



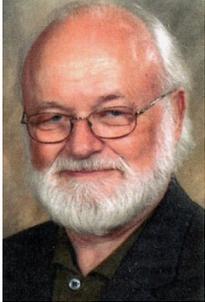
AROUND THE BEND



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Published for Riverbend Residents

October 2015



President's Corner October 2015

As always, September and October are very busy months. This year they are especially busy since we have several issues demanding our attention.

These include our roof project, a new five-year cable service contract, a new five-year mandated building reserve study and our 2016 budget. Following is a bit more on each subject:

1) Our roof continues to be a leading building as well as financial concern for us. We now have contracted with two engineering firms with whom we have experience and they have provided us with written opinions on the condition of our roof. They have also come to public meetings to answer questions and concerns. Their reports differed in their sense of urgency and in projected costs. However, there is little doubt that we are in need of a new roof. Our next step is to choose one of these engineering firms to help us put together a bid package which will include all specifications, recommend qualified roofing contractors, and help us choose a contractor. They will also be our project supervisor making sure we are getting the quality product we desire and deserve. This project may take between 6 and 18 months depending on scheduling and weather. Both engineering firms believe there are small repairs that should occur this fall to get us through the winter. We are pursuing these repairs.

2) We are in the process of negotiating a new contract for TV cable and perhaps internet service. We have proposals from both Verizon and Comcast. Their proposals are similar; however, Verizon wants to bring fiber optics to our building and to each unit. They would provide this at their expense

but will not give us a timeline or explain how they will bring the fiber optics to our units until we sign a contract. We speculate that this project could take a year or more so we are not pursuing a contract with Verizon this year.

Comcast is proposing that they provide us with their new X-1 system which includes High Definition for all units.

□ They will provide one X-1 HD set top box and two HD-DTA boxes for other TVs in each unit as part of the contract. The HD-DTA boxes will show HD channels but not permit access to On Demand services or Premium Channels.

□ Currently, those of us with HD cable service are paying just over \$20 on our cable bill for this option. So our new Comcast bill would be reduced over \$20 and our condo fees would go up around \$5 for each unit. This would save each unit currently getting HD about \$15 per month.

□ Another consideration is Performance Internet Service. Currently, over 73% of us are getting internet service. We each pay Comcast over \$56 including taxes. If we include Performance Internet Service in our Riverbend Comcast contract, we will pay about \$30 more on our monthly assessment.

□ The roughly \$56 most individuals now pay on their Comcast bill would no longer be on that Comcast bill. This would save each unit about \$26 in monthly expenses.

□ If we were to get both X-1 HD TV and Performance Internet Service, most of us would see a reduction in cable and internet service costs of over \$41 per unit. The question is, do we want to include Performance Internet in our Comcast Contract?

On October 15, at 10 a.m., our Comcast representative will be here to give us a demonstration and explain how their X-1 cable system works. Everyone is invited.

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We won't be signing a contract until after this presentation.

3) Reserve Advisors has completed our mandated five-year building Reserve Study. Based on their analysis of the projects that we will likely need to do in the next 10 years, Reserve Advisors is suggesting that we increase our contribution to our Reserve Fund by about 10% each year for the foreseeable future. This would be a big jump each year so this coming year we will discuss which of several options we prefer in order to get our Reserve Fund to its recommended level.

4) This coming year will be a reality check for all of us here at Riverbend. We have been hiding from the facts. This year with the help of our manager, Sandy, Ruth Jacoby, our Treasurer, Priscilla Sammet, our Chair of Budget & Finance and all the B&F members, we are going to bite the bullet, so to speak, and make an effort to get our financial house in order. This will mean that our 2016 Budget will see a substantial increase and therefore a substantial increase in our assessment fees. Here are some of the major factors for this increase:

□ Cable TV – an increase of about \$5.70/unit from 2015 – or about \$36.00 more if we include Performance Internet Service.

□ Lansdowne Woods – an increase of about \$6.25/ unit from 2015.

□ Electrical Inspection for preventative maintenance – an increase this year of \$9,000 from 2015 – we do this every five years and 2016 is the year for this work

□ Operating Reserves – an increase of about \$8,900 – from 2015. This will help bring us back in line with the recommendation of our Auditor.

□ Replacement Reserves – an increase of \$28,000 from 2015 – this will start the process of following the recommendation from our 2015 Replacement and Repair Reserve Study.

