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The Rotonda Rostrum



**The Rotonda Condominium
Unit Owners Association**

www.rotonda.org

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Rotonda Rostrum are in no way an
endorsement from the RCUOA.*

PRESIDENT'S CORNER

FOLLOWING THE RULES

The Rotonda has a problem with residents not following the Administrative Resolutions (ARs) and Policy Resolutions (PRs) that govern all aspects of life and business in our large multi-family environment. These rules cover wide-ranging issues such as the speed of traffic on our roads, what we can and cannot store on our balconies and in underground parking areas, what can be kept in our storage areas, how we use our amenities, where dogs are permitted on the property, and proper conduct and appropriate dress standards for the Community Center. A complete list of the nine ARs and 13 PRs is available on BuildingLink or in hard copy at the Front Office.



Management receives a small but regular flow of complaints from residents about the activities of other residents and people entering the Rotonda to do business. Many of the complaints are clearly violations of our ARs and PRs, but they come to management attention after the fact and the exact times and the names of those involved are not always available. Some violations are not reported to management because some residents do not want to "get involved," and other residents choose to tell a Board member that "they saw a dog in the lobby of a building" or that a "youth was riding a scooter in the hall." In most of these cases Board members are powerless to do anything because they did not witness the event.

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In May 2022, The Rotonda Board commissioned a Board-member Task Force to address the issue of residents not complying with Rotonda Policy and Administrative Resolutions. The Task Force, which is composed of three Board members, is looking at three aspects of the issue – better communications, increased enforcement, and regulation revision, and has already given the Board several interim reports on its progress. The Task Force decided that traffic regulations and the safety of all residents is the primary concern, and decided to address that issue first, and use the results as a model to go after other regulation-related problem areas.

What you can do to help: “If you see something, say something” and report AR and PR violations to the Front Office. If an animal or person is threatening someone, call the non-emergency number for Fairfax County Police (703 691 2131), or if it is a real emergency, call 911. We are all concerned about the security of our homes, cars and even ourselves and the Board is tightening up security all across the Rotonda, but yet we still have an issue with people leaving the B-1 and B-2 doors open, which defeats many of our other security measures. If you open the door, shut it when you are finished. If you see it open and no one is using it, close it. Every little bit helps and if we all do our part, we can make the Rotonda a safer and more pleasant place to live.

Rotonda's Mission Statement:

“Maximizing operations and facilities to be a luxury high rise condo in the heart of the newest city in the Washington area.”

2023 BUDGET

BRIEF OVERVIEW OF WHAT TO EXPECT

The 2023 Budget planning process is underway. Where is it heading? Anyone who has been paying attention to the news recently knows that near double digit inflation is reaching into every section of our economy. Condominium expenses are no exception. Our utility prices, particularly electricity, is susceptible to the increasing costs of fuel (a recent electric bill included a 50% increase in the fuel cost rate). Contractors are passing along their increased costs of materials and fuel in their proposed prices. Most importantly, our personnel costs are rising due to the competition for staff, combined with increasing minimum wage rates throughout the DMV area. In short, you can expect to see an increase in assessments in 2023. The challenge for the Board of Directors and Management is to prioritize the areas of the budget where more funds are needed. The budget is generally reviewed in two main sections. 1) The Operating Budget 2) The Reserves Budget, with its annual contribution from the Operating Budget to fund reserves. These discussions will be the main subject matter in the next few Board Meetings.

THINGS YOU MAY NOT KNOW ABOUT THE ROTONDA

Bulletin Boards & Classified Ads

You may have seen the Bulletin Boards on the B1 and B2 levels and lobbies of each building displaying news and event notifications from management and committees, as well as Board Meeting Minutes. However, did you know that the Bulletin Boards on the B1 and B2 Levels are also a space for residents and owners to post classified ads? Whether you want to sell some furniture, or put your condo up for lease or sale, you can place your ad for free by contacting the Front Desk with your listing request.



Email crosauro@rotonda.org with your ad details and the date in which you want it published. New ads go up every Wednesday! P.S. You can also access these same classifieds on the Rotonda Website at www.rotonda.org/classifieds.

Entering the Building through the B2 Level

Did you know that you can enter the Building through the back, even if you have forgotten your key fob? There is a doorbell on the back, that when pressed, it calls the security gates, and through the security camera near the door, the guard can see you and will unlock the door for you. Listen for the 'click' sound of the door being unlocked and then you can open it.

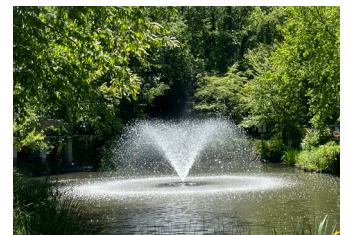


The doors to the outside on the B2 level must remain closed at all times. WHY?

