ELECTRIC VEHICLE CHARGING COMING THIS SPRING AS A NEW ROTONDA AMENITY

Electric Vehicles (EV) are becoming a real part of our current world. And they are making their way to the Rotonda. The Association gets requests from time-to-time for Electric Charging Stations for a variety of Electrical Vehicles. At this point, there are at least four totally electric vehicles permanently garaged on property.

Also, we get questions from possible new buyers about EV support several times per year. Some requests have been for individual chargers in the garages, while others were for a community station in the parking lot.

Several months ago, the Board decided it was time to take a serious look at adding this to our property, as all the newer residential high-rise buildings around us in Tysons offer this capability as a routine amenity.

With direction from the Board, Management pursued a preliminary analysis of electric charging at the Rotonda. It was discovered that charging stations divide into two groups -- personal chargers and/or community chargers. One continued on page 4...

NEW INCENTIVES TO VOTE FOR AMENDED BYLAWS INCLUDE CHANCE TO WIN CASH

The Amended and Restated Bylaws is nothing new. You’ve been hearing about it for over a year now. But the chance to win cash just for casting your vote is something totally new! And for those who have been waiting for a town hall meeting regarding the changes… that time has come!

The RCUOA Board started a huge undertaking in early 2017 when, after much research, Directors decided there were four changes that needed to be made to the Rotonda Bylaws. The 2017 Amended and Restated Bylaw package was the result. The first pages, consisting of a letter from Board President Douglas Doolittle, an instruction sheet, a ballot, a marked-up restated Bylaws, and the final restated Bylaws were mailed to all owners of record on March 2, 2017.

The Board’s goal was to have the voting completed, having reached 66.6 percent, by the 2017 Annual Meeting. As the months went by response slowed, which resulted in – a second mailing, a Bylaw Ballot table at the Ice Cream Social, emails, and phone calls. To make it easier to vote, ballots were kept at the Front Desk and owners simply had to visit the Community Center. Still, as we approached the Annual Meeting, it didn’t appear the goal would be met. And it wasn’t.

continued on page 14…
Since the renovated Community Center fully opened last summer, we have seen a marked increase in daily usage of all of our Fitness Center facilities, and already it is time to make changes to keep up with demands. At the Board meeting on February 27, 2018 we extended the hours of the Fitness Center, authorized the purchase of new equipment, and approved a contract to whitecoat the indoor pool. Furthermore, I was also recently approached by a long-term owner about the possibility of creating a new Fitness Committee.

At the February Board meeting, we approved changes to Policy Resolution 13, extending the hours of the main Fitness Center to 24-hours-a-day and to control all access by fobs. This fulfills our promise to make it a true around-the-clock operation, and also safeguards us against unauthorized use and damage. Once the new measures go through the rest of the approval process – being posted for 30 days for owner comment and then finally codified by the Board – access to the Fitness Center will be only by fob, and users will need to go to the Front Desk to sign up for access and sign liability waivers. As the time approaches for the changes to go into effect, there will be notices posted and details available on what needs to be done to have uninterrupted access to our world-class Fitness Center.

The Board also approved the purchase of five new treadmills for the Fitness Center. The contract for the new equipment has already been signed, and delivery is expected in late March or early April. The new treadmills will be updated versions of the StarTrac machines that we have been using. The best of the old treadmill machines may be put in the Temporary Fitness Center located on the B-1 level of Building 3.

One of the things the arrival of 2018 means is that it is time for the regularly scheduled whitecoating of the pools. The plan is to do the interior pool this spring and the outside pool after the summer pool season closes in the fall. The work on the interior pool will take about two weeks and is planned to start in April. Once the work is finished, it will take a couple of more days to get the water quality properly adjusted and then the pool will be back in regular operation.

