A LOOK BACK AT THE ORIGINAL ROTONDA ON OUR 40TH ANNIVERSARY

Fountains and flowers surrounded by woodland... this is how the Rotonda was described in the original sales brochure produced in 1978. That means that this year, the Rotonda celebrates its 40th anniversary as a pillar of the Tysons, northern Virginia community.

Today's Rotonda is a mix of younger families with some original owners still on property. It's a unique combination, much like most of the property. Many of the words in that original brochure still ring true today. It read, “The buildings themselves are only 10 stories high, giving the community a comfortable human scale. Light and space flow around them. Remember, the Rotonda is designed for ownership. It is exclusively residential, beautiful, innovative, with a peaceful feeling of seclusion the middle continued on page 10..."

2017 FINANCIAL AUDIT FINALIZED AND ACCEPTED BY RCUOA BOARD OF DIRECTORS

Every year the Rotonda undergoes a detailed audit of everything financial. Again this year, Johnson, Bremer and Ignacio LLC completed the draft audit and submitted it to Management on April 13, 2018.

Their conclusion was, “In our opinion, the financial statements ... present fairly, in all material respects, the financial position of the Rotonda Condominium Unit Owners Association as of December 31, 2017 and 2016, and the results of its operations and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.”

Management and the Treasurer reviewed the draft audit and there were no adverse findings, so it was presented to the Board at the May 22, 2018 meeting and approved. The Board reviewed the Audit in its final form at the June 26, 2018 Board meeting, and it was unanimously approved.

There are several notes in the audit findings concerning Avid Pay. The Treasurer and Management both believe further information is required to insure the Board meets its fiduciary oversight responsibility. Therefore, a letter asking a series of detailed questions, has been sent from the Treasurer to CMC (Associa) to gain that further information. Associa's response will be shared with the Board when it is received.

But for now, the 2017 Audit has been completed and approved, and will be shared with the community in the coming weeks.
An owner recently asked why the Board is pushing the “unfavorable deal” of the Bylaw amendments on owners. Let me tell you exactly why.

First of all, it is not an unfavorable deal of any kind, and the changes will make understanding the Bylaws easier, save us money, and keep us all living in a peaceful and friendly atmosphere.

The four proposed Bylaw amendments are good news and will provide peace of mind for all owners and residents at the Rotonda. The original Bylaws were drafted nearly 40 years ago and are outdated, burdensome, and are not effective in the modern era.

The four proposed Bylaw changes are straight forward and simple.

1. **Eliminate the hundreds of references throughout the Bylaws to the “Declarant”** which is a term that only applied to the original developer of the Rotonda. The developer or “declarant” owns no property nor has any vested interests in the Rotonda today, and this term only makes understanding of the Bylaw document difficult.

2. **The Bylaws do not permit us to use email and similar media to notify owners and conduct elections.** We spend some $7,000 a year on postage and $22,000 a year on an auditor to oversee our elections. We can save a substantial portion of these moneys by communicating with owners and conducting the elections electronically.

3. **A small number of our residents refuse to follow the simple laws of civility and common sense that we already have on the books at the Rotonda.** The State recently passed a law that prohibits home owner associations from collecting fines unless they are permitted to do so by their individual Bylaws. We need to include such a provision in our Bylaws so we can remind a few non-compliant residents to respect the rights and peace of others.

4. **Lastly, but perhaps most important of all, we need to make sure that all owners and tenants are adequately covered by insurance to protect them against damages within their units.** We had a situation not too long ago where an unlicensed contractor cut the main water supply line into a unit, flooding that unit, the hall, and multiple units on lower levels. The damage was extensive and much of it was not covered by insurance. The Rotonda’s insurance did not cover the damage, as it was caused by a private contractor. The result was the owners had to pay for repairs out of their own pockets. Incidents such as this occur far too frequently. We all need comfort and peace of mind from knowing that we and our neighbors are adequately protected and that our property values will not be ruined by unrepaired neighboring units.

The Bylaw amendments are important to the peace of mind of all owners and residents, and the Board and Management have pushed hard to get them passed. By the last count, 750 owners have returned the ballots, but there are more than 400 outstanding ballots that need to be returned so your votes can be counted.

**Earlier this year, the Board authorized a cash incentive program to encourage all owners to submit ballots.** Any owner who submits a ballot is eligible to win prizes that include a first prize of $1,000, two second prizes of $500 each, and three third prizes of $250 each. Six lucky owners will win these prizes at our Annual Meeting in December. Don’t miss out on this easy money. Ballots and more information about the Bylaw amendments are available at the Front Desk.