Of course there are many other items in our budget, some higher than in 2015 and some lower; but the above are the highlights. These increases will be difficult for many of us. But we cannot continue to hide from the reality of what good

stewardship of our building and community actually costs us financially.

On September 24, at our monthly BOD meeting, our board unanimously passed the proposed 2016 Budget for Riverbend with two possible expense lines that may be amended.

One is for insurance, that will likely require a smaller increase than estimated, and another for our Comcast contract which may include Performance Internet Service. We will present the finalized budget to all owners 65 days before the end of the year as required in our by-laws.

Our Board of Directors is determined to face the facts as they are laid in front of us. This coming year will be our opportunity to get creative. How can we maintain our facility in a proud and happy way and still continue to afford our fee structure? There should be good answers and we need to explore the possibilities.

We all need to not only share our concerns but also our ideas. We hope to explore all possibilities except those that will not reflect good stewardship for our building and our community. Let's work together!

Bert Schlabach, President

Riverbend Condominium Association

Dates To Remember

Sunday, October 4 --- International Dinner; 5 p.m.

Thursday, October 8 --- Polls close at 3 p.m.

Remember to vote!

Saturday, October 10 --- Riverbend Dinner Club;

5:30 p.m.; Crossroads Restaurant

Monday, October 12 ---Columbus Day;

Office closed.

Tuesday, October 13 --- Rummage Sale Pick-up;

8 a.m.; Loading Dock.

Thursday, October 15 --- Comcast Presentation;

10 a.m.

Thursday, October 22 --- Deadline

Around the Bend.

These dates are in addition to those noted in the Manager's Corner and take place in the Riverbend party room unless indicated otherwise.



Management Corner
Sandy Swarr

Did you know . . .

A copy of the Board Packet is available for your review in the Lobby on the Friday before the regularly scheduled meeting. Committee and Board Meeting agendas are posted in the mailroom bulletin boards. Residents are welcome to all meetings!

Committee Interest Forms, Vacation Forms and Bus Schedules are available in the slots in the mailroom.

Upcoming events

October

- October 1 and 2 – Annual Fire Inspection
- October 8 – Annual Meeting at 7:00 p.m.
- October 26 thru 30 – HVAC Inspections

November

- November 2 thru 6 – Screen Removal
- November 9 and 10 – Window Washing
- November 11 – OFFICE CLOSED
- November 12 thru 18 - Screen Replacement

“A fallen leaf is nothing more than a summer’s wave goodbye.”



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://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



Carbon Monoxide Alarms

A question was raised about whether a Carbon Monoxide Alarm for your unit is furnished by the association. It is the owner’s responsibility to purchase this item? If you should decide to purchase one, Home Depot or Lowes sells the Plug –in (AC) Carbon Monoxide Alarm that plugs into any electrical wall outlet and they range in price from about \$40 to \$60.

Scheduled Deliveries and Contractor Work

Don’t forget to notify the office to schedule your delivery or “work to be done” items because someone else may have already reserved the freight elevator for their delivery or job.



Welcome

We extend a warm welcome to:
Sam and Carole Meals from McLean, VA, who now reside on the 11th floor. . .
. . . to Stan and Bonnie Olenn who live in Unit 901 and came from Bethel Park, PA. . .
. . . and to Joanne Larkin from Alexandria, VA, now living on the 2nd floor.

COMMITTEE REPORTS

Activities

Fundraiser

Congratulations Riverbend residents! Your donations for the Ashburn Volunteer Fire Department fundraiser for 2015 totaled \$6,655.00. This exceeded last year's total by \$414.89. Thanks to all residents for your generosity and a big thanks to all who helped make this year's fundraiser dinner a great success. Also, thanks to the fire department speakers for all the valuable information.

International Dinner

The International Dinner on Sunday, October 4, is sold out. All dinner guests who have signed up to attend, please remember to take your check for \$4.00 to the management office. Also, remember to bring the dish that you noted on the sign-up sheet. We will share an amazing menu with everyone's favorite dish from countries around the world. The decorations will be festive and the music will soothe your heart. We promise you will have a great time.



Save the Date

On November 12, at 7:00 p.m. in the party room, George and Sue Viener will discuss Pueblo pottery. Examples from their private collection will be available for viewing. More information will be in the November newsletter.

The Activities Committee invites all residents who are interested in helping with the social events for Riverbend to the committee meeting held on the first Monday of each month at 10:30 a.m. in the party room. If you have a question, do call Cathy Black. My number is in the phone directory. Or, ask any of the committee members. We will be glad to answer your questions. Please come and join in the life behind all of the wonderful social events that are planned.

