RCUOA ANNUAL MEETING
SET FOR MONDAY, DECEMBER 3, 2018

It may seem like December is still a long way off, but planning for the 2018 Annual Meeting has already begun. The venue for the Rotonda Annual Owners’ Meetings had previously been at the McLean Community Center. However, due to renovation at the center at the time of our meeting last year, the Board had to find an alternative.

Fairfax County Public Schools (FCPS) Community Use Program was discovered to be an appealing alternative both in cost, location, and ease of use. It was so appealing, the Board voted at the May 25, 2018 meeting to again have the annual event at the same location for a second year.

Therefore, the Rotonda’s Annual Meeting has been set for Monday, December 3, 2018 at the Marshall High School cafeteria, 7731 Leesburg Pike, Falls Church, VA 22043. This venue works well because it provides adequate space, the necessary audio-visual equipment, and separate space for tallying votes. It also allows us to continue to offer a variety of cookies, coffee, and lemonade.

For those new to the property, the main event at every Annual Meeting is the election of members to the Board of Directors. In a typical year, three Directors are up for re-election. However, this year there are four Director seats to be filled due to one Director leaving the Board mid-year.

Candidate Nominating Petitions will soon be distributed to all unit owners.

continued on page 2...
CONT’D - ANNUAL MEETING

Those who live on property will receive the Election Letter with Candidate Information and Nominating Petitions under their unit door. Off-site owners will be mailed these documents. This is the beginning of the election process, which culminates at the Annual Meeting. This is your chance to participate and make a difference in your community.

If you are an owner and think you would like to run for one of the four seats on the Board, but have a question about the work involved, time commitment, skills needed, areas of upcoming decisions, or others, feel free to call or email General Manager Jim Tracy.

In the past we have used two Shuttle Buses to quickly get people to and from the Rotonda, and the same schedule will be used for this year’s meeting. Rotonda Concierge Shuttle Buses will run round trips, starting at 6:15pm until 30 minutes after the meeting adjourns.

Mark your calendar to attend on Monday, December 3. Registration and voting open at 6pm. Additional instructions about the evening’s events will be provided in a few weeks. All owners are encouraged to attend the Annual Meeting. It’s not just a business meeting, but a great opportunity to visit with neighbors and learn about community projects, and special events of the past year.

And this year, we’ll also have the special Cash Prize Drawing for those who turned in their Bylaw ballots.

Plan to attend the Annual Meeting December 3.
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dental payments from residents. It is not designed, now, to accept regularly occurring fees such as assessments since it does not integrate with that programming, nor does it send reminder emails. Nonetheless it is well suited for sporadic payments such as pool passes, move-in and dumpster fees, storage keys, lock-outs, etc. Extensions to the system in the future to encompass assessments is likely.

Management consulted with CMC as to the best approach to set up this process, as they have had several of their accounts add this capability in the recent past. They have made recommendations and Management is working to set them up.

The plan is to implement in two stages: Stage One – We would begin to accept credit card payments at the Front Desk only. Residents would have to be physically present with their card to be swiped. Stage Two – We would activate the capability for residents to pay directly from their access to BuildingLink. They could then pay at any time and from any Internet browser.

Payment acceptance by any major credit card at the Front Desk will begin in the Fall of 2018. If you choose to pay for fees and incidentals this way, please keep in mind there will be a small per transaction fee to allow the Association to recover its costs and also to collect the full amount of each charge.

Any Front Desk employee will be able to accept a payment, however a refund will only be authorized by certain employees, in order to limit possible misuse. Additionally, refunds will only be issued to the credit card used for the payment; cash refunds are not permitted.

The Board agreed that allowing incidental payments to be made by credit card would be a convenience for many residents, especially since use of the BuildingLink module provides sufficient control. This is why, at the July 24, 2018 Board meeting, Directors unanimously voted to begin the process.
HUNDREDS ATTEND ICE CREAM SOCIAL TO CELEBRATE A WONDERFUL SUMMER SEASON AT THE OUTDOOR POOL

Labor Day is a much-anticipated holiday on its own. But at the Rotonda, Labor Day also means ice cream!

The Rotonda’s Annual Ice Cream Social on Labor Day, Monday, September 3, once again celebrated another great summer at the outdoor pool. And just like every other year, the ice cream was delicious and refreshing on a hot summer day.