1. It is a security problem that can let unauthorized people in the building.
2. If open, it lets out the cold or heated air which costs us all money.
3. There is no reason for the door to stay propped open when each resident has key fob that allows them to enter.
4. Subcontractors that need to get in will be let in by the security guard after ringing the doorbell.

Ponds & Fountains Behind Building 5

I hope you've seen the beautiful ponds and fountains among the forested walking trail behind Building 5 by now! If you have, you may have wondered if they're just there for aesthetic purposes, or something more! Well, the truth is that the ponds are part of an underground water system and the fountains are pond aerators, which stop the algae from growing too fast within the ponds, keeping them clean and fresh for years!



In-Unit Service

The Rotonda has initiated a program to provide preventive maintenance and repair of selected items within your unit upon request. The purpose of the program is to increase the level of service to residents, perform preventive maintenance on items that will help reduce utility expenses for the Condominium as a whole, and provide repairs at a cost lower than commercial contractors and vendors.

TO SCHEDULE:

You can use Rotonda Buildinglink to arrange In-Unit Services. Under the "Building Info" section, click "My Repair Requests" then "+ Submit Repair Request" and from the drop-down menu, select "In-Unit Service." Alternatively, you may contact the Maintenance Coordinator to arrange your service at: 703-821-0100, ext. 711, Email: blammers@rotonda.org Please Note: There is a cost for labor and parts. Owners will be billed after service is performed.

RECYCLING 101 SERIES

PART 2 - WHAT IS NOT RECYCLABLE

Tempting as it is to think we are helping the environment by zealously recycling, many items are not recyclable and actually cause significant problems for recycling facilities. The following items go in the trash and should never be placed in our recycle bins.

- Plastic bags
- Waxy milk cartons
- Egg cartons
- Incandescent, LED and halogen bulbs
- Heavy metal and plastic items like shelves, trays and boxes
- Heavy metal and plastic items like shelves, trays and boxes
- Hangers (both metal and plastic ones)
- Alkaline batteries
- Styrofoam containers and packing peanuts
- Soil and plants



And please, be courteous and recognize that when the recycle bin is full, you should keep your recyclables and bring them back later.

Next Issue, Part 3 – Hazardous Waste Disposal

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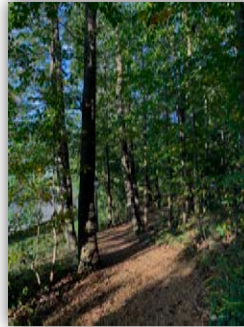
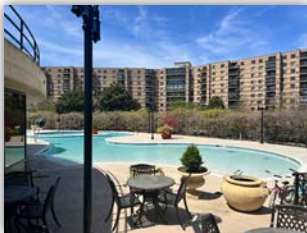
STAYCATION AT THE ROTONDA

SAND, WATER, AND WOODS IN YOUR BACKYARD

Fill your coolers, grab your lounge chairs and beach toys, and bring the whole family over to the volleyball pit. Kids play in the sand, while you enjoy your drinks in the sunshine. Some residents even like to call the Volleyball Court the *Rotonda Beach*.

Others ideas to enjoy the Rotonda amenities for your Stay-cation:

- Wash your car in the sun and stay cool with the water
- Go for a swim in the Rotonda pool
- Sit on a bench by the pond and enjoy the cool breeze
- Go for a walk among the shaded forested trail behind Buildings 4 and 5
- Have a picnic in the Gazebo by the pond



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THE NEW CARPETS ARE HERE

INSTALLATION IS MOVING ALONG



CARPET REPLACEMENT GUIDELINES FOR RESIDENTS

1. Residents are asked to minimize movement on their floor, as there will be many installers working, and that glue will be applied. The glue being used is a green product generally used in hospitals, or other occupied settings, so any off scents will be very minimal.
2. Please refrain from scheduling deliveries when work is scheduled for your floor. Consult the front desk when unsure.
3. Your patience and support in the carpet replacement process is greatly appreciated.

Rotonda Management



The new carpets arrived in early June and the Carpet installation project began with Building V on June 13th. The installers have moved onto Building I and the project is moving right along.

Schedules have been posted on every floor of Buildings I and II with estimated dates for installation per floor anticipating that it will take two floors each week, as it has been in the past month.

Please note that there will be some disruption when carpeting is being pulled up or laid down outside your door and on your floor. Please refer to the Guidelines for Residents posted above to ensure a safe and speedy installation process for all. Thank you!

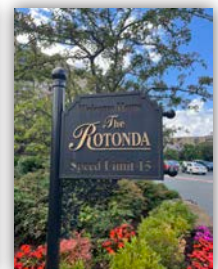
Finally, the first delivery of the travertine marble for the lobbies arrived on 9 August. Installation will begin as as possible.