See you at the International Dinner.

--- Cathy Black, Co-Chair

Cushions For Crossroads

Recently, new chair cushions were bought for the Crossroads restaurant and several volunteers met and clipped the five tags off of each of the 70 cushions and sprayed fabric stain blocker on both sides of each. We did the spraying on the Riverbend Patio and stretched a clothesline to hang them to dry. We then went to the restaurant and covered the chairs with their new cushions. All for the Crossroads Restaurant.



Alan McMaster, Dorothy McMaster, Gini Laughlin, June Shirley, Beth Schlabach, Judy Kory and Shirley Thorpe. Not pictured --- Bert Schlabach

Photo courtesy of Bert Schlabach

2015 Senior Olympics

As you know, Lansdowne Woods of Virginia was a Gold level sponsor for the 2015 Northern Virginia Senior Olympics. There were a few LWVA residents who participated including Stuart Jamison (RB) who did an awesome job participating in four events (walking.)

Thank you for your continued support of our fitness programs and wonderful residents!

--- Jane Nash, Fitness Director, LWVA.

Congratulations, Stuart, from all of us at Riverbend!

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



**The Adventurous Eater
By Judy Kory**

Okada Japanese Restaurant and Sushi Bar

Completing our tour of One Loudoun’s building to the right of Alamo Cinema, we visited Okada at 20357 Exchange St. As you enter, it is a feast for your eyes. The architecture is amazing; soaring curves in the ceiling, a circular sushi bar in the center, curved benches around the sides. Even the lighting fixtures are works of art.

This is a restaurant focused on “choice.” There are several seating options: table, booth, sushi bar, regular bar, outside tables. There are over 40 lunch entrees with soup and salad for under \$12. The extensive menu includes sushi (166 items some cooked, some raw); hibachi entrees cooked in the kitchen so you don’t have to; Bento boxes; small plates for sharing; Ramen noodle soups; fresh grilled fish and lamb chops; Udon and Yakisoba noodle entrees; tempura; and lots of vegetarian options. A children’s menu and dessert menu round out food options. The large selection of beers (10 on draft, 8 domestic bottled, 15 imported); specialty cocktails for \$8; wines by the glass and bottle; Sakes (20 plus options); Shochu rye; full bar; and some interesting Japanese soft drinks should satisfy everyone’s thirst. Sunday through Thursday from 3:30 to 6:30 is Happy Hour, with special prices on selected drinks. Right now dinner appetizers are 50% off (expires Oct. 9) during Happy Hour.

We tried Bento boxes (\$16); small plate Tuna Tataki with seaweed salad (\$13); salmon and avocado sushi (\$11.50); hibachi steak (\$19); and shrimp and vegetable tempura (\$14). Everything is carefully prepared, beautifully presented and quite tasty. Most dishes come with soup and salad. Prices are reasonable; dinners are in the \$15 to \$20 range. Vegetarian and chicken dishes are less expensive. Exotic ingredients (quail, filet mignon, lobster), can get pricy.

There is so much more on the menu to sample. We plan to return, especially for the delicious Tuna Tataki (remove the hot pepper slices first).

Call Okada at [703 723-3628](tel:7037233628), or visit www.okadajapaneserestaurant.com.

A sampling of Okada’s menu items:



Bento Box



Salmon and Avocado Sushi



Hibachi Steak



Shrimp and Vegetable Tempura

Community Services

Scams and Frauds Revisited:



Telephone scams have previously been discussed in several Community Services columns. An increasing number of telephone scams specifically targeting senior citizens are currently being reported.

These scams involve fraudulent operators who pretend to be calling about Medicare or Social Security, but whose actual purpose is to trick seniors into disclosing their private financial information. These callers claim that new Medicare or Social Security cards are being issued or that the beneficiary's file needs to be updated. The scam artist's ultimate goal is to get the person to verify or provide personal banking information. One of our Riverbend residents recently received a scam call requesting information to update her address for Medicare's records. She described the caller as "well-mannered" and "calm." She immediately recognized the potential for being scammed and told the caller she would contact Social Security herself. The scam artist persisted, telling her to call a specific telephone number he gave her, which she did not do. Instead, she called the published number for Social Security and reported the scam on its hot line. Because unexpected telephone calls such as these can be intimidating, our neighbor recommends our being prepared with specific responses such as the following:

- * Say to the caller: "I don't know who you are." "What is your name?"
- * Ask for the telephone number of the government agency the caller says he represents.
- * Say to the caller: "I will call Medicare (or Social Security) and report your call."