Finally, I think the idea of creating a Fitness Committee is a great one, but we will need at least three to five owners to sign up to make it a reality. I envision that this committee would advise the Board and Management on purchases of new equipment, maintenance issues, and other things such as cleaning schedules and potential problems. If you’re interested, please contact the Board Liaison Officer, Colleen Fishter at cfishter@rotonda.org.

The Rotonda Board of Directors is looking for several owners willing to volunteer to form a new Fitness Committee. Board President Douglas Doolittle was recently approached by a long-term owner about the possibility of creating this new Committee.

To make it a reality, we need at least three other owners to sign up. The Committee will probably be tasked with advising the Board and Management on new purchases of equipment, maintenance issues, and other items such as cleaning schedules or potential problems.

To join, pick up a form at the Front Desk or download one from BuildingLink. Complete the form and bring it to the Front Desk by March 26, 2018. Or, email your volunteer information to cfishter@rotonda.org.
RCUOA BOARD ESTABLISHES SIX COMMITTEES
TO SERVE AND SUPPORT PROJECTS AND ACTIVITIES THROUGHOUT 2018

Every year at the Rotonda, new Committees are formed. It is an opportunity for Owners to become involved in their community. The call for volunteers for the 2018 Committees began in November and ended in mid-February. At the January 23, 2018 Board of Directors meeting, the Board appointed six 2018 Committees, one of which, the Library Committee, was new at the end of 2017.

Covenants Committee is comprised of three members -- Kianoush Alem, Nooshin Farr, and Michelle (Mickey) Lewis. The principal duty of the Covenants Committee is to receive and process resident complaints in accordance with PR 20, Due Process.

Children's Activities Committee – Juliana Erikson, Catherine Mojumdar, Deena Gordon Parla, and La- leh Teymurian. The principal duty of the Children's Activities Committee is to envision and recommend changes in the property or activities that would be attractive to children and their parents.

Facilities Committee – Nooshin Farr, Anne Garnier, Eliabe Hajebi, Mary Howard, and Harl Jeffrey. The Facilities Committee has the principal duty of designing and planning of select major infrastructure projects as determined by the Board.

Landscape Committee – Jackie Armstrong, Charlene Dorn, Tahereh Ebrahimi, Catherine Gates, Rosemarie Gustafson, Sally Margolis, and Don Oliver. The principal duty of the Landscape Committee is the creation of an annual master plan for landscape revitalization.

Library Committee – Jamseheed Abadi, Judith Baucino, Charlotte Eid, Don Oliver, Thelma Rosenberg, Lucille Weener, and Sayedah Zabarah. The principal duty of the Library Committee is to manage and maintain the Rotonda Library in the Community Center.

Welcoming Committee – Jan Bohall, Charlotte Eid, Lois Laura, Thelma Rosenberg, and Patricia Sempek. The principal duty of the Welcoming Committee is the continued modification and implementation of the plan the Committee created in 2017 on how to welcome new residents to the Rotonda, including identifying volunteers to staff it.

The Board thanks all Committee members for volunteering their time.
thing became clear — Charge-Point is the largest provider of EV charging stations in the United States, with several dozen in the Tysons/Vienna area already.

With investigation, Management realized personalized charging at the Rotonda would not work. Here, personal charging would be limited to garage spaces. Because of the age and design of the electrical infrastructure of our buildings, any personal charging station would have to be connected to a Rotonda-owned source panel, which would not work easily.

The better alternative was community charging. At the January 23, 2018 Board meeting, Directors voted to install such a station at the Rotonda. Because of the renovation of the Community Center, sufficient electricity is available to support a two-port charging station. It will be located in the parking lot to the left of the FDC hydrant outside the Community Center and would serve two parking spaces. The Rotonda will pay for the installation and monthly maintenance. Each month, Charge-Point will pay the Association an agreed amount to cover electricity, fees, and handling. Any driver with an Electric Vehicle and a Charge-Point account could use the station.