Sincerely,

Douglas Doolittle
RCUOA Board President
ANNUAL ICE CREAM SOCIAL SCHEDULED FOR LABOR DAY, SEPTEMBER 3, AT THE OUTDOOR SWIMMING POOL

Who wants some ice cream? You can have all you want (until it runs out) at the annual Rotonda Ice Cream Social, which has been scheduled for Monday, September 3, 2018 from 2:00-4:00pm at the Outdoor Swimming Pool.

Mark your calendars now to join your neighbors and members of the Board on Labor Day and eat some delicious ice cream before taking a dip in the pool on the final day of the summer swim season. As always, Ben and Jerry’s will bring gallons of ice cream in their most popular flavors, complete with all the toppings.

This event has always been a great day of gathering with friends, eating sweet treats and swimming, all to celebrate the end of summer.

Last year’s Ice Cream Social had a line halfway around the pool. Make sure you plan to attend this Labor Day!

Celebrating Over 50 Years in Business • Nate Certified Technicians

Serving the Rotonda for over 26 years!

Air Treatment Company Heating & Cooling
Come home to comfort

Cooling Maintenance Checkup
Only $79

OUR FAMOUS 15-POINT COOLING INSPECTION

- Check Refrigerant Level
- Check Evaporator Coil
- Check Condenser Coil
- Check all Drain Lines
- Check Blower Operation
- Check & Tighten all Electrical Connections
- Test Start & Run Capacitors
- Check Condensate Pump
- Check Air Filtration System
- Check all Safety Controls & Perform Run Check
- Check Electrical Disconnect Box
- Check Contactors
- Check Compressor During Operation
- Check Reversing Valve for Proper Operation
- Complete & Present a Full Written Report & Make Necessary Recommendations

Monday-Friday • 8:00am-5:00pm
Licensed, Bonded & Insured
Emergency Service Available

703-938-0550
www.air-treatment.com

Need New Equipment? Call Dan or Phil for Great Pricing!
ELECTRIC VEHICLE CHARGING STATION
IS UP AND RUNNING ON PROPERTY

The Electric Vehicle (EV) charging station was installed in mid-June and is fully operational. Located in front of the south entrance to the Community Center, on the Rotonda Library side of the building, it is clearly marked with signs. The two parking spaces closest to the station are reserved for electric vehicles only while they are charging; all others will be towed.

The one-tower station with two electric chargers, has several options for use. Drivers can access the station screen to determine how they want to pay for the charge.

It most easily works like this: Drivers establish a personal ChargePoint account. They then simply plug in their Electric Vehicle, swipe their ChargePoint 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.

Other payment options may be accessible directly from the station’s touch-screen.

For more information on Electric Vehicle Charging with ChargePoint on the Rotonda property, please read Administrative Resolution 304 - Electric Vehicle Charging. Both the resolution and the brochure can be downloaded from the BuildingLink Library, or you can pick up a copy at the Front Desk in the Community Center.

If you have an electric vehicle, feel free to use this new amenity.
FIRE SPRINKLER PROTECTION PROJECT WORK

The Fire Sprinkler Pipe and Pump Replacement Project continues across property now with Buildings 2, 3 and 5 all under construction in some way. During the last six months of work, crews have definitely learned how 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 1 garages and storage rooms. The fire pump replacement, which doesn’t affect residents, is still ongoing in that building.

Crews then moved on to the B1 level of Building 2 in mid-April, finishing there in mid-June. The B2 level of Building 5 began in late May and finished in mid-June, proving once again how much more quickly work progresses on the B2 levels due to the lack of drywall there.

Toward the end of June, work began in the B1 level of Building 3 and will continue until mid-August, when the plan is to move to Building 2, B2 level immediately after. But keep in mind, the schedule is flexible as Management and the Contractor try to work in areas that allow the least disruption in outside parking. Based on the current schedule, we expect to finish the entire project in early 2019.

Announcements go out to specific residents affected on each level, so as your building draws closer, look for these 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.

**Thank you for voting us the Best of Fairfax!**

Heating - Cooling - Plumbing - And More!

703-997-7066

Our Services Include:
- HVAC systems replacements, maintenance & repair
- Toilets, Fixture Installation, Drain Cleaning, Garbage disposals & more!

We guarantee your satisfaction!

Family owned and operated since 1951! Go with “The Flow”!

6426 Richmond Hwy, Alexandria | www.meflow.com

Hammers and saws are used to open the B1 level ceilings as work begins in Building 3.