If you receive a scam call relative to Medicare or Social Security, report the call and the caller's responses to the above questions to the Social Security Administration at: [800-772-1213](tel:800-772-1213), or www.ssa.gov; or call the Centers for Medicare and Medicaid Services at: [800-633-4227](tel:800-633-4227).

It is important to remember that Medicare, Social Security and the IRS will never initiate a telephone call requesting any personal information or banking information. Initial contact will always be by mail.

(Thank you to the Riverbend resident referred to above for sharing her recent experience and recommendations relative to Medicare and Social Security telephone scams.)

File of Life:

Most of us were given a "File of Life" by a Riverbend resident who served as a "welcome hostess" after our arrival. The File of Life is a voluntary program designed to immediately provide Loudoun County Fire-Rescue emergency responders with necessary medical history, support needs, and emergency contact information. This information could be life-saving. The File of Life is designed to be affixed by its magnet to the refrigerator. One of our Riverbend residents recently had a medical emergency which required calling 911. She said that the first questions she was asked by the paramedics after their arrival were: "Do you have a File of Life?" and "Is the information up to date?" It is important to remember to update the File of Life whenever changes in medical status and medications warrant; and it is important to affix the File of Life to the refrigerator. Anyone who needs a new File of Life or information card insert should contact Sue Wiggins at: [703-777-4332](tel:703-777-4332).



(Thank you to the Riverbend resident referred to above for sharing her recent experience relative to the File of Life.)

Loudoun County Library Revisited:

Some of us participated in Loudoun County Public Library's One Book, One Community program last year. This annual program encourages all Loudoun County residents from middle school students through senior citizens to read and discuss the same book. This year's selection is "A Monster Calls" by Patrick Ness, described by "The New York Times" as "a profoundly sad story but it's
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also wise, darkly funny and brave;” “a gift from a generous storyteller and a potent piece of art.” Beginning October 1, free copies of the book “A Monster Calls” will be available through library Outreach Services such as those provided at the Lansdowne Woods Clubhouse the first and third Tuesday mornings of each month. Free books will also be available at all Loudoun County library branches and at the Leesburg County Government Building.

The Loudoun County Public Library continues to provide online instruction and face-to-face assistance for facilitating downloading library books to e-readers. For additional information about the Loudoun County Public Library’s resources, refer to the Community Services column in the September, 2014 issue of “Around the Bend,” and/or go to the Loudoun County Public Library website: www.loudounlibrary.gov.

--- Anita Zatz

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, Ellyn Chace,
Bea Childs, Lorraine Eiermann, Cecilia Frenkel,
Maria Kelly, Jackie Lev Dahl, Judy Martinowsky, Ann Robinson, Pat Scheffel,
Betty Simmons & Peg Ware
Board Liaison: Shirley Thorpe

Management Staff

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

Highlights of BOD Meeting

August 27, 2015

LWVA Reports

- Installation of canvas carports at Overlook is under consideration.
- New piano for Monroe Auditorium arrives in a few weeks.
- “Globe” will remain until a sign (Lansdowne Woods of Virginia) is ready to replace it.
- A Communications Director will be hired to do press releases, etc.
- Walking trail to be re-chipped.
- Liquor license for Crossroads is pending. Residents may not carry wine etc. into restaurant. Opening specials continue.

Riverbend Reports

- A fine pasta dinner will be served on September 12. Your ticket is your donation to Ashburn Fire and Rescue. They serve us so well! If you don’t come to the dinner, you may still contribute: a fireman’s boot will be sitting outside the office to place checks in.
- Contract for cable under consideration. Waiting for information from Comcast. Verizon has sent in a proposal. Present Comcast contract expires 12/31/15.
- Annual Meeting is October 8. Hope everyone voted!
- Our name has officially changed to Riverbend at Lansdowne Woods.
- Vestibule directory is being brought up to date.
- HVAC fall inspections will be week of October 26, 2015.
- Mary Ann Blatt, our Vice President, has resigned. She has worked hard for Riverbend. Be sure to thank her as she moves on to other endeavors.

Next BOD meeting: Thursday, September 24, 2015.

Shirley Thorpe
Secretary