*It works like this: Drivers must establish a personal Charge-Point account.* They then simply plug in their Electric Vehicle, swipe their Charge-Point card, and wait for the charge to complete. When they unplug, the account is logged off. They then drive away.

*If a vehicle becomes fully charged, but is not moved, the driver’s card will continue to be charged.* In fact, fees are established in the software to charge drivers a higher hourly rate after the vehicle is fully charged. This should discourage drivers from leaving their vehicle in an EV space long-term.

As an older property, the Rotonda was not built to support EVs. However, the Board decided we can begin the process to better serve our residents and to enhance our property. We can do so at a reasonable installation cost to the Association because that cost will be recovered over time with use charges. Operating costs will be included in the charge to users, meaning there are no direct operating costs to the Association.

Look for installation of the Rotonda’s own Electric Vehicle Charging Station to begin in the spring.

"Always Give People More Than What They Expect To Get."
-Nelson Boswell

Dear Renneye,

I wanted to thank you for all you did for the sale of our Rotonda condo unit in Virginia. You went above and beyond an agent’s duty with all the help you rendered us along the way, specially during the renovation of the unit. None of our friends believe that as an out-of-state owner we even didn’t have to visit the unit during the renovation, as you took care of everything. Your expertise and extensive knowledge of Rotonda community rules and regulations provided invaluable, and saved us on renovation costs.

Thanks again,
Mr. and Mrs. R
ROTONDA BINGO
STILL AVAILABLE

Bingo has long been a staple activity at the Rotonda, going back many years. The good news is... those who enjoy playing Bingo, still can!

Rotonda Bingo continues to be played every Tuesday from 7:00-9:00pm in Building 4, Party Room 4.
Check the Rotonda Building-Link Calendar for updated information on specific dates. Then simply show up, and play!

FAIRFAX POLICE NON EMERGENCIES

The Board hosted Captain John Trace and Master Police Officer Patrick Lucas, of the Fairfax County Police Department, at its February 27 meeting.

They reminded those attending that the Department has a non-emergency phone number that residents can, and should, call anytime they see suspicious or criminal activities on or off Rotonda property.

When you call the number below, officers will need specific information from you, such as the date, time, and place of the event you are reporting.

Call: 703-691-2131
Email: john.trace@fairfaxcounty.gov

FIRE SPRINKLER PROJECT ADVANCES
MOVING FROM B1 TO B2 LEVEL IN BUILDING ONE

The Fire Protection contractor has completed the installation of new pipes and sprinkler heads in the B1 level of Building One as part of the Fire Sprinkler Pipe and Pump Replacement Project.

The Fairfax County Fire Marshall inspected the installation on March 6. Pressure testing passed, however a couple sprinkler heads were required to be added, along with a few other minor adjustments. It would then take a few days to reinstall the required drywall, and to clean the garage. Cars should be allowed to return to the B1 level by mid-March.

At that point, we will move on to the B2 Level of Building One. Announcements are going out, so if you park on the B2 level or have a storage room on the B2 level, be on the lookout for instructions.

The B2 level sprinkler systems are exposed, meaning they are not buried in drywall. Because of this, we expect the progress should move much more quickly. However, at approximately two to two-and-a-half months per building, we expect to finish the last building in late 2018 or early 2019.

Residents in other buildings have asked when their building and level will be next in the rotation. That question is hard to answer, but you can estimate a minimum of two months per building.

The Fire Sprinkler project is progressing to the B2 level of Building One.
The Rotonda Library has undergone a huge transformation in the last few months. The result of which is six shelves filled with a variety of books for residents to use, borrow, and above all... enjoy!

Members of the Library Committee started the process by going through every single book previously stocked on the shelves and deciding which should remain, be recycled, or be donated. They also started creating specific divisions for types of books, including fiction, nonfiction, mystery, history, political science, self-help, and more.