Cherry Garcia, Chocolate Fudge Brownie, Chunky Monkey, Strawberry Cheesecake and Vanilla were available for residents to feast on. And don’t forget the favorite toppings of chocolate syrup, caramel sauce, strawberry sauce, rainbow sprinkles, M&M’s, Oreos, cherries, walnuts, and whipped cream. If you attended, you surely found something to satisfy your sweet tooth.

Ben & Jerry’s Ice Cream was on site for the 10th year in a row, doling out bowls of delicious ice cream. Hundreds of residents attended this year’s event. And when all the containers were empty, 550 servings of ice cream had been consumed.

Have you ever wondered how the Ice Cream Social got started? At a Board meeting 11 years ago, the Directors were discussing Rotonda activities. In doing so, they realized there wasn’t a purely social activity that would appeal to everyone. After tossing around a few ideas, someone came up with the idea of an old-fashioned get together for family and friends. And, the Ice Cream Social was born. Each year since, the Board has voted to continue the event for residents’ enjoyment.

The best part of the afternoon was that people from all age groups took time from their busy schedules to socialize with friends and neighbors, while eating deliciously cool ice cream. Many noted it was a great time. Thank you for celebrating with us!
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 payment 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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PERIMETER FENCE PAINTING
PLUS MAINTENANCE AND REPAIRS UNDERWAY

Our stately black wrought-iron fencing surrounding the Rotonda’s 34-acres is one of the first things that is seen approaching the property. For this reason, along with the need for maintenance and repairs, it is time to have that fence painted.

The Board knew this maintenance item was coming, as the fences surrounding the Rotonda were identified for painting this year in the Five Year Plan and also in the 2018 Reserve Study. Painting includes the entire perimeter fence, the tennis courts, and fencing and handrails at the Community Center. An in-depth examination of the fences shows growing areas of deterioration from unpainted surfaces as a result of time, weather, and damage.

The 2018 Five Year Plan set aside just under $170,000 in Reserve Funds in 2018. A RFP was prepared by Violette Engineering and bids were sought from four companies.

The paint specifications call for the use of a Tnemec Modified Polycarbonate Polyurethane application with a 10 – 12-year color and gloss retention, and 15-17 years corrosion resistance with a 10-year warranty. This product is expected to be superior to the existing powder-coat application that was done when the fence was originally installed back in 2003.

Mike Violette, of Violette Engineering, will be monitoring the preparation of the surfaces prior to painting, and throughout the project. Upon completion of the painting project, the durable coating will extend the life of the metal surfaces, while providing a beautiful appearance to the property perimeter fencing.

The overall cost of the project is considerably less than anticipated, and not to exceed $126,000 per the motion approved by the Board.

Crews began working on the fences at the perimeter, outdoor pool, entry gates, architectural fence on medians/islands inside the property, and the chain link fence at the Pet Park toward the end of August. Work should be completed in less than 90 days.

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With the Occupational Safety and Health Act of 1970, Congress created the Occupational Safety and Health Administration (OSHA) to assure safe and healthful conditions for working men and women by setting and enforcing standards and by providing training, outreach, education and assistance. OSHA’s rules are ones that every organization must live by. And those rules are updated often. One of those updates is forcing a change to the Rotonda.

A portion of the new OSHA standard:

“Anchorages.-
1910.27(b)(1)(i) Before any rope descent system is used, the building owner must inform the employer, in writing that the building owner has identified, tested, certified, and maintained each anchorage so it is capable of supporting at least 5,000 pounds (268 kg), in any direction, for each employee attached. The information must be based on an annual inspection by a qualified person and certification of each anchorage by a qualified person, as necessary, and at least every 10 years.

1910.27(b)(1)(ii) The employer must ensure that no employee uses any anchorage before the employer has obtained written information from the building owner that each anchorage meets the requirements of paragraph (b)(1)(i) of this section. The employer must keep the information for the duration of the job.

1910.27(b)(1)(iii) The requirements in paragraphs (b)(1)(i) and (ii) of this section must be implemented no later than November 20, 2017.”

Until this change was made, the responsibility for anchoring scaffolding on any building rested with the scaffolding company. With the change quoted above, providing certified anchors became the responsibility of the building owner, or in our case, the Association. The problem? The Rotonda has no certified anchors in place. If we want to continue to work on facades, windows, roofs, etc., then we must install them.

The Board approved the award of a contract to Facility Engineering Associates (FEA) to design a compliant fall protection system. Upon completion, FEA reviewed that design with the Board. Following the OSHA regulations, the project should include three parts:
1. Move existing rooftop walkways further from the roof edge.
2. Add additional guardrails to the existing system.
3. Add tie-back anchors as a fall protection measure for scaffold and rope decent systems.