PARKING & DRIVING SAFETY

KNOW THE TRAFFIC RULES AT THE ROTONDA

In order to keep pedestrians and drivers safe around the property, it is everyone's duty to know and follow the traffic rules at the Rotonda, listed below:

1. **The Speed Limit is 15 MPH.** Please drive slowly.
2. **Observe the STOP signs.** Always assume you need to be the one to stop.
3. **Yield as you enter the circles.** The circles only flow in one direction - turn to the right to circle counterclockwise.
4. **Drivers** should always be alert for and yield to pedestrians.
5. **Pedestrians** should walk to the sides of the drive lanes, preferably to the left side facing traffic. At night, please wear clothing with reflective qualities.



Is it Time to Repair or Replace Your Old HVAC System?

HVAC: Heating, Ventilation & Air Conditioning

Information to help you decide when it's time to replace your R-22 system



HVAC EQUIPMENT

Have Questions? Call or Text Us! 703-936-6966

Facing frequent repairs? If your equipment requires frequent repairs and you notice your energy bills rising, your equipment is becoming less efficient and it may be time to replace.



Average lifespan-- When serviced annually and properly maintained the average life of a typical AC unit is about 15 years.

SEER rating -- SEER measures air conditioners' cooling efficiency. A higher SEER rating means greater energy efficiency. Today the Department of Energy (DOE) mandates for our region 14 SEER, using R410A refrigerant.

Why R-22 Refrigerant is so costly-- The *Environmental Protection Agency (EPA)* determined that R-22 damages the ozone layer and is currently in the last few years of phasing out R-22. With the phasing out, the EPA has stopped the production of R-22 and no longer allows it to be imported. **R410A is the refrigerant used in the manufacturing of new air conditioners today.**

ABOUT OLDER HVAC SYSTEMS USING R-22 REFRIGERANT

The price of R-22 has skyrocketed resulting in significantly higher repair bills for air conditioners that are 15-plus years old and use R-22 as the refrigerant.

Depending on the exact age of your system, over time replacement parts could get harder to find, and the price for R-22 refrigerant will get more expensive-- as production has stopped.

Before you invest in another repair to an older system - let M.E. Flow help you with a FREE Repair vs. Replacement Assessment!

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ATTENTION DOG OWNERS

IMPORTANT INFORMATION

Got a new dog in your life? Here are Fairfax County's requirements:

All dogs must get a rabies vaccine and County license, which is renewed annually. The Rotonda is in Fairfax County and the rules apply to all dogs at the Rotonda. Dogs must display the License tag and proof of Rabies shot tag on their collars. The fine, by the county, for not having a license and/or rabies shot is \$50.

Go to <https://www.fairfaxcounty.gov/taxes/dog-license-information> for more information on obtaining a dog license. Check with your vet to get your dog vaccinated for rabies, and to determine what other vaccines are most appropriate for your dog.



At Rotonda, dogs must be on a leash at all times on the common property areas. If your pet is off-leash you will be subject to a \$50 fee. Additionally, if you allow your pet to relieve itself in unapproved areas you are subject to a minimum \$50 fee. Lastly, please remember that dogs are not allowed in the building lobbies or in the landscaped areas of the grounds.



Finally, please remember to protect your dogs' paws this summer. If it's too hot for YOU to walk barefoot on the asphalt road, then it's also too hot for your DOG! Ways to prevent burnt paws:

1. **Test the Pavement** - using your bare feet, hands or a thermometer for at least 7 seconds. If it hurts, it's not safe for your pup.
2. **Stick to the Grass**, especially in shaded areas.
3. **Buy Doggy Shoes** - make sure they fit, offer traction, and are snug but not too tight

BACK-TO-SCHOOL HOMEWORK TIPS

ARTICLE BY GAM PUBLISHING

Nobody's perfect, and that includes kids when it's time for homework. Procrastination can lead to after-dinner battles and evening scrambles to get assigned work done before bedtime. But homework doesn't have to provoke anxiety every day -- try a few of these tips to make homework easier and less stressful for everyone.

- * Designate a space for homework, like a corner in a quiet room or the dining room table. Limit distractions from siblings or screens to help students focus on their work.
- * Check in with students before they start. If they have a large amount of work to complete in one night, help them create an action plan to reduce their anxiety and help them work more efficiently.
- * Be present. Hang around nearby with a book or some of your own work and be available for questions or to offer praise and encouragement.
- * Ask for outside help if necessary. If your child is struggling with their homework and you can't help them on your own, reach out to their teacher to discuss the situation.
- * Schedule study and homework time. Set up a schedule -- including play time -- that works best for your child. Some kids function well right after school, while others need a break before they can attack studies after dinner.
- * Make sure your kids do their own work. Guidance and suggestions are great, but don't complete assignments for your child -- it defeats the purpose.