At the end of this thorough cleaning, the shelves looked empty. So, the Committee decided to have a Book Drive. The plastic tubs placed in the lobbies of each building became a place residents could easily donate books. And donate they did! The Library Committee and Staff brought tub after tub to the Community Center, and when the drive came to an end, 500-plus books had been donated to the Library. Now when you walk past, you will see the shelves are completely full.

The Committee will still accept donations, and encourages residents to take, keep, return, and donate books!

All books are welcome, including volumes published in the past 10 years, books in good condition, and classics by well-known authors. Any books left at the Library will be sorted for the shelves, or if they are not a fit for the Rotonda Library, they will be recycled. Children’s books were donated to the Children’s Activities Committee for a bookshelf in the area being renovated into a multi-purpose room.
FAIRFAX NAMED A TOP COUNTY TO LIVE IN
AND NUMEROUS FAIRFAX COUNTY PUBLIC SCHOOLS TOP THEIR OWN LIST

Everyone who lives here knows the Rotonda is a pretty nice place to live. And Tysons and the surrounding areas feature their own list of positive factors. But now our county is getting some accolades of its own.

Fairfax County has been named a top place to live in the United States, according to a ranking similar to one the United Nations uses.

In the February 7, 2018 edition of the Vienna Patch, staffwriter Emily Leayman reported this new ranking by 24/7 Wall Street had determined Fairfax County is the sixth best area to live in, at least based on the quality of life.

24/7 Wall Street came up with the results implementing the same factors as the United Nations’ Human Development Index used to rank nations based on educational attainment, poverty rate, and life expectancy.

Fairfax County does well for a county with over 1 million people. Statistically, it has:

- 6.4 percent population increase over five years,
- 3 percent unemployment rate
- 6 percent poverty rate
- 83.7 year life expectancy at birth

The data used in the study are 2012-2016 averages from the U.S. Census Bureau’s American Community Survey, 2014 life expectancy estimates from the Institute for Health Metrics and Evaluation, and November 2017 unemployment rates from the Bureau of Labor Statistics. Independent cities were eligible for the ranking too.

The analysis found some of the highest ranked counties came from major metropolitan areas where many residents have high-paying jobs. With an abundance of high-paying jobs in government and other local industries, it’s not surprising seven of the 25 best counties to live in hail from the D.C. metropolitan area.

Other counties and independent cities ranked in the top 25 include Falls Church City, Arlington County, Fairfax County, and also Alexandria City.

Fairfax County also has some of the best schools in Virginia.

Quality of life website Niche.com, which specializes in all different types of rankings, including schools, has created a new list that is a bit different than the usual lists the company is known for. In this one, Niche has ranked what it says are the top 100 schools in Virginia.

In this list, Niche prefers private schools. Only two of the top 30 spots are public schools. Thomas Jefferson High School for Science & Technology in the Fairfax County Public Schools is No. 1, followed by the private Madeira School, Potomac School, Norfolk Academy and St Anne’s-Belfield School.

But most important to residents of the Rotonda is the fact that of the public school systems on the list, Fairfax County, Arlington, and Loudoun County are all represented.

It is important to remember that every school on this top 100 list receives either an A+ or an A for an overall score from Niche.

The methodology used to create the rankings is based on an analysis of academic and student-life data from the U.S. Department of Education along with test scores.

Here are the top 10 areas featured in the full list:

1. Falls Church City, Virginia
2. Pitkin County, Colorado
3. Arlington County, Virginia
4. Los Alamos County, New Mexico
5. Douglas County, Colorado
6. Fairfax County, Virginia
7. Howard County, Maryland
8. Loudoun County, Virginia
9. Marin County, California
10. Fairfax City, Virginia

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FILE OF LIFE CAN HELP IN EMERGENCY SITUATIONS
AND IT’S FREE TO FAIRFAX COUNTY RESIDENTS

If you are injured or suffer from a medical condition that temporarily renders you unconscious or unable to communicate with fire and rescue personnel, what might happen in an emergency? Without important information about your medical issues, how will the firefighters or EMTs be able to quickly diagnose your condition and provide effective care? Without knowing what medicines you take, how will the paramedics know which drugs can safely be administered to you? Without emergency contact information, how will the police let your relatives or caregivers know what has happened? The answer to all of these questions is something called The File of Life.

