BAD NEWS AND GOOD NEWS

The bad news is that General Manager Jim Tracy announced in April that he will be retiring in July 2019. Jim has been a great General Manager – some say, and I agree, he has been the best GM that the Rotonda has ever had. Jim has been the Rotonda General Manager since September 2010 and has seen us through many crises – large and small. His strong leadership has seen us successfully through major capital repairs such as the Community Center renovations, the replacement of the fire pumps and garage sprinklers, and the renovation of the outdoor pool – to name a few. He has also seen us successfully through a barricade situation in Building I, a major gas leak behind Building III, several small kitchen fires, numerous water leaks, and several major snow storms.

One of the things I’ve learned about attracting good people to the Rotonda staff is that, when it is time, we have to let them go on with the next phase of their lives. Jim says that it is time for him to retire, and we are respecting and honoring that wish. We wish him all the best and bid him good tidings in his follow-on endeavors.

Now for the good news, on 30 May in a special meeting, the Rotonda Board approved Collin Horner to be the new General Manager of the Rotonda, and authorized the Board President to negotiate the necessary contract. The contract was signed by Colin Horner and the Board President on 7 June and Colin Horner will report for duty on 15 July 2019. Colin Horner and Jim Tracy will have a week of overlap between 15 and 19 July and Colin will be the new General Manager from then on. There will be a party to say Hail and Farewell to the incoming and outgoing General Managers on Friday, 19 July between 1 and 4 pm in the Community Center – all residents and staff are welcome.

continued on page 2…
CONT’D - BAD NEWS AND GOOD NEWS

continued from page 1 ...

Colin Horner has been a Community Association Manager in the Washington Metropolitan Area for more than 40 years. He is certified by the Community Associations Institute (CAI) as a Professional Community Association Manager (PCAM). For most of the past twenty years he has been a manager of large-scale condominiums including Skyline Plaza and Fairlington Villages. His other experience has included specializations in High-Rise properties, Cooperative Housing Corporations, and Mixed-Use properties for one of the largest management companies in the area. The properties at National Harbor have been some of his recent clients.

Colin is the father of six and the grandfather of nine. His family is spread around the country and the globe including Pensacola, Florida; Austin, Texas; and Nagoya, Japan. When he is not working as a manager of condominiums, he enjoys officiating volleyball. He is certified as a USA Volleyball, High School, and NCAA referee.

Colin says, “I am delighted to have the opportunity to return to the management of an exclusive large-scale property. The Rotonda is a property with which I have been familiar throughout my career and I look forward to being a part of its continued development as one of the exclusive residential addresses in Northern Virginia.”

The Rotonda board is excited to have Colin as our new General Manager and extends a hearty welcome to him. We will all be seeing a lot of him in the weeks, months, and years to come.
ANNUAL ICE CREAM SOCIAL SCHEDULED
FOR LABOR DAY, SEPTEMBER 2, AT THE OUTDOOR SWIMMING POOL

It has been the custom of the Rotonda for the Board of Directors to host an Ice Cream Social on Labor Day as the outdoor pool closes. That tradition will continue this year with a quirk. The Ice Cream Social is scheduled for Monday, September 2, 2019, Labor Day from 2:00 until 4:00 PM at the Outdoor Pool.

Mark your calendar to join your neighbors and eat some delicious ice cream. Again this year Ben and Jerry's will be serving gallons of ice cream complete with everybody's favorite toppings. There will be a new flavor introduced this year along with the past favorites.

Now for the quirk, unlike previous years the Ice Cream Social will not mark the end of the Outdoor Pool season. The season has been extended through Sunday, September 15, 2019. Come and celebrate the summer with ice cream.

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

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HOW TO MAKE THE ROTONDA CLASSIFIED ADS THAT WORK FOR YOU

Free classified ads are available to residents of the Rotonda in several different ways but are constrained in their content in several ways as well. The first and most important constraint is that the person posting or requesting to post an ad must be an owner of a unit or a tenant living in a unit at the Rotonda. Unfortunately, there are no exceptions to this rule.

Also when you post an ad or have one posted for you it also goes out in email form to those residents of the Rotonda who have asked to receive ads. All ads are posted for seven days from about noon on Thursday until late morning the following Thursday. Ads must be submitted and resubmitted each time you want them posted. Finally they will be posted as exactly as you have sent them; no changes will be made intentionally. The Rotonda is not responsible for the contents of an ad.

There are three different ways to post an ad.
First and easiest via Building Link-- Just sign into Building Link at www.rotondaresidents.com with your password and ID. Go to the bottom left hand side of the screen and click on “Add New Post”. That will bring up a screen that shows the five major categories and 15 subcategories established by the Board of Directors in which ads are accepted. Your ad must fit into one of those categories.