The drywall was cut away quickly in the B1 level of Building 2 when the project moved there in mid-April.

Tools were set up in Building 5 B2 level in late May. Work moved quickly and cars were allowed back in June 22.
ROTONDA’S GENERAL STORE TO CONTINUE
AS BOARD EXTENDS LEASE TO CURRENT OPERATOR FOR FIVE YEARS

For the first 40 years of the Rotonda, the General Store was a stable and welcome amenity. The store has served as a small convenience establishment in the Community Center that some residents could depend on for last minutes items when needed, while others used it for more extensive shopping. Mr. and Mrs. Jian have been a welcoming presence in the store for many of those years.

But circumstances in Tysons have changed in the last decade, with the addition of a Harris Teeter and Walmart, each just blocks away from the property. And with the promise of the largest Whole Foods on the east coast set to open next year literally across the street from the Rotonda, circumstances will change again. As the lease with the current operator of the General Store was set to end on August 31, 2018, this summer seemed like the right time for a discussion on how or whether to continue the General Store at the Rotonda.

According to the current lease, the Board could renew the lease or allow it to terminate. In a discussion with Management before the May Board meeting, General Store Operator Mr. Jian asserted that he would welcome a five-year agreement. Management brought that information to the Board at the May 22, 2018 meeting, and an extended discussion ensued. A variety of extensions from one to five years were discussed. Management was tasked to meet with Mr. Jian to discuss several possible alternatives. In the end, Mr. Jian reiterated his strong preference for a simple five-year extension of the lease.

At the June 26, 2018 Board meeting, Directors discussed the General Store again, citing how convenient residents say the store is, especially in snowstorms and bad weather, when they’ve forgotten to pick up an item for dinner, when they need a bottle of wine to take to a party, or as a convenience for dry cleaning drop off and pick up. In the end, the Board authorized Management to offer Mr. Jian a five-year extension to the current lease to keep this historical amenity alive at the Rotonda. Mr. Jian, subsequently, has formally accepted this five-year extension to the lease.

At the same time, the Board recognizes that the introduction of Whole Foods at the doorstep to the Rotonda in 2019 may well be a game changer in how residents shop and how viable the store may be in future years. As a result, they will begin researching what other options might work for that space down the road, should the store prove not to be viable. In the next several months, look for a community survey on this topic. This will be your chance to speak up and have a say.

The Board of Directors would like to extend its thanks to Mr. and Mrs. Jian for the years of faithful service that they have provided to the Rotonda community. The Board looks forward to continuing to work with them over the next years on providing a General Store for Rotonda residents.
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.

www.BathMastersVA.com

SPECIAL OFFER

$500 off a full kitchen!

4115 Annandale Rd., Suite 102 • Annandale, VA 22003
(703) 205-0031 • www.GNAhome.com

VA Class A building, plumbing and electrical contractor lic # 2705113997A. Fully insured.
The committee recently led a Nature Walk through the Rotonda’s Walking Trail.

CHILDREN’S ACTIVITIES COMMITTEE

REGULARLY PLANS A VARIETY OF EVENTS

Anyone who’s paying attention has certainly noticed the increase of families with young children on property. The Board noticed it too, and in 2016 Directors realized it was time to create a group that could focus on the needs of children, and the Children’s Activities Committee was created.

Each year since, the committee has grown in members and participation, which has allowed the number of events on property to increase as well. Events are held for different age groups at different times, and all families are welcome! All events are posted on the committee-run Rotonda Parents Facebook page and communicated via their own Googlegroup email. Some larger events are advertised on flyers on bulletin boards around property and on the BuildingLink calendar.

If you have children living in the Rotonda community, they are welcome to participate in the many events organized for youth. These include: game nights, arts and crafts nights, toy/clothing swaps, pool play dates, story times, indoor play times, seasonal and holiday events, trike area and outdoor play, social gatherings and cookouts, and much more!

To find out more about children’s activities on property, download the newly-created Children’s Activities brochure from the BuildingLink Library, or pick one up at the Front Desk.

If you want to speak directly with a committee representative, send an email to rotondacommittee@gmail.com.

Windows Plus brings Excellence to The Rotonda

Windows Plus, LLC

Windows • Doors • Siding • Roofs

Pricing varies by units.
For details on your unit, contact Reg Wayland at rwayland@windowspls.com or 703-929-5102.

www.WindowsPls.com
703.256.0600

Licensed • Bonded • Insured • VA# 2705083994
RECENT WELCOMING COMMITTEE EVENT HELPS NEW RESIDENTS MEET NEIGHBORS AND LEARN ABOUT THE PROPERTY

In 2017, at the suggestion of several owners, the Rotonda Board created a Welcoming Committee. Members primary duty in 2018 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 help staff any events.