The File of Life is a form that you keep on the outside of your refrigerator door that provides critical medical and emergency contact information to emergency personnel at times when you may not be able to provide that information yourself.

Using the File of Life, first responders can check your known medical conditions, figure out what medications you are taking, discover any recent surgeries you have had, and see if you are allergic to any medications. Personnel can also use the information to let your relatives or caregivers know about your medical emergency.

The File of Life provides space to list contact information for your doctor, provide insurance information, and describe any other special circumstances that rescue personnel should know in order to properly care for you.

Free File of Life packets are available upon request to all residents. The packet consists of a File of Life information card and a vinyl cardholder. Each person in the home who has a medical or physical condition that could require emergency care, needs to have their own File of Life.

To request a File of Life packet, simply contact the Tysons Corner, Fire Station 29 at 1560 Spring Hill Road, McLean, VA 22102, or call them at 703-893-0140. If you are unable to reach the Fire Station, contact the Fairfax County Public Affairs and Life Safety Education office at 703-246-3801. Or, for more information, visit www.fairfaxva.gov/file-of-life-program.

Get your File of Life packet today!
PROPER GARBAGE DISPOSAL
WILL HELP PREVENT SEWER BACKUPS

The number one cause of sewage backups at the Rotonda is… grease! With a few simple tips, we can help our system work better and with fewer issues.

The easiest way to solve our grease problem, and to help prevent overflows, is to keep certain materials out of the sewer system. Doing so will also help you as a resident. Owners are responsible for all plumbing from the sink to the main line connection, even if the line is not visible and is behind your wall, is your responsibility.

Let’s start with this important tip — never pour grease down the drain! Why? If you pour cooking grease down your drain, as the grease cools, it will coat the interior surface of the pipe and begin to build up. Over time, this build-up will eventually block the passage of water.

Additionally, pouring grease down drains causes odors and costly maintenance repairs. Starchy foods, such as potato peels, turn into a pasty substance and can quickly line walls of pipes. Fried foods don’t just clog our arteries, they clog our sewer lines too! Grease, a by-product found in food varieties, is found in meat fats (beef, chicken, pork), food scraps, baked goods, cooking oil, cooking sauces, vegetable lard or shortening, butter/margarine, and dairy products.

**You can help in this way:**
- Never pour grease down any drain.

- Scrape grease and food scraps into a can or old plastic bag, then dispose in the trash.
- Use sink strainers to catch food scraps.
- Wipe excessive grease from cookware.
- Commercial additives in detergents only dissolve grease in part.
- Inform the entire family about the grease problem, so everyone is aware and helps.
- Use a plunger to clear any clogs.

**Dispose of grease in three easy steps:**

1. Prepare an empty coffee can or similar container with cover. You can also use cans from canned vegetables and soups, or even milk containers.
2. Let the grease cool. When it gels, pour into the can/container.
3. Place closed can/container inside your regular trash receptacle and dispose of with other trash.

**Safety Note:** Use caution when pouring hot grease into a collection container, or wait for it to cool slightly. Hot grease burns.

**Items you should NOT put down the drain include, but are not limited to:**
- Grease Products
- Egg Shells
- Celery
- Rice
- Potato Peels
- Shrimp Peels
- Coffee Grounds
- Corn Husks/Cobs
- Chemicals of Any Kind
- Paints
- Drywall Compounds

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**NEW PATIENT SPECIAL**

**FREE**

**Take Home Teeth Whitening**

When you come for your first Cleaning, X-rays and Check up.

Please call us for more details.

Special discount rates apply if no dental insurance.

