

Volume 47, Issue 2 • March | April 2023 • www.rotonda.org • www.rotondaresidents.com

The Rotonda Rostrum





**The Rotonda Condominium
Unit Owners Association**

www.rotonda.org

BOARD OF DIRECTORS

Douglas Doolittle, President
president@rotonda.org

Deena Gordon Parla, Vice President
Renneye Pike, Secretary
Stephen Ruckman, Treasurer
Kianoush Alem
Michael Bogasky
Salvador (Tony) Infante
Mickey Lewis
W. Russell Moss

MANAGEMENT TEAM

Colin Horner
General Manager
chorner@rotonda.org

Guy Sturms
Director of Facilities
gsturms@rotonda.org

Danilo (Dan) Scott
Director of Resident Services
dscott@rotonda.org

EDITOR

Gaby Fernandes
Communications Coordinator
gfernandes@rotonda.org

CONTACT INFORMATION

Association Office: (703) 821-0100
8352 Greensboro Drive
McLean, VA 22102
Office Fax: (703) 442-8687
Front Gate: (703) 893-8300

CMC (Financial Management)
(703) 631-7200
www.cmc-management.com

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

PRESIDENT'S CORNER

We are finally making solid progress on some of the big-ticket items that have been on our to-do list. These projects were all started last year, or even earlier, but because of supply line problems, labor shortages, or in some cases, labor disputes between contractors and sub-contractors, many of them were not completed last year. So far, 2023 is a different story.



The Hallway Carpet Replacement Project was completed late last year, and the Lobby Renovation Project is promised to be finished this month – April. The carpet installation went quickly and according to plan. The lobby refurbishment, as you know, was fraught with problems, including contract and labor disputes between the contractor and the tiling sub-contractor, supply line problems in getting the tile and getting the metal facing for the stairs, and supply and demand problems getting the lights for the lobbies.

The Sliding Door Replacement Project has been approved by the Board, is fully funded, and the doors for Buildings 3 and 6 have been ordered. This program was stymied last year because we had difficulty finding a suitable door—one that was both high-quality and easy to operate. We finally found one late last year, and the contractor has been quick to follow up with detailed measurements and getting the order off to the manufacturer for the custom-made doors.

IN THIS ISSUE

President's Corner	2
Financial Health of the Rotonda	5
Reminders for Parking Lot Safety	5
2023 Committee Appointments	6
Request for Fitness Committee Volunteers	7
Rotonda Book Club Article	8
A Bark From the Block	9
The Rotonda in Bloom	9
Elevating Your Knowledge	10
Rule Reminders - Recycling & Soliciting	11
Rotonda Book Drive	12
Mother's Day	12
Photos of Happenings	14
Children's Activities Events	15
Building 5 Facade Repair Project	17
Upcoming Rotonda & Local Events	18
Crossword Puzzle	19

The Building Fronts Project, or redesign for new canopies is also now back on track. This project was initially held up because the original design was too expensive and would not fit within our budget. The architect went back to the drawing board, and came up with a scaled-down version that is affordable and meets our requirements. The next tripping point was engineering studies on the weight-holding capacity of the soil under the building fronts. We finally got past that obstacle late last year, and now the project is off and running. Now the Board is waiting for the architect to provide the preliminary engineering drawings.

Another big project that is making good progress is Guardhouse Renovation Project that includes a complete remodeling of two guardhouses and creating new pedestrian gates. This project includes a complete redesign of the Greensboro gate guardhouse, the cosmetic remodeling of the International gate guardhouse, and the installation of new pedestrian gates near both guardhouses. At the end of March, the Board authorized the architect of that project to produce a digital model and concept drawings of the proposed changes.

Finally, the Building Façade Project has now moved on to the third building – Building 5. This project is now into its third year and has consistently kept to the planned schedule. Despite the noise, dirt, and dust, this is an important project that is necessary for all buildings to prevent water intrusion into units. This project focuses on brick repair, window and floor flashing replacement, caulking joints, installation of drip edges, and treatment of steel lintels to protect them from corrosion.