The Board approved FEA soliciting bids for this plan. FEA presented those bids July 24, 2018 for the Board’s selection of a contractor. In addition, FEA proposed that they provide construction assistance during the project. Management concurred since FEA has a level of engineering expertise not held by Rotonda staff.

The Board unanimously agreed to approve the proposal from Ev-Air-Tight, Shoemaker Inc to be the OSHA Fall Protection contractor at a cost of $774,115 in Reserve funds. They agreed FEA be selected to provide construction assistance at a cost not to exceed $14,000. The 2018 Reserve Plan has a total of $900,000 set aside for this task, which is more than the proposed cost.

Look for crews to begin working on each of the five rooftops later this fall.
FIRE SPRINKLER PIPE REPLACEMENT PROJECT NOW MORE THAN HALFWAY COMPLETED

The Fire Sprinkler Pipe and Pump Replacement Project continues across property now with Buildings 2 and 5 both under construction, and Building 4 to start in a few weeks. During the last eight months of work, crews have definitely learned how to work smarter, better, and faster.

Contractors have completed the installation of new pipes and sprinkler heads in garages and storage rooms on both the B1 and B2 levels of Buildings 1 and 2.

The B1 level of Building 3 took all of July and most of August to complete, proving once again how much longer work takes on the B1 levels due to drywall work. In contrast, the B2 level of Building 2 took right about one month to complete.

Toward the beginning of September, work began in the B1 level of Building 5 and will continue through early November. The current plan at that point is to move to Building 4, B2 level in late October, followed by Building 4, B1 level in early December, and finally Building 3, B2 level in mid-February. 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 March 2019.

As for fire pump replacement, which doesn’t affect residents in any way, installation is complete in Building 1 and will begin soon in Building 2.

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

The best news is… we are more than halfway through the entire project!

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FREE TABLETS FOR TOILET LEAK TEST MAY HELP REDUCE ASSOCIATION WATER COSTS

Gas, electric, water and sewer are expensive, though necessary utilities, no matter where you live. But when you live in a large condo complex such as the Rotonda, the utility costs that are paid by the Association can add up quickly.

Take water and sewer for instance. At the July 24, 2018 Board meeting during the first draft discussion of the 2019 Operating Budget, one Director said the utility costs were “out of control,” especially noting the ever-increasing sewer charges. Unfortunately, this cost is what it is and cannot be adjusted unlike the gas bill for instance, which was recently negotiated down by the General Manager. The Board discussed what might be done to reduce the water and sewer charges, and leaking toilets quickly rose to the top of the list. That’s when a suggestion for making test tablets available to all residents surfaced.

How many toilets could be leaking on property, causing our sewer bill to continue to rise? To answer this question, the Board asked Management to explore and then implement a process for testing toilets at the Rotonda in an effort aimed at reducing leaks and thus the Association’s water bills.

Management purchased a small amount of the test tablet packets and made them available to Board members prior to the August 28, 2018 meeting. Directors will test the process described in a new brochure and provide results.

The plan for offering test tablets to all residents was brought to the Board at the August meeting and approved. The program is ready to implement.

The test tablets will be free to all residents, but repairs/replacement of valves will be done and charged under the In-Unit Services (IUS) program. Or, as always, owners are free to hire a local plumber of their choosing.

A brochure has been prepared and will be handed out with the tablets. Simply come to the Front Desk to get enough tablet packets for all of the toilets in your unit. If you end up having a leak, follow the directions in the brochure and either call the Maintenance Coordinator to set up an IUS appointment, or call a local plumber of your choice.

WIN CASH WITH YOUR BYLAW BALLOT VOTE

Owners who haven’t voted for the Amended & Restated Bylaws should come to the Front Desk to pick up their ballot and vote today. The changes being proposed by the Board are very important and the participation of all is needed.

And, you can now win cash simply for voting! Every owner who completes a Bylaw ballot will be entered in a drawing to win either $1,000, $500 or $250.

As of August 30, 2018, 815 total valid ballots have been received. Of those, 738 have voted yes (63.90%) and 66 voted no (5.49%). The votes have been received from 528 on-site owners and 287 off-site owners.