**NEW PATIENT SPECIAL**

Porcelain Crown $899
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20% Discount on Veneers
Since the weather is improving and residents with dogs will soon want to be outside with them, now is the time to remember what it takes to be a good pet owner on Rotonda property.

Is your dog registered with the office and had its DNA swab? Do you know which elevator to use? What is the process for cleaning up after your pet? Where is your dog allowed and not allowed to roam?

For the complete set of rules on pets on property, as well as the Pet Park rules, please review Policy Resolution 22, Pet Policy, in the BuildingLink Library or at the Front Desk.

Here is a brief review of those rules to ensure all Rotonda residents enjoy their time outdoors. Keep in mind that Rotonda unit owners are responsible for their pets AND for their guests’ pets. Owners are also responsible for compliance with all applicable Fairfax County rules and regulations regarding pets.

Pets must be registered with the Association office. If that is done at the time of unit registration, there is no fee.

The Rotonda allows one orderly domestic pet per unit. Residents may apply to the Management Office for approval of more than one pet. Boarding, breeding, or any animal commercial enterprise are not allowed.

Pets are not allowed in lobbies, front entrances of buildings, or in any common areas inside buildings, such as the Community Center. Please take your pet directly from your unit to the service elevator and exit the building only on the B2 level through the rear entrance. No dogs are allowed in the passenger elevators. The only exception is if the service elevator is out of service, in which case, you should ask permission of the residents in the passenger elevator before getting on with your pet.

A licensed service dog may accompany their owner as needed on the property. But keep in mind, service dogs are not exempt from the behavioral rules set by Fairfax County or the Rotonda.

Pets must not be a nuisance by barking, howling, or exhibiting aggressive behavior. Pet owners must comply with Fairfax County required licensing and inoculations.

Pets are not to be left unattended on common areas of the property, in a vehicle, or on an open terrace or balcony. When they are with you on common property areas, dogs must be on a leash at all times. Dogs should not be placed in the custody of any person under the age of 16 years old or any person not physically capable of maintaining effective control of the dog.

Take advantage of the Pet Park at the back of the property where your dog can run off-leash in an enclosed space. Also, there are numerous designated Pet Areas around property, and the containers and bags available for waste are there for your use. All pet owners are required to clean up waste from their animals per Fairfax County Code Section 41-1-2, Section 108-5-2 and Section 41-2-6.

The Rotonda subscribes to a DNA identification program called Poo Prints, which requires DNA samples be collected from all dogs, so that any dog may be identified by its waste. A DNA processing fee for dogs will be charged. When Rotonda staff finds excreta on the property, a sample will be removed and sent to the DNA contractor for identification. Once positive identification is made, the owner of that dog will be charged the DNA Identification Fee, plus a processing fee, as well as the costs of cleaning up the excreta. Failure to pay these costs within 30 days will result in the costs being added to the owner’s assessment.

Unfortunately, when pet owners don’t follow these rules, there will be a violation fee accessed. Always remember that security camera recordings can be used to identify misbehaving pets.

If we all work together, residents and pets can enjoy spring outdoors.
Put the Rotonda Experts on Your Team!

Have you been thinking about a renovation but aren’t sure who to trust? There’s nothing like the personal touch of a remodeling company who knows your home inside and out! Let us design the kitchen or bathroom of your dreams! We’ll make the process easy from your first phone call to your final walk-through!

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- Fast delivery

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FIVE NEW TREADMILLS FOR FITNESS CENTER
APPROVED BY BOARD TO REPLACE FAILING MACHINES

For all the avid treadmill users out there… your workouts are about to get much better! At the February 27, 2018 Board meeting, the Directors approved the purchase of five new replacement treadmills.

This is a purchase that has been needed. When the new Fitness Center was opened in September 2016, the Board approved a minimum package of new fitness equipment. The five old treadmills, which had been stored during the Community Center construction, and one new treadmill, were installed in the new Fitness Center.