When you click on “Add New Post” it will take you to screen that allows you to tell what you are selling or seeking, set a price, set a web link for further information, describe the item and attach up to two photos. Once you hit “submit” the system will check for errors and then submit your post for approval. On Thursdays shortly after noon (12:00 PM), Management will review your posts and all others for that day and release or reject it. You will be notified if your post is rejected.

Second via email – Send an email to frontdesk@rotonda.org and described what you are selling or seeking and its price. Photos and web links are not available through email. Also we are not responsible for errors made in transcribing your email to Building Link.

Third via paper to the Front Desk -- Print out what you want to say and bring it to the Front Desk. Photos and web links are not available through paper submission. Also we are not responsible for errors made in transcribing your email to Building Link.

Housing -- A principal focus for the classified ads for selling, buying, and renting units at the Rotonda. Please note that any real estate ad must refer only to a unit at the Rotonda: it cannot refer to a property for sale at another location even if owned by a Rotonda resident.

Your ad can be to sell or rent a unit, parking space, or storage space. It also can be an ad seeking to buy or rent a unit, parking space, or storage space. Finally it can announce an open house to be held at a Rotonda unit.

Announcements – These ads can be for an estate sale or items a resident is giving away for free.

Marketplace – These ads can be vehicles or items for sale. These vehicles and items must be the property of a Rotonda resident. They cannot be items or vehicles purchased solely for resale.

Help Needed or Offered – These include services such as child care, elder care, and baby sitting. These include pet care, dog walking, and pet care. Finally they include educational and/or tutoring services.

All ads regardless of how they arrive will be posted in Building Link. They will also be printed out and posted on the bulletin boards in the B1 and B2 levels of each building. The bulletin boards are updated in the afternoon or early evening each Friday except when Friday is a holiday.
OWNER AND TENANT INSURANCE COVERAGE REQUIREMENTS

With the approval of the 2018 Amended and Restated Bylaws last October came a new requirement for both owners and tenants to maintain private insurance policies, which are called HO4 and HO6 policies. Why was this change made?

While the Master Insurance Policy does cover certain kinds of damage to units, it does not cover others such as personal property and it has a $10,000 deductible clause. There have been a number of incidents in the past five years where water leaking from one unit damaged one or more of the units below. While the residents in the units below had done nothing to cause the damage, the damage to their unit was typically less than the deductible and included personal property items not covered by the Master Insurance Policy.

Where they had personal insurance or the resident in the unit causing the damage had personal insurance they were able to collect quickly with a deductible in the hundreds of dollars range. So now for the protection of all, each owner and tenant must purchase and maintain either HO4 or HO6 insurance coverage.

Each owner and tenant is required to provide the Association a certificate of insurance and to provide copies in the future if the coverage expires or changes. The Rotonda will, in the June begin a notification process for those owners and tenants who have not yet submitted policies.

The Rotonda in June began to receive policies covering about 300 units, so response has been good. We began implementing the insurance module of Building Link in March and April. You will soon begin to get emails reminding you of your insurance status in the coming months.

If you haven’t submitted yet, at your convenience, just bring a copy of the Certificate of Insurance to the Front Desk so it can be recorded. If you don’t have a copy of your certificate almost all major insurance companies today have the ability for the policy owner to generate a certificate easily and simply on the insurance company’s web-site.

Alternatively, just call your insurance company and ask them to mail or email you a copy of the Certificate of Insurance. In either case just bring the Certificate to the Front Desk or send it via email to closauro@rotonda.org.
The Rotonda received its renewal of FHA approval effective April 12, 2019 after starting the process in September 2018. But why is this important to buyers, sellers and owners?

Most important of all it means an independent outside government entity has confirmed that the condo association has met certain FHA standards. These standards include:

**Must have adequate insurance coverage**

The condominium association owns all common areas and the structures within which the privately owner condo units exist. As such, the condominium association must have adequate insurance to cover common hazards. This includes hazard insurance, which covers damage to the exterior of the buildings (the condominium unit owner must have contents insurance to cover personal possessions). It must also maintain liability insurance, in case there are accidents that take place on the property and result in lawsuits or other claims.

The FHA reviewed the condominium’s master insurance policies to determine the extent and adequacy of the coverage.

**Individual ownership restriction**

No more than 10 percent of the total units in any condominium project may be owned by one investor. This restriction also applies to builders and developers, who may rent out unsold units. The FHA wants the majority of units to be owner occupied, and looked closely for factors that will make it otherwise.

**Covenant/Bylaw restrictions**

The FHA reviewed the bylaws and covenants of the condominium. They want to know that the documents do not contain language that will give the association “right of first refusal” in any way that violates the Fair Housing Act. They also want to be certain that it does not interfere with a mortgagee’s right to foreclose on a unit.

**Owner occupancy**

At least 50 percent of the units in the project must be owner occupied, or sold to owners who intend to occupy the units.