To have a say, and the chance to win cash, turn in your ballot now!
DISPOSE OF GREASE PROPERLY TO KEEP PIPES CLEAR

Grease is a natural byproduct of some cooking. But do you know what to do with the grease that’s left over after the meal is complete? Many people put it down the drain. This is the absolute worst thing you could do. Why? The number one cause of sewage backups at the Rotonda is… grease! And when the drains and sewer lines get clogged with grease, everyone pays the price. 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 drain lines that serve only their unit. This means 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 food by-product, 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.

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**Help Keep Our Pipes Clean**

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

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ROTUNDA TRICK-OR-TREATING
SET FOR WEDNESDAY, OCTOBER 31 FROM 6-8:30PM

Trick or Treat! It may seem like the summer has just ended, but before you know it, little princesses, cartoon characters, super heroes, and of course a multitude of simply the nicest ghosts and goblins will be knocking on your door with the familiar refrain… Trick or Treat! Children dressed up for Halloween will be roaming the Rotonda property Wednesday, October 31.

If you would like to entertain these costumed resident children with treats, please make sure to stop by the Front Desk in the Community Center beginning Monday, October 15, to pick up an orange-colored ribbon. Tying this ribbon on your front door knob from 6-8:30pm on Halloween signifies you are participating in Trick-or-Treating, and children can feel free to knock on your door. If there is no ribbon, children should leave your door undisturbed.

When you pick up your ribbon, you will also be asked to put your name and building/unit number on a list which will be handed out to children wishing to trick-or-treat as an added help for them in distinguishing which units are participating. Children wishing to trick-or-treat should pick up this list during the day on October 31.

When purchasing treats to distribute, please choose only wrapped and sealed candy or snacks to hand out to spooky visitors to ensure their safety.

Drivers on property will also want to be on the lookout that evening as children will make their way from building-to-building. We also ask children who are participating to be alert for cars driving on property. This way, everyone can have a very Happy Halloween.

TYSONS FARMERS MARKET
OPEN EVERY SUNDAY ACROSS GREENSBORO DRIVE

If you love fresh fruits and vegetables, you still have a couple months left to get them… right across the street from the Rotonda at the Tysons Farmers Market. Located at 8400 Westpark Drive (directly across the street from the Greensboro Gate), the market is open every Sunday from 9:00am-1:00pm into early November.

Stop by any Sunday to find locally grown and in-season tomatoes, corn, plums, peaches, watermelon, cantaloupe, zucchini, and more! And if fruits and veggies aren’t your thing, there are plenty of other vendors offering humanely raised meats, baked goods, dog treats, olive oils, jams and jellies, and more.

There is even an incentive for new shoppers! Just stop by the Market Info Tent and mention the Rotonda to receive $2 in Market Money, which can be spent on anything in the market.

Vendors accept both cash and credit cards, as well as SNAP, even doubling SNAP purchases up to $20.

For more information about the Tysons Farmers Market, email tysons@cfwdc.org. Or you can also visit their Facebook page at www.facebook.com/TysonsFoodworks.
REGION’S TALLEST BUILDING MAY BE BUILT
AT SPRING HILL METRO

Tysons may become the home of the tallest building in the region. The RCUOA Board and owners who attended the August 28 meeting, heard all about it.

The View at Tysons is a proposed development right here in Tysons. With direct access to the nearby Spring Hill Metro station, the mixed-use development plan includes office space, apartments, luxury hotel and branded condominiums, a performing arts center and retail areas, all focused on a landscaped civic plaza. If it progresses as planned, the mixed-use iconic tower will offer unmatched views of D.C. and Northern Virginia. It will be surrounded by gathering areas, both at-grade and elevated, with multiple gardens. An outdoor “theater on the green” plaza will host performances and events and bring a new entertainment hub to the Tysons area. The tower will aim for LEED Gold status.

The first piece of the project has already been acquired -- a 1.8-acre parcel, located at the corner of Leesburg Pike and Tyco Road for $26 million.

Kevin McWhorter, a land use attorney at DLA Piper, is working on a few land-use matters in the Tysons area with Tony Calabrese. Six professionals involved in the project attended the August Board meeting to present the plans for development and answer questions.

The area to be discussed was described as a quarter-mile from the Rotonda, which would be a 10-minute walk to the amenities for residents. It will include a hotel/residential building, offices, two additional residential buildings, a performing arts center, large park spaces for theater events, as well as multi-generational spaces. The art/green spaces theme will be carried throughout the buildings. Parking will be above and below grade in each building, with bridges connecting various buildings for upper and lower entry. The performing arts center will be constructed closest to the metro station for easy entry, with high-end/boutique retail spaces, plus food/beverage outlets throughout.

