AFTER HOURS ACCESS TO FITNESS CENTER TO BEGIN
STOP BY FRONT DESK TO SIGN WAIVER AND HAVE FOB UPDATED

It has always been the intent to permit after hours access to the renovated Fitness Center once all the necessary steps were in place. We are finally at a point where the Board and Management are ready to have that happen.

The Board reviewed the necessary changes to Policy Resolution 13, General Rules for the Use of Common Elements in January and asked for changes. Those changes were incorporated in the PR and it was put out to the community for comment beginning February 28, 2018. More than 30 days availability for owner comments passed and no comments were received. So, at the April 24, 2018 meeting, the Board approved PR 13 in its

MULTI-PURPOSE ROOM OPENS
FOR USE BY ADULTS AND CHILDREN

Residents at the Rotonda have a new amenity! The Multi-Purpose Room in the Mezzanine Level of the Community Center is now open.

The space was formerly the old Management Offices prior to the Community Center renovation. This is the last space to be reworked. The former offices were first cleared by Rotonda Maintenance Staff. The heating and air conditioning units were

continued on page 13…

The new Multi-Purpose Room opened in late April and is already seeing significant use.

Once after hours access begins, FOB use will be required for Fitness Center entry.

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FIRE SPRINKLER PIPE PROJECT

MOVES TO BUILDING TWO

Building One is complete! The Fire Sprinkler Pipe and Pump Replacement Project continues across property as crews find ways to work better and faster.

Contractors have completed the installation of new pipes and sprinkler heads in both the B1 and B2 levels of Building One garages and storage rooms. They moved on to the B1 level of Building 2 in mid-April.

Announcements go out to specific residents affected on each level, so as the time for your building draws closer, look for the flyers under your unit door or on your garaged vehicle.

In general, you should know, the B2 level sprinkler systems are exposed and because of this, those levels will always progress more quickly than the B1 levels, which are hidden behind drywall. On each B1 level, drywall must first be cut away, the old pipes removed, new pipes installed, and then the openings must have new drywall cut and installed, and the ceilings finished with paint. These extra steps are why the B1 levels take several weeks longer than their counterparts on the B2 levels.

Residents in other buildings have asked when their building and level will be up in the rotation. That question is hard to answer but you can estimate at least two to two-and-a-half months per building. Progress will move around property, always starting with B1 level in each building. Based on the current schedule, we expect to finish the entire project in late 2018 or early 2019.

Fire Pump Replacement in Building One started on May 7. The good news is that pump replacement in this building, and all the others, will happen without affecting residents.
ROOFTOP FALL PROTECTION
REQUIRED TO BE ADDED PER OSHA

The bad news in a condominium this size is that there will be surprises. The good news is that the Rotonda Board plans for these surprises.

One such unexpected requirement came last year when Occupational Safety and Health Administration (OSHA) federal officials issued an update effective November 2017. They are now making building owners responsible for safety for maintenance projects on the roofs and sides of high-rise buildings, including providing safe, tested, anchor points on the roof.

This is something the Board could not ignore, so it tasked FEA Associates with developing the design for compliance. When the FEA Project Manager made the presentation of findings to the Board on March 27, 2018, he explained this project falls into three parts – walkway pavers, a guardrail system, and roof-mounted tiebacks.

The pavers are easiest because we currently have a paver sidewalk on all our roofs, so it’s simply a matter of moving the current paver walkways away from what is now considered the unsafe zone. The new walkways will end up at least 15 feet from the roof edge.

While our current guardrail system complies with OSHA guidelines, it is limited in scope and FEA believes additional guardrails should be added in certain locations.

The Rotonda currently has no fall protection measures for scaffold and rope decent systems, so tie-back anchors must be installed. Our concrete roofing will make this part of the project easier than it is on other buildings, especially when 110 tie-backs are needed per roof. The Board was assured no leaks would result from this work, no holes will go into units below, and a liquid roof patch will be used that is recommended by the company holding our roof warranty.

The Board accepted the Rooftop Fall Protection System designed by FEA. The next steps are bidding the job, installation and construction, and finally testing and certification. Look for this project to begin later in 2018.