**Payment of homeowner’s association dues**

No more than 15 percent of the units can be behind on their homeowners association dues. This relates to the financial integrity of the association and its ability to maintain insurance coverage and adequate maintenance.

**Capital reserves**

Since a condominium association owns all of the physical structures, including roads and sidewalks, there will have to be reserves for the eventual replacement of all of the structures. A review of the reserve situation must be no more than 12 months old.

To confirm the status of the Rotonda, and to see the status of other condominiums around us, go to https://entp.hud.gov/idapp/html/condlook.cfm and enter 22102 in the zip code box. That will bring up all condominium associations in that zip code. The Rotonda is the ninth on the list.

FHA approval is seen as critical enough that some states, like California and Virginia, require the association to disclose the association’s FHA approval status for all potential purchasers. So, for associations that want to ensure that units are marketable to the broadest range of buyers, and who want to show non-FHA buyers that their association meets the FHA guidelines, obtaining FHA approval is a critical task for the Board and Management.

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**THE OUTDOOR POOL WILL REMAIN OPEN UNTIL SEPTEMBER 15, 2019**

The Board and Management of the Rotonda are pleased to announce the summer swim season for 2019 will be extended after Labor Day. The outdoor pool will remain open from Tuesday, September 3, 2019 through Sunday, September 15, 2019. Enjoy the extra summer!!!!
LANDSCAPE COMMITTEE
REGULARLY PLANS A VARIETY OF EVENTS

Management and the Board have the recipients of many compliments on the appearance of the property this spring and summer. Both residents and visitors have particularly commented on the new hanging baskets and the color they add to the parking lot. This is their second summer and they have been a hit.

Thanks and kudos to the 2019 Landscaping Committee for the many hours and hard work they have put in to keep the Rotonda attractive. If you see one of the members pictured in the adjacent photo, take a minute to thank them.

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Electric vehicles have become more and more popular in the past several years. Charging stations are beginning to appear in the parking lots of grocery stores, movie theaters and lots of other places. The residential buildings built in the last five years in Tysons that surround the Rotonda all offer electric vehicle charging.

In 2018 the Rotonda installed and made available to residents and guest a single tower station that contains two independent chargers. It is located in front of the Community Center and has high visibility signs around it.

Drivers need to establish a personal ChargePoint account used here and hundreds of other location in the DMV. They then simply pull into one of the two marked spaces, plug in their electric vehicle, swipe their ChargePoint Card and the charge begins. Once the charge completes they can unplug the car and pull away. There is an interactive screen on the charging station that offers additional options to drivers. The usage of the charging station has grown significantly over the past year. In May 2018, we recorded a total of seven sessions. In May 2019 that had grown to 71 sessions or a tenfold increase. A session is one car plugged in and charging at one time. In terms of electricity being delivered we have gone from 91.9 KWH in May 2018 to 679.1 KWH in May 2019. In the months in between we have gone as high as 1,382.5 KWH delivered in a single month.

The charges per KWH are designed to cover the operating costs of the station and make a contribution to the installation cost. Our revenues per month have increased three fold since the beginning. With the steadily increasing numbers of electric vehicles we expect this trend to continue to grow.

Electric vehicle charging is an example of how a residential property over forty years old can and must adapt to changing trends if it wants to continue to be competitive in the housing market. That competitiveness benefits all owners, even those that don't drive electric vehicles.

Distracted driving and distracted walking are a common problem in today’s society. However we can choose whether or not we add to this issue by simply being more aware while walking or driving.

Please be aware of your neighbors while driving or walking through the property to keep everyone safe. Place cellphones down and look to be sure the all blind spots while walking or driving are clear before crossing the road or pulling out from a parking space.
COMMUNITY CENTER ELEVATOR REPLACEMENT AND NEW POOL LIFT

The elevator in the Community Center was installed more than 40 years ago and has never been updated. We have had a series of failures that have grown in length over time: partly as a result of age and use and partly because components of the control systems are no longer manufactured. They must be custom made at the time of failure. The Board in April approved replacement of the elevator. That work will start late this summer.

The Community Center elevator is different from all other elevators at the Rotonda. Because it goes less than four stories it is an hydraulic elevation. The five hi-rise building are all cable elevators. That is the elevator cab is suspended on cables and winches housed in penthouses on the buildings. Parenthetically there are four different independent braking systems on each elevator any one of which can stop it safely.

The Community Center elevator cab is mounted on a big piston that goes into the ground. The piston is forced upward and downward by water pressure on the piston from a pump. One of the challenges for the installers will be to remove and replace the piston and the surrounding enclosure buried underground. The material used forty years ago to build the enclosure no longer acceptable.