The goals of the Welcoming Committee and the plan mentioned above are to reach out to new residents, extend a hand of fellowship, and find a way to gently remind them that we are a structured community with rules that make the Rotonda a great place for everyone. There is a continuing need for recurring welcoming sessions, as we have newly arriving families every month.

On Sunday, June 24, new families were welcomed to the Rotonda in this way... through a Welcome Party conducted in the Community Center mezzanine. Almost 40 individuals attended and enjoyed meeting their neighbors and hearing from Board President Doug Doolittle, who emphasized volunteerism on property and introduced members of other committees who attended.

Of course there was also sampling delicious snack foods and drinks, including the delicious homemade dessert that one new family brought to share. Newcomers were also introduced to brochures, while learning more about the community they now live in.

The Welcoming Committee, which sends a big thank you to staff for help with the party, has also been tasked with refinement of the welcoming package for new residents. In the end, the goal of the committee is to make moving into the Rotonda an enjoyable experience.
much of the designs and amenities noted still can be seen on property today, some 40 years later. The Rotonda’s amenities were said to be equalled by few other communities in the world when it was built. Today, we still offer more amenities and more open spaces than other newer buildings that have gone up in recent years.

Now, like then, the floorplans at the Rotonda offer more for the price than elsewhere. The brochure described them in this way, “It would be useless to try to describe each floor plan here, but a quick glance at the layouts reveal a consistent quality and efficiency. Every square inch has been put to its fullest and best use. Spaciousness, interesting room relationships, practical traffic flow, reception foyers and hallways, deep pentagonal terraces, extra storage, fine finishes.”

Another prominent feature of the brochure was the location of the community – McLean. Described as an established, prestigious neighborhood, McLean was said to offer the luxury of seclusion in a busy countryside, where 34-acres on a wooded hilltop overlooked northern Virginia. A newspaper story in the Washington Star in October 1976 said the Rotonda plan would be based on a Roman palace grounds theme… or a Renaissance village.

The brochure closed by saying, “We have designed and built it for you in this style because we believe that you are looking for a unique and better place to live. You have seen the best at the Rotonda because it’s unique… because it’s a better place to live.”
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!

Visit our showroom
(703) 388-9088
8466-B Tyco Road
Vienna VA 22182

- All Materials Provided
- Amazing Customer Service
- Interest Free Financing
- Custom Rotonda Packages
- Partial Financing Available
- Most Jobs Done in 2 Weeks

©2018 MCG
OPEN BALCONY SAFETY
IS IMPORTANT AT ALL TIMES

The warm summer weather makes many people want to do one thing... spend more time outdoors. For Rotonda residents, that often means more time spent on their open balconies. Please continue to use and enjoy your balconies, but also keep in mind that you are living in a high-rise building and that means neighbors are nearby.

Feel free to place items, such as patio furniture that is commonly used in outdoor settings, on your open balcony. A few items, however, cannot be used on open balconies as they present a safety hazard if blown from the balcony. For example, umbrellas that can be pushed or blown off are very dangerous. A windborne umbrella has the potential to break windows and injure people. Other items that could potentially be blown or pushed from balconies include awnings, bird feeders and storage containers.

Cooking on your balcony could cause a very serious hazard. Flying embers can facilitate fires, likewise hot material falling from a balcony could be extremely harmful to people and property. Therefore, no cooking, grilling or heating by use of open-flame devices is allowed on balconies per the Fairfax County Fire Prevention Code.

We are sure you agree, that in order to maintain an attractive, uniform appearance on the front of the buildings, some items are not permitted to show. These include, clothes or towels hanging to dry, bicycles, wagons, and repair materials.

Also, the safety of your family is of utmost importance. A condominium in a neighboring city recently had a small child fall from an open window. Make sure your window screens are securely fastened, but know that screens themselves will not prevent a fall, only help. And make sure that children and pets are not left unsupervised on open balconies.

Water is another concern. Water always flows downhill, so if you water plants on your balcony and it flows over the edge, it will drip to the balcony below. The same goes for water used to wash your balcony floor. Do not sweep or rinse water from balconies.