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About 110 tie-backs will be added to each roof to comply with new OSHA requirements.
OUTDOOR POOL TO OPEN SATURDAY, MAY 26

MEMORIAL DAY WEEKEND

The official start of the summer season, Memorial Day Weekend, is almost upon us. And that means it’s almost time for the opening of the Rotonda’s outdoor swimming pool!

To make sure all those enjoying the water and pool stay safe, take a minute to read current procedures and rules before hitting the water Saturday, May 26.

The new process of FOB check-in that was started last summer, will still be in effect this year. Simply, each Rotonda resident must bring a FOB to the office for all resident family members who want access to the pools. Those FOBs will be used for entry at the Lifeguard Station and must be turned on for pool use. Rotonda ID cards are no longer used to gain access to pools.

Guest Pool Passes will work the same as in year’s past, so be sure to pick up your 2018 passes at the Front Desk. Residents in good standing receive two Guest Pool Passes per unit each year at no charge. If residents wish to bring additional guests to the pools, Daily Guest Pool Passes are available at the Front Desk for a charge of $5 each.

Lifeguards from High Sierra Pools are here to keep everyone safe. Therefore, they are authorized to request any swimmer demonstrate an ability to swim before being permitted in deep water. Pools and hot tubs may only be used when a lifeguard is on duty, and their instructions must be obeyed.

Lifeguards may refuse admission if they judge a person is ill, presents a health risk, or is intoxicated. They can also refuse admission if anyone brings breakable objects to the pool. The only wheeled vehicles allowed into the pool areas are wheelchairs, walkers, and baby carriages. No smoking is allowed in either pool area.

Diving is not allowed in either pool. Only two lanes of the indoor pool may be used as lap lanes. In either pool, please wear appropriate swimwear, no cut-offs. No play equipment, kickboards, tubes, balls, squirt guns or water pistols are allowed in the pools or hot tubs. However, at the discretion of the lifeguard, flotation devices may be used for exercise or training. Small children may be allowed to bring small plastic toys into the pool.

Food and non-alcoholic beverages in unbreakable containers can be enjoyed in the designated outdoor pool deck area. However, NO food items are allowed anywhere in the indoor swimming pool area.

For more information on the use of Rotonda swimming pools, review Policy Resolution 13, General Rules for Use of Common Elements and Recreational Facilities. This can be found in the Rotonda BuildingLink Library, or in brochures at the Front Desk titled “Pool Rules” and “2018-2019 Pool Passes and Hours.”
RENOWNATION OF INDOOR SWIMMING POOL
IS COMPLETE AND MOST RESIDENTS ARE ENJOYING THE IMPROVEMENTS

If you haven’t been to the indoor swimming pool in a while, you might think it looks brand new the next time you walk by. That’s because the pool recently underwent extensive maintenance on all aspects of the pool and deck.

The Reserve Study provides funding for major pool repair for both the indoor and outdoor pools on a 15-year cycle. Pool whitecoats have a 14- to 18-year serviceable life. The last known pool whitecoat for the indoor pool was prior to 2001, making it due for major repair. A 2017 inspection by the Fairfax County Health Department required us to replace the whitecoat as soon as possible due to its worn surface and discoloration. Failure to perform these repairs could have resulted in the County shutting down the pool, and the Rotonda Board would never let that happen.

So, Mike Violette, of Violette Engineering, was hired to draft specifications for this project. A total of five contractors received bid documents, of which two declined to bid, and three submitted proposals. The bid summary was presented to Directors at the February 27, 2018 Board meeting. They chose Michael Stimson International Inc. to complete the work.

The renovation of the indoor pool consisted of the removal of at least two inches of old plaster buildup, which proved to be harder to jackhammer out than expected. It also included the replacement of coping stones surrounding the edge of the pool; replacement of waterline tiles, tiles at the push-off pads, and swim lane dividers; removal of the old high lifeguard chair; and replacement of perimeter sealant. The project also called for a new upgraded commercial whitecoat, called Diamond Brite, to be reapplied throughout the entire pool. After looking at all the options, the Board chose Diamond Brite because it gives a visibly brighter, cleaner and more durable finish to the pool. The hot tub at the indoor pool was refinished in Diamond Brite during the renovation and the difference in appearance is noticeable. Diamond Brite maintains this brighter finish over time. Since the hot tub had already been whitecoated, it only received new matching coping stones and sealants.