Those five treadmills which were re-installed were more than 10 years old. In the past their usage, and the overall usage of the gender restricted fitness areas, had been very light. In the past year, however, we have seen a significant increase in the use of the new Fitness Center. The recent survey reported that we have gone from 32.2 percent of the respondents using the facility to 53 percent. Or in other words, a 65 percent increase in usage! We also see that the treadmills are the most heavily used pieces of equipment in the new Fitness Center.

This huge increase in usage we have experienced in the new Fitness Center has resulted in repeated failures of these older machines. Management has spent more than $5,000 in the past six months in repairs for these failing treadmills. In addition, key repair parts for them are no longer being made, and therefore, we are being forced to install used parts instead.

Industry reports that the life cycle of treadmills is between seven and 10 years. The Rotonda has received good value from these older treadmills, but it is time to replace them. Accordingly, Management solicited bids for five new treadmills from five vendors. Three vendors responded with written bids and were presented to the Board. From those bids, the winning contractor and machines were chosen.

All five treadmills were installed March 12, 2018 and are available for use!
Call (703) 205-0031 now for your FREE in-home estimate!

GNA still loves kitchens!

For over a decade GNA has been working for you and your neighbors at the Rotonda. We have remodeled hundreds of kitchens and bathrooms and know the buildings inside and out. With all of this experience, we can expertly guide you through your project and give you the best kitchen design solutions for every style of unit.

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As of February 23, 2018 we still found ourselves short, with 53.09 percent who had voted “yes”, 3.56 percent who had voted “no”, and 0.39 percent who voted to abstain. Exceeding 66.6 percent of owners voting is required to either pass or fail the restated Bylaws.

Once the process was past the year mark, the Board decided it was time to provide a voting incentive. Several options were discussed at the January 23, 2018 Board meeting. Those ideas were further developed by Management and brought back to the February 27, 2018 meeting. The result was two options most owners will find favorable!

The first option was to offer a Town Hall Meeting. When the effort to amend the Bylaws began, there was discussion of such a meeting. Because the Community Center Mezzanine was still under construction at the time, the Board postponed any such meeting until the Mezzanine was available. That time is now.

The Town Hall Meeting, where owners can ask questions about the amendment, will be set for mid-April. All owners are welcome to attend, but keep in mind the topic of this meeting is limited to the Bylaw changes. As many of the questions will probably be legal in nature, it was decided that General Counsel Ken Ingram will lead the meeting.

The second option discussed was a monetary drawing. Management believed a drawing similar to that associated with Board election voting might accelerate the return of Bylaw ballots.

The Board agreed and set a cash prize package, including one first prize of $1,000, two second prizes of $500 each, and three third prizes of $250 each. Every owner who has or will submit a ballot is entered into the drawing. The drawing will take place at the 2018 Annual Meeting in December. Of course, “yes”, “no”, and “abstain” votes all have an equal chance of being chosen.

Two separate mailings are being sent out. The first is going to those owners who have already voted. It will thank them for their votes, explain the new drawing, and assure them that they are entered. The second will go to those owners who have not yet voted and will include a ballot for their unit. It will explain the drawing and assure them that their votes will be entered when they are returned.

This is your chance to participate in Rotonda improvements, and at the same time have a chance to win some extra cash!

For those who need a reminder of those changes the Board, Management and General Counsel are recommending the Association make, read below:

1. Deletion of almost all references to the Declarant or developer as they are out of date. This obscure and obsolete term was originally used in the Bylaws to refer to the developer of the property, who at the time the Bylaws were written, still owned a significant number of the units at the Rotonda. The developer is long gone and owns nothing at the Rotonda now. References to the declarant are now irrelevant and serve to only make the Bylaws confusing.