While it is unlikely that all of the above will go to completion as planned, at least we have overcome some major obstacles and are now making solid progress. All of these projects should reach closure within reasonable time limits. The projects listed here are funded by monies from our reserves, which are already in hand. A new Reserve Study will be conducted this year, which will allow us to update the long-range reserve plan, and make decisions on replacement and repair projects for 2024 and beyond.

Douglas M. Doolittle
President, Rotonda Condominium
Unit Owners Association

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."



Where Renovation Dreams Become A Reality

Serving The Rotonda Community

**County permits and The Rotonda
modification approval submission included!**

Our Services

Kitchen



**Painting / Popcorn
Removal**



Drywall / Framing



**Electrical
Panel Box**



Bathroom



Flooring



Electrical



Plumbing



FINANCIAL HEALTH OF THE ROTONDA

ARTICLE BY BOARD TREASURER STEPHEN RUCKMAN

As the nation continues to experience inflation rates not seen in decades, it is important to understand the financial health of the Rotonda Condominium Unit Owners Association.

The Association undergoes an annual, independent audit every year. The Rotonda is fortunate to always receive an unmodified audit opinion which is the highest (best) level of assurance an auditor can provide. For the year ended December 31, 2022, the Rotonda, once again, received an unmodified audit opinion.

On March 28, 2023, John Deane, CPA of Johnson, Bremer & Ignacio, CPAs, PC, presented the results of the CY 2022 audit to the Rotonda Board of Directors. Here are some of his comments to the BOD:

- On member delinquencies, which average between 3% - 5% of assets for most HOA's, John said, "Accounts Receivable-Residents, which is your delinquencies, that was less than 1% of total assets, as usual, so that's very good."
- On the Rotonda's replacement reserves—a common problem for HOA's—John said, "Reserves are total funded by cash, and so that's good."
- On the overall health of the association, John said, "So, overall, the financial health of the Rotonda is very good."
- When asked to compare the Rotonda's standing with that of other HOA's John replied, "I would say, to answer your question, that compared to other associations, the Rotonda is in very good standing."
- When asked about the Rotonda's management and operations, John stated that, "It's a very well run association."

Finally, the Rotonda ended calendar year 2022 with approximately \$128K in positive net income. These funds will be applied to the Operating Fund under Unit Owners' Equity.

- *Stephen L. Ruckman*

REMINDERS TO KEEP THE ROTONDA PARKING LOT SAFE



2023 COMMITTEE APPOINTMENTS

THANK YOU TO ALL WHO VOLUNTEERED!

At the February 28 Board Meeting, residents and owners were officially appointed to all nine of Rotonda's 2023 committees. Members received a Welcome Letter from President Doolittle as well as a Code of Conduct to sign at the first scheduled committee meeting. Thank you to all who volunteered to be on the committees. Your commitment to volunteering and to the Rotonda is much appreciated by the Board, Management, and all residents.

The members appointed to each committee are listed below:



2023 COMMITTEE APPOINTMENTS

CHILDREN'S ACTIVITIES COMMITTEE: Lee Berry, Juliana Erikson, Anupama Grover, Danielle Lasley, Hojin Lee, Glenda Lopez, Laleh Teymurian, and Marianne Weiner; **Board Liaison:** Deena Gordon Parla

FACILITIES COMMITTEE: Kathleen Chang, Tripti Desai, Abdi Nayak, and Beata Rosson; **Board Liaison:** Michael Bogasky

FINANCE COMMITTEE: Kathleen Chang, Hojin Lee, Kevin Liu, Barry Moore, Alley Ramsey, and Niksa Sesardic; **Board Liaison:** Russell Moss

FITNESS COMMITTEE : Kenneth Duff, and Kristopher Edward Ellsworth, Nooshin Farr, Anne Garnier, Lilly Z; **Board Liaison:** Salvador (Tony) Infante