It was necessary to close the indoor pool during the work since the pool was required to be drained. Pool closure began April 2 for five weeks, and most swimmers believe the improvement was well worth it!

The outdoor swimming pool is also on the Rotonda’s Five-Year Reserve Plan for 2018, so residents can look forward to the that pool receiving the same type of improvements after it closes for the 2018 season on Labor Day.
We’ve worked in Rotonda long enough to know the struggles of living in one of the older units. You love the community, but you’re tired of living with outdated cabinetry and old-fashioned designs. At Mayflower, we’re committed to providing our neighbors with outstanding renovations that are also affordable. We partnered with Synchrony Financial to give you funding as the everyday person doesn’t have $15K or $20K just laying around. We are excited to offer payments plans so you can get the home you’ve always wanted without making such a large investment all at one time!

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FACEADE LASER STUDY PRELIMINARY RESULTS PROVIDE VALUABLE DATA FOR GOING FORWARD WITH EXTERIOR REPAIRS

After starting discussions last year, the Board is beginning to narrow down the worst issues with the facades of our five high-rise buildings, which will allow them to put a plan in place to correct the deficiencies over the next several years. They are doing this with help from the experts at FEA Associates, a laser study, and a physical exterior inspection.

The purpose of the Laser Study was to identify deformations in the exteriors of all our buildings. At the March 27 Board meeting, the leader of the team performing this work, Michael Payne, FEA Project Manager, briefed Directors on the preliminary results. He explained FEA used a subcontractor, Maser, and then interpreted their output to reach the data presented.

The study was done by setting a zero plane on the façade and then creating a heat map focused on bricks which were in or out of that plane. The four main concerns were possible deformation at the slab edges, possible bulged brick and lateral tie failures, possible wall deflection pushing out vertical joints, and settlement issues. The laser study showed that only 6.5 percent, or 59,605 square feet, of the total façade of all buildings was a safety concern. The solutions include adding masonry ties to pin back the smaller issues, brick replacement for the bigger issues, and work on the vertical expansion joints.

Masonry ties will be used to stabilize the bricks in place by drilling a small pilot hole and then pushing the tie in to secure the brick back to the CMU block. The percentage of brick-for-brick replacement may be about 10 percent of the work. Much of this work will be focused on the blue and purple areas of the heat map, which was generated during the laser study and shows the bulge depths, which vary from one to four inches.

There is suggested work on the vertical joints, which is not only the four corners of each building, but all angle changes. The earthquake several years ago could have affected the facades in this way. Knowing the Board is always concerned about saving costs, the report suggested not restaging the tiers, but instead doing all necessary work at once. Balconies were not part of the study because they can't retrieve much laser data from those areas. While there are a few other condominium complexes that have considered total facade replacement, the experts know of only one that opted for it. Total replacement is almost always cost prohibitive. The presenter stated that the Rotonda has a great brick

continued on page 16...
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LANDSCAPE COMMITTEE BEGINS SPRING WORK TO BEAUTIFY PROPERTY

The Landscape Committee, complete with two brand new members, is off to a running start to beautify the Rotonda grounds this spring.

The committee began meeting in early April. They have also begun their bi-weekly walk-around meetings, during which members walk the property with the McFall & Berry Landscape contractors and Rotonda Director of Facilities Guy Sturms.

With Charlene Dorn back at the helm as Chair and Don Oliver as Co-Chair, the eight-member committee includes Secretary Catherine Gates, and members Jackie Armstrong, Tahereh Ebrahimi, Charlotte Eid, Rosemarie Gustafson, and Sally Margolis. Renneye Pike serves as the liaison to the Board of Directors.