At the same time the Board also approved the installation of an enclosed wheelchair lift to go between the indoor pool level and the outdoor pool level. This lift will permit all persons to enter the pool areas through the gender appropriate spa and then continue directly to either pool. Because the installation will require significant demolition of a portion of the existing stairs, work will not begin until after the closure of the Outdoor Pool in September.

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Dr. Esam Abou Nahlah

July/August 2018
A BRIEF TUTORIAL OF GARAGE SPACES

Garage spaces at the Rotonda seem like a simple concept, however, confusion is common when owners wish to buy or sell their space. This brief article explains why garage spaces are different from other pieces of property. The first and most major difference is that they are not a piece of property like a single family home, a condo unit, or an empty lot. Rather they are the assignment of common space for the exclusive use of one unit thus becoming limited common space. The reality of this can be easily seen in the Fairfax County Land Records where parking places attached to a unit are shown as being one square foot in size.

Unlike a piece of physical property, a parking space does not come with a land deed. Rather it comes from an amendment to the by-laws of the Rotonda assigning the space to a particular unit for their exclusive use. Because the space is adjunct to a defined unit, it can never exist detached from a unit. The parking space can be sold but it must move directly from one unit to another.

To “sell” a parking space, the seller and the buyer must prepare a letter of application (blanks available at the Front Desk), attach copies of their unit deeds or closing statements, and attached a check for $500.00 for processing. The price for a unit is established by the buyer and the seller may vary. The buyer and seller should establish a specific time and date for payment. The Association is not permitted to hold funds in escrow.

One special caution: If the owner of the unit selling the space has a mortgage on his/her unit, they must get permission from the mortgage holder to sell the space and provide that letter to the buyer. Buyers should be especially aware of this requirement because failure to get the mortgage holders permission can result in a cancellation of the sale in the future and reversion of the space back to the original unit. The responsibility for gaining this permission is that of the seller and the buyer jointly and the Rotonda is unable confirm whether this step might be required for any specific unit.

Next the letter of application and its attachments are signed by the buyer and seller and notarized. They are then forwarded to the Association’s General Counsel who reviews them for completeness and then prepares the amendment to the by-laws recording the reassignment. That comes back to the Rotonda for signatures by the buyer and seller as well as the Association President. Once completed the package is returned to the General Counsel for recording with Fairfax County. The record is then returned to the Rotonda which sends copies to the buyer and seller. Copies are also filed in the unit files of each affected unit. They are also sent to CMC for changes in assessments to be recorded.

The whole process takes from 4 – 8 weeks to complete. The timing is a function of the completeness of the letter of application.
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BICYCLES IN THE 21ST CENTURY AT THE ROTONDA

Anyone using Metro in the past couple of years has noticed the proliferation of CapitalBikeShare racks of bicycles at many subway stops. This is just manifestation of a growing acceptance of alternative means of transportation.

The Rotonda has made a place for personal bicycles for many years and the rules governing them have evolved to meet new norms.

First and foremost, all bicycles kept on property must be registered with the Management Office and decal affixed to the bike. If they are stored in the common racks in each hi-rise building they must be kept in good working condition. Access and Patrol will periodically check the bike racks for inoperable or unregistered bikes. They may be removed and impounded for 30 days. After that time period they may be discarded or donated to a charity. There will be two more focused sweeps of the bike racks; once in the spring and once in the fall.

Second, residents now have several options for storing their bicycles. First, of course, they may store the bicycles in the common racks in each building. Residents should insure bicycles stored in the racks are secured with a lock. Second, they may be stored (up to a limit of two bicycles) in a garage parking space up against and parallel to the back wall. Finally, they may be stored in your unit. Please use the service elevator for transporting the bike and do not place it on an open balcony.

Third and very important, bike riders must be careful when riding their bikes in the parking lot. Please follow the signs and rules as if you were driving a motor vehicle. Also remember Fairfax County and the Rotonda both require bike riders to wear protective helmets that conform to Virginia standards.

Last but not least, have fun when riding your bike.

THE SPEED LIMIT ON PROPERTY IS 15 MPH

Because of the large numbers of walker, bicyclists and other cars, driver are required to keep their speed below 15 MPH.
PHOTOS OF HAPPENINGS AROUND PROPERTY

Over the past months contractors worked steadily through to renovate the Outdoor Pool.

The International Gate received a new coat of rust resistant primer and black paint.

A contractor wipes the coping stones along the pool’s edge clean of white coating.

The Outdoor Pool was ready for residents on time even after extensive renovation!

New sea turtle decals have been added to the pool to replace the older decals.

Fountains have been turned on for the spring and summer seasons.
PHOTOS OF HAPPENINGS AROUND PROPERTY

Shaded areas for walking and running are located throughout the grounds.

The Control Systems of the Community Center Elevator are going to be replaced.

Spring provided an impressive renewal of the wisteria surrounding the Community Center.

Cleaning of the outer edge of balconies continues when weather permits.