to the designated pet relief areas. We are indeed a friendly, neighborly and caring community.

Come to our many wonderful events 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*

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 April 20, 2017 meeting, the Board took the following actions:

- Reaffirmed Action in Lieu for exception granted for unit 109.
- Denied approval of posting assessment table on LWVA website.
- Accepted 2016 Audit
- Approved Administrative Resolution 3, Building Facilities Terms of Reference with revisions.
- Approved Administrative Resolution 4, Covenants Committee Terms of Reference with revisions.
- Approved Administrative Resolution 5, Budget & Finance Committee Terms of Reference with revisions.
- Approved Administrative Resolution 10, Investment Policy with revisions.

| Communications Committee |
|---|
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Management Corner
Sandy Swarr

VALVE REPLACEMENT PAYMENTS

The valve replacement project is completed and payment is due. The Board of Directors, at their April 20, 2017 meeting, approved a \$50 late fee on any balance over 30 days. Please get your payments in to the Management Office. Thank you!



WEDDING BELLS

Please join me in wishing Debi Sinsel, soon to be Debi Belote, BEST WISHES, on her upcoming Marriage. Debi will be married on May 19 in Las Vegas! *CONGRATULATIONS DEBI*



From the Engineer
Bryan Crosley

There's a yellow line painted on the outside of the storage bins in the storage rooms 18 inches below the sprinkler pipe because of the fire code.

If you have a storage bin in one of the storage rooms, and anything in that bin is above the yellow painted line, you will need to re-arrange those items so that nothing is above the yellow line.



Welcome

This month we welcome four newcomers to Riverbend:

Jana Barlow, from Leesburg, who is on the 4th floor;

Marla Carr and Jack Kelly, from Berkley Springs, WV, now in Unit 320;

Roland and Claire Guay, from Sun City West, AZ who are in Unit 822;

Michael and LaRinda White who are on the 10th floor and come from Bedford, TX.



May 29, 2017

Community Services

Loudoun County Recognition:

Loudoun County has once again been ranked the healthiest county in Virginia, according to annual County Health Rankings recently released by the Robert Wood Johnson Foundation (the nation's largest public health philanthropy) and the University of Wisconsin Population Health Institute. Loudoun has been ranked in the top tier of Virginia counties since the rankings started eight years ago. The county currently has a number of program initiatives to expand health opportunities for residents, including its Health Council, Lyme Disease Commission, and Live Healthy Loudoun Community Health Dashboard, an online resource tracking more than 100 key health and quality of life indicators (www.livehealthyloudoun.org).

The annual rankings reflect that good health is influenced by a number of factors beyond medical care, including housing, education, jobs and access to healthy foods.

Loudoun County was also recently awarded the Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers Association of the United States and Canada, a nonprofit professional organization serving nearly 19,000 government finance professionals. This award is the highest level of recognition in the area of governmental accounting and financial reporting. The county has received this honor for the past 26 consecutive years. The award for 2016 was for Loudoun County's Comprehensive Annual Financial Report, a report "demonstrating a constructive spirit of full disclosure," "clearly communicating the county's financial story."

Although Loudoun County is no longer in the top echelon of the national listing of the fastest growing counties, its population growth during the past year was approximately 950 new residents each month, according to figures recently released by the U.S. Census Bureau.

Inova Loudoun Hospital was again awarded an "A" grade for its record of patient safety, including its commitment to reducing medical errors, infections, injuries and accidents. Inova Loudoun Hospital received this recognition from the

Leapfrog Group, a national nonprofit organization which surveys 2,600 hospitals in the U.S., collecting data and subsequently reporting hospital performances. Inova Loudoun has received an "A" grade each year since the survey was initiated in 2012.

Loudoun's Oldest Town Center:

Lansdowne Town Center is Loudoun County's oldest mixed-use live / work / shop development. The area was initially envisioned to be developed with hundreds of thousands of square feet of office space, but subsequently was modeled after project sites inside the perimeter of the Capital Beltway in which a mix of retail, residential, and office space is located within one walkable development. Construction of Lansdowne Town Center began in 2006. Since the time that Lansdowne Town Center's first tenants opened their businesses approximately ten years ago, other mixed-use developments have sprung up in Loudoun County, including the Village at Leesburg, One Loudoun, and Loudoun Station. Several other mixed-use developments are now planned. The Lansdowne Development Group feels that Lansdowne Town Center started the huge change in development in Loudoun County, with mixed-use communities now being the standard, rather than the exception.

--- Anita Zatz



Come and join our Bunco group on the second Thursday of each month at 2:00 p.m. in the Riverbend Party Room. This is a fun dice game for men and women. It's \$5.00 to play and all money is returned to the players as winnings. Players can learn the game as they play. For more information call Cathy Black or Gini Laughlin. Phone numbers are in the directory.