2. The use of electronic notices and voting to make use of current technology and minimize costs. The Board and Management are presently not permitted to do business between themselves and residents using the Internet, and we pay a considerable sum every year to our election auditors and others because of this outdated Bylaw provision. Allowing electronic notices and voting will streamline day-to-day operations and save money.

3. A new provision provides for rules enforcement consistent with current Virginia State laws. The Virginia Supreme Court Shadowood decision in December 2012 makes it impossible for Associations to collect fines from residents who do not follow rules and regulations, unless such authorities are written in the Association Bylaws. While we only have a handful of residents who refuse to follow rules, they make life difficult for others living around them.

4. A new provision to require unit owners and tenants to have insurance to protect against losses and liabilities. Our present Bylaws do not require that owners have HO-6 and renters have HO-4 insurance. These two modestly-priced insurance policies cover damage, liabilities, and other items inside units that the Association’s blanket insurance does not cover. They also protect owners and renters from catastrophic losses from a flood or fire that originates from within their unit and damages other units or a whole tier of a building. Liabilities from these kinds of damages can cost hundreds of thousands of dollars and without the insurance, the owner or renter may have to pay the entire cost.

For these amendments, the Board encourages all owners to vote today!
You can no longer miss the expansive buildings going up directly across the street from the Rotonda. This project, The Boro, will offer a mix of offices, apartments, condominiums, retail stores, restaurants and entertainment. Boro Tower, a 20-story office building at the site, is part of the Boro’s 1.7 million-square-foot Phase One. Now well under construction, the first phase will feature approximately 260,000 square feet of retail, 700 residential units, and 500,000 square feet of office space.

Part of Phase One, and most important to Rotonda residents, is a 70,000-square-foot flagship Whole Foods Market, the largest in the DC area. Also underway is a luxury, 15-screen Showplace ICON Theatre overlooking the expansive Boro Park equipped with outdoor seating, kid-friendly splash pads, and visual art.

Boro Tower is already more than 20 percent preleased to two premier tenants: 1) TEG-NA, comprised of a dynamic portfolio of media and digital businesses, is moving its headquarters from McLean to 46,000 square feet on the top three floors. 2) Hogan Lovells, a global law firm with more than 45 offices, is moving its northern Virginia office to Boro Tower. The law firm will lease 44,500 square feet of the Tower’s entire 17th floor and half of its 16th floor.

The LEED Gold-designed Tower will feature a shimmering glass curtain wall, accented by modern, white-glazed terra cotta. The building will feature 9- to 10-foot ceilings and efficient floorplates that minimize columns and maximize daylight and views. The Tower will be topped by an expansive rooftop terrace. From its vantage on “The Hill” – the highest ground elevation in Fairfax County – Boro Tower will provide panoramic views from the Blue Ridge Mountains to downtown Washington.

When completed, The Boro will offer a combination of high-rise and mid-rise construction on a 15-acre site. It will consist of more than 1,500 residential units, 1.8 million square feet of office space, and a new hotel. The Boro will also feature 316,000 square feet of retail space that will include nearly 20 restaurants, as well as fitness, home furnishings, fashion, and service retail locations.

The Boro is designed to bring people outside, with pedestrian-friendly roadways and green open spaces.
The Children’s Activities Committee had a Game Night in February, with about 10-12 families. They also hosted an impromptu Bingo game for kids on a day off from school, followed by a Community Bingo event!

Rotonda Maintenance Staff has been hard at work in the old office space. Among their work is patching of the ceiling, installing bracing and new drywall in some areas. Next will come painting, carpeting, and lighting.

The Board Room in Building 1 was updated in February. The walls received fresh paint in soft gray and off white. The floor was replaced with a light wood-look vinyl.

In early March, northern Virginia experienced 40-60 mph sustained winds, with gusts up to 70 mph. Among the damage was a large tree, which uprooted and fell into another tree near the International Gate.

New matching tables and chairs, and televisions for presentation viewing were also part of the update, which was done in-house by Rotonda Maintenance.

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