ROTONDA AMENITIES SPOTLIGHT

THERE'S SO MUCH TO ENJOY!



Fitness Center

The Rotonda 24-hour Fitness Center is 2,100 square feet, and includes a Yoga Studio with Wellbeats video instruction system. Treadmills, elliptical machines and bikes are available for cardio workouts. Also, a variety of free weights and machines provide strength training.

Location: Community Center, Lower Level

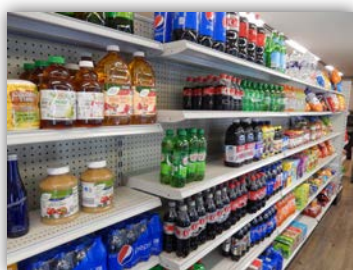
Hours: 5:00 am - 10:00 pm After-hours access available via fob access. Contact Front desk to register your fob.

Outdoor Sport Courts

Outdoor amenities are one of the Rotonda's greatest assets! At the top of this list is the vast array of sports venues right on the Rotonda property. Grab a ball and get in on the action. There's basketball, tennis, soccer, and sand volleyball, plus a golf putting green, and kids' playground with fenced-in tricycle/scooter area and mini-soccer field.

Location: Behind Building 5

Contact the Front Desk for the Key to the Tennis Courts.



General Store

Residents love the convenience of the store on the property, 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.

Location: Community Center, Lower Level

Hours: Monday - Friday: 9am - 7:30pm | Saturday: 9am - 3pm | Sundays/ Holidays 9am - 2pm



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The Welcoming & Social Committee and
Children's Activities Committee Invite You to a:

COOKOUT & ICE CREAM PARTY

SATURDAY, AUGUST 13TH



COOKOUT:

4:00 pm - 6:00 pm

Location: The Trike Area
Grills by the Ponds

Grilling equipment, meat and
utensils will be provided! Feel free
to bring drinks and sides to share!

ICE CREAM PARTY:

6:00 pm - 8:00 pm*

*last call to get in line is 7:30pm

Location: Car Wash Area
Behind Building 5

Come meet and greet your
neighbors and enjoy some
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PHOTOS OF HAPPENINGS AROUND THE ROTONDA

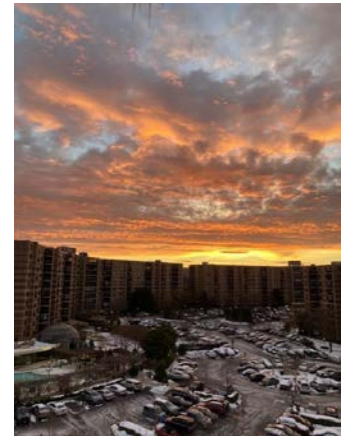


The Welcoming & Social Committee held a Summer Celebration event in May (above)

The Children's Activities Committee held a Kids' Business Day in July for kids to trade and share their hand-made goods



RESIDENT PHOTO SUBMISSIONS



Sunset photos by
Marina Swenness

Pond fountain
photo by Aden

Rainbow photos by
Vishnu Prasath NS

LOCAL EVENTS

IN THE TYSONS & MCLEAN AREA



Tyson's Block Party

Friday, August 19th at 4:00pm
The PARC at Tysons – 8508
Leesburg Pike, Vienna VA

Featuring the Fairfax County
karaoke competition, music,
beer, food, and outdoor games!

Learn More at:

www.celebratefairfax.com/the-parc-at-tysons



Summer Live Music Series

Thursdays, 8/11, 8/18, 8/25 and
9/1, 5:30 - 8:00pm
The BORO -

A free live music series featuring
a pop-up bar, local artists and
other entertainment.

Learn More at:

www.theborotysons.com/whats-on



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Ask Melissa

Why is now a great time to remodel? Meet with our designer **Melissa Fielding**. She'll set aside time just for you — sharing her expertise on the remodeling process and today's market.

Booking Virtual
& On Site Design
Appointments



Fully Renovated Condo in the Rotonda - Building 8360

The Rotonda condo community is a landmark in Tyson's Corner — excellent location, large units, and beautiful grounds. Our client invested in a full remodel to set their unit apart and to compete in the Tyson's housing boom. With a new open floor plan, updated countertops and cabinetry, and new flooring throughout they are guaranteed top dollar in today's rental market.

There has never been a better time to begin your remodeling project. Our team is even more creative and committed to our clients and the work we love. Contact us to book your virtual design appointment today. Rotonda Residents receive 50% off Design Services.

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