For more information, read Policy Resolution 8, Architectural Design/Construction Review Guidelines and Procedures Relating to Changes to Units and Common Elements. There are also brochures for open, first floor, and enclosed balconies. They can be downloaded from the BuildingLink Library or picked up at the Front Desk.

Enjoy your open balcony this summer and stay safe!

Using a lift truck to reach the taller trees on property such as these Hollies in front of Building 5, our landscape contractor McFall and Berry trimmed trees in early July and then turned the clippings into mulch. This was done in part to help provide an even better looking landscape as you spend time outdoors.
ELEVATOR OPERATION INVOLVES THOUSANDS OF ELECTRICAL CIRCUITS

The Rotonda maintains 16 elevators in our five 10-story buildings and the Community Center. With over 3,000 residents moving around property on a daily basis, elevator breakdowns do happen, as some residents have experienced in the last few months.

The most recent breakdowns were mechanical in nature. And with a control panel that is six feet tall and full of circuit boards, it becomes easy to see how this can happen. These control panels were installed in 2007, the last time the elevators were renovated. Inside that control panel, every elevator has a drive mechanism that is unique to that specific elevator in that specific building, and they are not interchangeable.

Failure of one of these drives is very disruptive when it does happen. When a drive breaks down, it must be removed, carried to a certified repair facility, and rebuilt. This process can take up to two weeks. The Association considered buying back-up drives, however, that would have been cost prohibitive for something that isn’t interchangeable and doesn’t happen often.

What residents may not know is that sometimes, the cause of these breakdowns is not mechanical in nature. Often, the cause of elevator service interruptions is other residents who may not understand their actions are hampering the way the elevators are designed to work. By understanding these key issues, it will keep your building’s elevators in-service more often.

**Door Nudging Mode:** All elevators are equipped with a door nudging mode. This feature is designed to inform passengers “the elevator is leaving the floor.” Once the door begins to nudge, it is the signal for passengers to stay clear of the door, so the elevator can proceed to respective floors on call. By ignoring door nudging, you slow down the operation and efficiency of the elevator for other residents.

**Time Out-of-Service Mode:** This feature senses the closing of the elevator door. Once a passenger pushes a button for a floor, regardless of where the elevator is currently sitting, the elevator reacts to the request immediately. If you are blocking the door, the elevator detects the door being blocked, and will make various attempts to close the door. If the door remains blocked by a grocery bag, furniture, or passengers, the elevator will shut down service. Once the computer instructs the elevator to shut down, it can only be reset by a technician from our elevator service contractor.

**Button Breakage:** The buttons that light up on the outside or inside of the elevators can be broken by over-pressing or forceful pushing by residents using objects other than their fingers. If the light inside the button goes out, the entire mechanism must be replaced, not just a bulb or LED.

**Key Drop:** Residents who are often juggling items as they get in and out of elevators sometimes drop items such as keys, jewelry, wallets, etc. down the elevator shaft. Retrieving that lost item requires a service call, which could result in a charge to the resident of up to $750.

While any of these challenges make the elevators run more slowly for other residents, it is also costing the Association money. An after-hours service call to Elcon Elevators to correct one of these problems is a chargeable expense to the Association of over $250 per hour, on top of the cost of parts. Such costs add up to a lot throughout the year! Also keep in mind that in the case of something like button breakage, if vandalism by a resident can be proved, the resident will bear the cost of the repair.

Please be mindful of all these things while entering and exiting the elevators so all residents can enjoy quick service as they come and go from their units.
FITNESS CENTER NOW OPEN AFTER HOURS
NEW AWARE PROGRAM ON BUILDINGLINK SHOWS EQUIPMENT AVAILABILITY

In the fall of 2016, the renovation of the Community Center was completed and the brand new 2,100 square-foot Fitness Center was opened. Use significantly increased immediately as residents enjoyed the brighter open environment with additional equipment. In fact, there was only one thing missing – the opportunity to exercise after normal operating hours.

This feature is something the Board had promised would be instituted after the renovation. And Directors kept that promise on June 1, 2018 when Fitness Center After Hours use began.

Residents who wish to exercise between 10:00pm and 5:00am can now do that. All they have to do is stop by the Front Desk, sign a special Waiver of Liability, and have their fob activated for After Hours use. Once they have completed this process, they will be able to access the Fitness Center After Hours by way of the Building One Garage Level B2. Fob use to enter is required. Each resident who wishes to use gain After Hours access to the Fitness Center must go through this same process.

Since After Hours use was established, there has been significant use of the Fitness Center during the overnight hours. The exact amount of this use is not well defined since it results from random examination of recorded images.