So far they have already approved the colors of flowers for the spring planting, agreed with the flagpole relocation proposal, chosen to have colorful sun and shade collections put in the hanging planters lining Rotonda Boulevard, and begun looking at options for new Rotonda signage at the corner of Greensboro and Westpark drives.

The Landscape Committee will meet the first Wednesday of each month and then for the walk-around meeting every other Thursday through October. Look for more colors to be popping up throughout the spring as the committee continues its work.

FOCUSING ON FITNESS NEEDS OF ROTONDA IS THE GOAL OF THIS NEWLY APPOINTED COMMITTEE

A long-term owner spoke, other owners volunteered, and a new Fitness Committee was formed.

In late February, Board of Directors President Douglas Doolittle was approached by a long-term owner about the possibility of creating new committees... a Fitness Committee. The idea made sense considering the state-of-the-art Fitness Center that opened last year as part of the Community Center renovation. Additionally, both the indoor and outdoor swimming pools have, or will undergo, renovations. And when you consider the multitude of outdoor fitness amenities, it seemed like this committee was long overdue.

The call was put out to the community and three volunteers, Salvador Infante, Steve Sternlieb, and Ruffy Zarookian, came forward. That was enough to get the group started, and at the March 27, 2018 Board meeting, President Doolittle announced the formation of the Rotonda’s new Fitness Committee. Board Member Russell Moss volunteered to be the liaison. Since then, four more owners volunteered to serve. They are Tahereh Ebrahimi, Anne Garnier, Danielle Lasley and Tom Pender.

The committee’s charter indicates the Fitness Committee has the principal duty advising the Board and Management on all aspects of fitness facilities at the Rotonda, including the indoor and outdoor pools, the Fitness Center in the Community Center, the supplemental fitness center in Building 3, the putting green, and the Men’s and Women’s Spas. The Committee should prepare reports with recommendations for changes and improvements on the equipment, operations, cleaning, and maintenance of those facilities.

President Doolittle said he would like the principal area of focus for 2018 to be recommendations for replacement fitness equipment in the Fitness Center that meets the needs of the majority of users. The group had its first meeting in mid-April.
OUTDOOR AMENITIES ABOUND ON PROPERTY
CHECK OUT THE ROTOnda’S 34-ACRES THIS SUMMER

With warmer weather finally here for good, residents should know about one of the Rotonda's greatest assets -- Outdoor Amenities! Many new buildings are going up in Tysons, but none of them have the extensive outdoor areas that residents enjoy here.

These include open space, wooded areas, two ponds, a gazebo, basketball, tennis, soccer, sand volleyball, golf putting green, kids play area, car wash, and pet areas.

And don’t forget the Fitness Trail workout stations. The path is kept up with wood chips, providing a relaxing walking route, which is also perfect for finding your way to the fenced dog park, grilling and picnic areas, children’s playground with sandbox, and more.

The Rotonda staff takes great care to keep these facilities up-to-date and usable. Residents are encouraged to get outside and enjoy them this summer.
ENJOY NATURE & STAY IN SHAPE ON THE ROTONDA FITNESS TRAIL

Staying in shape is easiest during the summer. Why? Because you can get outside and enjoy nature, while doing activities that you enjoy. The perfect way to do both is on the Rotonda Fitness Trail.

The path runs along the lower winding trail through the woods. The treated pine and metal structures are there to tempt you with fitness opportunities while you enjoy a leisurely walk.

Starting at either end of the path -- behind Building 3 or near the International Drive fence by the basketball court -- 10 Fitness Stations encourage a variety of activities. From stretches and pull-ups, to sit-ups and balance tests, you’re sure to improve your skills and health.

Don’t worry about not knowing how to do the exercises. Each station includes a sign depicting how to use the equipment for best results. Stations include hamstring stretch, pull-up, leg stretch/push-up, hand walk, body raise, body tuck, overhead ladder, balance walk and side bend.