Traffic was a big part of the presentation. Residents were told the developers were working closely with both VDOT and Fairfax County transportation to study the area. Plans to mitigate traffic issues by 58 percent must be addressed by the 2030 full build-out. Changes to come after the in-depth traffic analysis could include restriping of roads, light timing improvements, right-in/right-out intersections, new connections to the toll road, and new signals.

Those involved walked the Rotonda property with General Manager Jim Tracy to talk about our entrances. They discussed the issue of cars stacking at the Greensboro Gate during busy hours, the Fairfax County bus sitting just outside our gates blocking lines of sight, and the missing lengths of sidewalk from the Rotonda down to the Spring Hill corner.

The View at Tysons is being described as a “living, breathing work of art.” The View site is currently comprised of automotive-related uses, a furniture showroom, low-rise office, and parking.
Fresh fruits and vegetables are now available at the General Store.

Jackhammers, hand tools, and heavy machinery were used in the loading dock area behind Building 5 in an effort to replace damaged and/or deteriorating asphalt, which will also provide better drainage.

Concrete was poured into wood forms to create curbs to control water and salt runoff, and to prevent erosion near the Greensboro Gate and Building 6. Rotonda Maintenance worked ahead of the crew to prepare lines running underneath the concrete.

A new bench, boulders, and landscaping was added near the Pet Area and Putting Green behind Building 2.

Working to get votes on the revised Bylaws, Board members and staff sat in the lobbies of each building to talk with owners. Yes votes are needed from 66.6 percent, with the current count at 63.90 percent.
DRIVE EVEN MORE CAUTIOUSLY
NOW THAT SCHOOL IS BACK IN SESSION

Children throughout the community headed back to school a few weeks ago. Please keep this in mind and take extreme caution while driving around the property, especially during the early morning hours. You may come across kids of all ages dashing in between cars in the dark trying to reach the school buses.

Pick-up points are inside both gates, and also just outside both gates. High school and middle school students must wait for the buses outside of the Greensboro and International Gates. Elementary and preschool buses pick up inside the property near Building 6 and behind International Gate adjacent to the fountain.

Access and Patrol guards sometimes notice that residents running late will try going around school buses while children are loading or unloading the buses. Keep in mind all the same laws apply to buses on Rotonda property, as must be adhered to on the city streets. To avoid getting stuck behind the buses, plan to leave the property before 8am.

Residents who try to pass a loading bus are in direct violation of Virginia Code 46.2-859 – Passing A Stopped School Bus in Virginia Is Reckless Driving. Virginia Reckless Driving 46.2-859 is class 1 misdemeanor in Virginia. The maximum penalty for a conviction of VA Reckless Driving 46.2-859 is 12 months in jail, $2,500 fine, six months loss of license in Virginia, and six points on your Virginia driving record.

Rotonda staff will write down the license plates of all residents who violate this Virginia law, and turn the information over to the Fairfax County Police for further enforcement.

Likewise, children trying to catch their bus should also be mindful that they are walking in a roadway where cars must drive. Parents, please encourage your children to watch for vehicles and keep as far off the roadways as possible when walking to and from the bus.

If everyone works together, we can keep our children safe this school year.

CONT’D - BYLAW PASSAGE

continued from page 2 ...

percent of owners have voted positively for the Bylaw changes.

If you have not voted yet, please see the Front Desk to easily complete a ballot. You could even win one of several cash prizes for doing so!

1. Americans typically refer to this time of year as “fall,” while the British use the word “autumn.”
2. Fall is caused by the Earth’s tilt, not our distance from the sun.
3. Weight gain at this time of year may not be from food. Researchers found that lack of vitamin D reduces fat breakdown and triggers fat storage.
4. Fall colors are caused by the amount of sugar in leaves. The more red in the leaf, the more sugar that leaf is storing.
5. Ancient people wore Halloween costumes to hide from ghosts.
6. Birds spend most of the fall migrating.
7. Children born in the fall are statistically better students and live longer.
9. More people go from “single” to “in a relationship” or “engaged” in fall than any other season.
10. Pumpkin spice has nothing to do with pumpkins. Pumpkin spice is the spice mix used for pumpkin pies.

Three unit doors were damaged as the fire department worked to control a recent fire.

JUST FOR FUN

10 FUN FALL FACTS

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