Only two problems have arisen. One resident chose to bring her unregistered dog to the Fitness Center after hours. She was referred to the Covenants Committee both for the unregistered dog, as well as the unpermitted presence in the Fitness Center. Please remember pets (except for service animals) are never allowed in the Fitness Center at any hour of the day or night. Additionally, Management became aware of several residents using after hours access to the Fitness Center to gain after hours access to the rest of the Community Center. The door locking systems were quickly changed to preclude this behavior. Please remember the rest of the Community Center is open for use solely between the hours of 5:00am and 10:00pm.

Very recently, Management has begun a program of Fitness Center Monitoring through BuildingLink software created to deal with commonly encountered management challenges. BuildingLink has partnered with a sensor provider to monitor defined areas and mechanical devices, which could eventually include HVAC units, elevators, and more. The current system is called Aware – Fitness Center, and Management has installed this new module to our BuildingLink system.

Aware - Fitness Center allows Management to monitor the physical environment in the Fitness Center, as well as the usage of specific equipment. It tells us on a continuing basis the temperature and humidity in the Fitness Center, as well as the usage of any specific piece of equipment. Reporting is both real-time, as well as historical over time. This will allow better monitoring of the comfort of residents using the Fitness Center. It will also allow us to measure the relative attractiveness of specific pieces of equipment to make better configuration decisions in the future.

The hub and five sensors have been installed as a test to see if extension of sensors to additional pieces of equipment makes sense. Currently monitored are two bikes and three treadmills. Residents can use their BuildingLink homepage to see when these pieces of equipment are available. Just go to the tab called Sensor Dashboards on the left of the homepage. Click “The Rotonda Fitness Center.” A window will open indicating the temperature and humidity in the Fitness Center, as well as which equipment is available, in use, or unknown. If this system proves to be useful to both Management and residents, additional sensors will be added to other pieces of equipment.
PHOTOS OF HAPPENINGS AROUND PROPERTY

The new 40-foot flagpole sits farther forward in the island to keep the flag from getting tangled in the trees, even when at half-mast.

Rotonda’s Landscape Contractor, McFall and Berry, uses eco-sensitive practices on property. In keeping with this, they released green lacewing and praying mantis in our landscapes in order to naturally help control aphids, white flies, beetles, mosquitos, mites and other insects. This process was done at no extra cost to the community.

Many residents participated in the Rotonda’s June Shred Day. The truck made stops behind each building for an hour, during which time residents were able to have boxes and bags of materials shredded.

A bright red Cardinal decided to use a Rotonda fountain to take a cool bath on a hot summer day!

Trees and flowering bushes were set to be planted along the tennis courts a few weeks ago.

A bright red Cardinal decided to use a Rotonda fountain to take a cool bath on a hot summer day!
GARAGE REASSIGNMENT FEE INCREASES TO $500 IN ORDER TO COVER COSTS

If you’ve ever sold or bought a garage space at the Rotonda, you know the Association charges a $250 fee for the reassignment, and has done so for a number of years. This cost is basically the fees from the attorneys to review the application and insure its integrity, prepare the actual reassignment document, and then record that document at Fairfax County Land Records. It is recorded as an amendment to our Bylaws.

The Association is billed for actual incurred cost. There is considerable variation in costs between reassignments because of the complexity (or simplicity) of ownership. In the past year, actual costs ranged $245 to $879 per application. Our average cost was $506 per application.

That is why at the June 26, 2018 Board meeting, Directors voted to increase the garage reassignment fee to $500. They discussed simply charging each applicant the cost incurred for their individual application, but we are not able to estimate that cost accurately at the beginning of the process. Citing a range of cost from $250 up to $1,000 seemed it wouldn’t be acceptable to many requestors. This is why an average cost was previously used for many years, and why the Board is continuing the average cost at this time.

The increase to $500 will be effective beginning September 1, 2018. This is consistent with fees other associations are already charging for this service.

JUST FOR FUN

Summer Search

Dr. P. S. T. A. N. I. C. E. C. R. E. A. M
A. N. S. W. I. M. M. I. N. G. J. L. W. G. B. B. H
A. T. W. S. M. S. N. S. U. N. G. L. A. S. S. E. S
B. K. N. S. V. O. Q. W. J. V. X. X. R. D. W. E. B

August
beach
bikini
boat
camping
can
fishing
hat
hot
ice cream
July
June
lotion
mosquito
shorts
sunburn
sunglasses
sun tan
swimming
tent
vacation

The Rotonda Rostrum