The Board of Directors made the decision seven years ago to enhance the walking trail with Fitness Stations, which also blend with the natural surroundings. Our wooded property is one of the Rotonda’s most popular assets, and many enjoy walking or running there regularly. Just don’t forget you can also stretch, firm and tone muscles along the way!
CONT’D - NEW MULTI-PURPOSE ROOM OPENS

determined to all work. The light fixtures were replaced, and the interior wall was lined with insulation, closed with drywall, and painted. Two doors were installed to conform to Fairfax County fire code.

Then it was up to the Board of Directors to determine the proper use for the space. Over the past several years there were requests for additional amenities in the Community Center. Those primarily mentioned were: a young children's play area, a library, more lounge space, a large rentable party space, and restrooms.

Most of the costs to make this space useable were common costs regardless of which purpose would be served. Those common costs would include carpet, painting, replace the old exterior doors, door lock changes, stairway gate, and common furnishings. The majority of this work, which we completed in-house, cost less than $25,000.

After much discussion and input from residents in 2017, the Board asked Management to estimate the costs and complexity of refurbishing the lower level space to be a Multi-Purpose Room. They determined the initial purposes should be for a safe, young children's play space, combined with a casual lounge for teens and adults.

Next, Rotonda Maintenance Staff got to work. A few months later, the area had been reworked and several pieces of furniture from the Mezzanine were moved in. And then, the end of April, the long-awaited room opened for use. More furniture and decorations will be added over the next couple months as usage and need is determined.
Management is currently working to get the doors involved set up with FOB access, and as soon as that is complete, probably by June 1, after hours access will begin. Those who want to be able to use the Fitness Center after hours should come to the Front Desk anytime, starting in early May, to sign the special release of liability waiver and have their FOB updated for access. Those under 18 must have their own FOB and a parent or legal guardian must accompany them to the Front Desk for signature. Guests are not permitted to use FOBs of residents, although they are welcome to use the Fitness Center as long as they are continuously accompanied by the responsible resident.

Residents should be aware that using the FOB creates an automatic entry record, retrievable by Management, showing the time, date and identity of the FOB use. All entry doors to the Fitness Center will be electronically controlled, and a properly coded FOB will be required only for entry after hours. Every person wishing to use the Fitness Center must go through these steps. When you sign the waiver, you are agreeing you have read the Fitness Center rules, are familiar with safe and proper use of the exercise equipment, and you are releasing the Association from all claims, liabilities or damage to or loss of personal property for any reason.

PR 13 explains misuse of the exercise and weight equipment can lead to injuries to the user or others. In case of injury, residents should call 911 on their personal cell phone, as this is always the safest option for immediate help.

During normal operating hours of the Community Center residents may enter through any entrance door to make their way to the Fitness Center. Outside of normal operating hours for the Community Center (10:00pm – 5:00am), residents must enter through the B2 level of the Building One parking garage. FOBs will be required at the entry door to the Community Center hallway, as well as at the main glass entrance door to the Fitness Center.

Unauthorized FOB use may lead to Management suspending Fitness Center privileges for 60 days for the unit and all its residents. Suspensions may be appealed to the Covenants Committee.

The Board and Management are excited to finally be able to offer this after hours amenity to residents. Thank you for your patience.

WHAT CLIENTS ARE SAYING...

Rennye overwhelmed us with her knowledge of the market in the Rotonda. She was there to give us advice, met delivery people after we had moved out, and more. She definitely went above and beyond our expectations. Our condo was listed, sold and closed in about 30 days. That says it all!

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Topping Out Ceremony for The Boro Makes Local News with Rotonda in the View

A major milestone was celebrated April 9, 2018 at The Boro, the development directly across from the Rotonda. The Meridian Group and Rockefeller Group held a “topping out” party for Boro Tower, a 437,000-square-foot, 20-story office tower under construction. Meridian and Rockefeller Group are co-developing the Gensler-designed building.

The major milestone was reported on the Channel 4 noon news broadcast on April 9. Jason Phillips, of The Meridian Group, was interviewed as he rode the construction elevator to the top of the building. When the television cameras scanned the surrounding view, the Rotonda was clearly visible.