The Adventurous Eater

By Judy Kory

Travinia Italian Kitchen and Wine Bar

Several friends have been asking about Travinia, an Italian restaurant in the shopping center behind Wegmans, so we checked it out. At first the restaurant was quiet, although there was a friendly group at the wine bar. By the time we finished our meal the place was busy. The menu is extensive so we appreciated our server being very informative. For example, some “Small Plates” are enough for a light meal while others are just a taste. Each section of the menu has so many choices. Salads, Sandwiches, Pizza, Pasta, Italian Classics, House Favorites, Steaks and Chops, Seafood, lots of creative Sides, and Desserts round out the menu. It is very difficult to choose. All food is prepared to order, so menu items can be customized. Many dishes are available gluten-free. There is a full bar and many wines available by the glass.

After drinks are ordered, bread arrives warm and is served with olive oil and fresh ground pepper.



The house salad (\$4 with entrée) is very colorful but a bit overdressed. Ask for dressing on the side. Freshly grated cheese is offered for both salads and main dishes. Italian Style

Classics are offered with chicken or veal (an additional \$8). Veal Saltimbocca (\$24) includes spinach, smoked pancetta (Italian bacon), lemon butter and cappellini (angel hair pasta). Chicken Scaloppine (\$16) includes artichoke hearts, mushrooms, smoked pancetta, lemon butter and cappellini. The veal is very tender, the chicken not as much. The Sausage and Peppers Rustica (\$17) includes Italian sausage, roasted red peppers, rigatoni and a spicy marinara sauce. Portions are generous and prices are



reasonable. It would take several visits to really sample the many possibilities. I am impressed with the extensive seafood options. Next time I’ll try the Cioppino Amalfi, a hearty spicy broth with shrimp,



scallops, mussels, fish, and clams (\$24).

We splurged on dessert. The Apple Crostada (\$8) is amazing: an apple filled crust layered with walnuts and caramel, served with

vanilla bean ice cream. Yum!

Travinia is open every day at 11:30 a.m., Monday through Thursday and they close at 10 p.m., Friday and Saturday at 11 p.m., and Sunday at 9 p.m. There is something special going on at the bar every day. Happy Hour is Monday through Friday from 3 to 6:30 with \$1 off house drinks, wine and beer. Sunday’s Bloody Mary and Mimosa Bar; Monday’s “Crafts and Flats” (craft beers and flat bread); Tuesday’s 25% off bottled wine; Wednesday’s ½ off all martinis; and Thursday’s “Flights and Bites” night.

Travinia Italian Kitchen, 1605 Village Market Blvd S.E. Call [703-777-6511](tel:703-777-6511) for reservations.



Sausage Rustica

Chicken Scaloppine



COMMITTEE REPORTS

Activities

April showers bring forth May flowers. How true this is. The beauty of nature and the colors of spring make our days more enjoyable during our walks in the woods and the ever changing view from our windows. All this makes our days at Riverbend a better place to live.

The word from all of the residents who attended the recent brunch was “delicious.” If you did not attend, you missed a great day of food and visiting with your neighbors.

May plans have been completed for a Pot Luck dinner on the 13th, at 6:00 p.m. in the party room.

The dinner will feature tasty dishes from our residents who attend. At the time residents make their reservation by signing the sheet in the mail room, they can select the menu item they wish to bring. The dinner items to select from are: salads, entrees, vegetables, and desserts. Each dish should serve eight guests. When signing-up for your dish, please consider the number needed in each category. There will be a small fee per person to cover the paper items used for the dinner. Please check all details on the poster that will be in the lobby several days before the Pot Luck Dinner.

June’s event is Sweets and Coffee with Live Music and will be on the 15th, at 7:00 p.m. in the party room. Music will be provided by the Instrumental Ensemble of Lansdowne Woods. This will be a great night of music and conversation with your neighbors while enjoying some wonderful desserts.

The celebration on July 4, will be a Barbeque Dinner at 5 p.m. with all the trimmings to make the 4th of July a fun day.

A family day is planned for August 13, at an Ice Cream Social. Family and friends are invited to attend. Adding to the fun of the day will be a talented lady, Margaret Terry, who makes balloon animals. More on this social event closer to the August date.

September will begin Riverbend’s Annual Fund Raiser for the Ashburn Volunteer Fire and Rescue Department. These volunteers are the responders who answer our calls for assistance when we need it the most. Our building campaign is in September and that is the time to make your donation. This money goes directly to the fire department which will send a tax receipt to each person who donates. More on this fundraiser closer to the event.

We’ve given a preview of several months’ activities in this issue so that you can save the dates and not miss an event.

I would like to thank all of the Activities Committee members for their contributions and hard work on last month’s Spring Fling Brunch. Your dishes were amazing and the biscuits and gravy was a wonderful addition to the April brunch.

I hope to see all of you at the Pot Luck Dinner on May 13, at 6:00 p.m.

--- Cathy Black, Co-Chair



Dates To Remember

Saturday, May 13 --- Pot Luck, 6 p.m.

Sunday, May 14 --- Mother’s Day

Tuesday, May 16 --- Rummage Sale pick-up, 9 a.m.

Thursday, May 19 --- Deadline: *Around the Bend*

Saturday, May 20 --- Armed Forces Day

Thursday, May 25 --- BOD meeting, 2:30 p.m.

Monday, May 29 --- Memorial Day, office closed