In a story posted on www.theborotysons.com, Daniel Moore, President and Chief Executive Officer of Rockefeller Group, said, “The topping-out of Boro Tower is a wonderful accomplishment for everyone involved in bringing this transformational project to fruition. To see Boro Tower at its full height, within the larger context of The Boro, is to see the future of work, living and lifestyle in Tysons.”

The article notes that at full build-out, The Boro will feature more than 1,500 residential units, as well as 1.9 million square feet of office, 350,000 square feet of retail, 250,000 square feet of hotel space, a flagship Whole Foods, and a state-of-the-art ShowPlace ICON theater.

Skanska, which is building Boro Tower and the theater, hosted the topping-out party to recognize those helping to design and construct the buildings. The ceremony marked the completion of Boro Tower’s structure.

“We’re more than halfway done completing this phase, and we wanted to thank all of those who have played an important role in our success so far,” said Jason Phillips, Senior Vice President of The Meridian Group.

The first phase of the project, which is scheduled to be completed in October of this year, will include:

- **Whole Foods Market**, which is planning a 69,000-square-foot flagship store, said to be the largest on the entire East Coast.
- **ShowPlace ICON Theatre**, which will open a luxurious new cinema with 14 state-of-the-art screens and upscale dining options.
- **Boro Park**, which will provide a performance stage, an interactive water feature, plenty of outdoor seating, and a 1,100-square-foot retail kiosk.
- A five-level, 1,200-space below-grade parking garage that spans the entire block.
- **Boro Tower**, a world-class office building that is already attracting prominent tenants.

In the seven-minute TV news story, it was explained crews are on an “accelerated construction” schedule, which means that they don’t stop Monday through Friday… crews work around the clock.

Located across the corner of Greensboro and Westpark drives from the Rotonda, The Boro will consist of a mix of office, residential, retail, and entertainment that developers believe has long been desired in Tysons. They describe wanting to capture everyone who can live, work and play here to cut down on the traffic currently experienced. The idea is … live, work and play here so you don’t have to drive here.

The Boro is described as the largest development project in the region, and is being compared to The Wharf or City Center, in DC. “With its combination of size and unique features, The Boro will be unmatched in Tysons and the surrounding area,” Tom Boylan, Vice President of The Meridian Group, said. “It will be a marquee development offering something for everyone.”

Phase One is scheduled to be completed this year. The Verse, a condo development in The Boro, is in pre-construction. The sales office and on-site gallery are now open, though the development isn’t scheduled for completion until sometime in 2019. Verse will have a total of 140 units, ranging in size from 688 to 2,552 square feet.
The Fitness Center has a new piece of equipment, a recumbent bike, which is already seeing use. The old bike had met its 10-year useful life.

All 10 gas-fired boilers, and 15, 500-gallon water tanks that store hot water for the five high-rise buildings are undergoing scheduled maintenance. Included: flush and clean all hot water storage tanks, replace magnesium anodes, clean boilers, chemical clean the closed loop system, replace expansion tanks that are near their serviceable life, and perform computer testing for boiler efficiency.

Spring on property is in bloom as flowers open, mulch is spread, and leaves green out.

A 4-foot square hole was dug 4-feet deep for a concrete footer for a new 40-foot tall flagpole. The pole was moved forward in the landscaped area to prevent the flag from getting tangled in the trees.

With the weather now cooperating, crews are starting to clean and paint the balcony edges again. They are currently working on the back of Building One.

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façade, and this report was limited to safety concerns. The laser study was completed to enable the Board to focus on the critical structure deficiencies first before moving on to other exterior building issues stated in the original full facade study report from FEA in June of 2016.

Going a step further, the “hot spots” identified in the laser study have recently been sampled through physical inspection to gain a better sense of the scale of the potential problem. Many residents probably saw the structural engineers using a large articulating boom lift as they moved along all sides of each building. The heavy equipment was used to lift workers to the rooftop level in order to perform close-up inspections of the exterior brick façades. Workers opened inspection holes in the brick façade, inspected the interior, then repaired the brick.

The Board assures it will consider all the data, including the original report, the laser study, and the results of the recent physical inspection, when deciding how best to proceed with repairing the Rotonda’s facades.