LANDSCAPE COMMITTEE: Marilyn Diloreto, Rosemarie Gustafson, Jeanette Hohlstein, and Lourdes Mendez; **Board Liaison:** Renneye Pike

LIBRARY COMMITTEE: Lee Berry, Jan Bohall, Nooshin Farr, Martha Glock, Danielle Lasley, and Glenda Lopez; **Board Liaison:** Mickey Lewis and Renneye Pike

WELCOMING AND SOCIAL COMMITTEE: Sheila Abadi, Lee Berry, Martha Glock, Terry Gotard, Mary Ann Hankin, Wanda Houston, Jong (Mary) Hsu, Gisele Ibrahim, Kecheng (Karen) Liao, Glenda Lopez, Marlene Olarte, Alley Ramsey, and Mahvash Zarkhosh; **Board Liaison:** Kianoush Alem

The following members are hereby appointed to the following committees:

COVENANTS COMMITTEE: Kenneth Duff, Nooshin Farr, Anne Garnier, Wanda Houston, and Rita Togni; **Board Liaison:** Mickey Lewis

SECURITY COMMITTEE: Kathleen Chang, Pekka Kuukkanen, Kecheng (Karen) Liao, Guohua (Kevin) Liu, and Robert Roxborough; **Board Liaison:** Stephen Ruckman

Most committees meet every month, some meet bimonthly. All Rotonda residents are cordially welcome to participate and contribute to community activities and events. Residents do not have to be a member of the committee to attend events and meetings.

A schedule of Committee meetings is posted to the bulletin boards, mail room screens, and the Front desk each month for resident reference. This is an opportunity for residents to get involved, and share their ideas.

VOLUNTEERS NEEDED FOR THE FITNESS COMMITTEE

There are currently only two volunteers on the Fitness Committee (FC). At least three more owners/residents are needed to better carry out the work of the FC.

So what does the FC do?

The FC provides recommendations to the Board of Directors (BoD) and Management Staff regarding replacement equipment for the two fitness centers, advises the board on operation, cleaning, maintenance and improvement of all Rotonda facilities which include the two swimming pools, the tennis courts, the basketball court, the volleyball court, the Fitness trail through the woods, and soon coming, Pickle Ball court.

How is this accomplished:

The Fitness Committee meets once a month for one hour, usually after business hours to allow participation of those who work, in the Business Center and provides recommendations on any equipment needed. The BoD has to approve the procurement, the Management Staff procures the equipment and oversees the installation and maintenance. It is a team effort which works well.

The problem:

The FC is short of members. If you are able to participate, you can provide your thoughts and ideas on how best to improve and keep all of the health and wellness amenities, working. If you can donate one hour a month, we would appreciate your assistance. Please send an email to: gfernandes@rotonda.org.



Discover a Lifestyle Focused on You

A fully personalized experience is waiting for you at Sunrise of McLean. In addition to exceptional care, you'll find social events, engaging programs, and fresh cuisine based on your passions and preferences.



Schedule a tour by calling **703-734-1600**
or visiting **SunriseMcLean.com**.

©2022 Sunrise Senior Living

SUNRISE
SENIOR LIVING
MCLEAN

ROTONDA BOOK CLUB

ARTICLE BY BOOK CLUB MEMBERS GLENDA & LALEH

We have an amazing new Rotonda's Book Club that meets every month to discuss a new book. Please join us! The Rotonda Book club promotes a love of literature in a positive, nurturing environment. The purpose of our club is to bring a community together to learn about and discuss something that matters to us. The Rotonda Book club is a healthy outlet for exploring our hobbies, whether you want to make new friends, be exposed to new ideas, or just have a forum to discuss your favorite authors, our book club offers it all.



Testimonial by Book Club member, Laleh Teymurian: "I absolutely enjoy our book club because it forces me to actually read, I have made new friends, it gives me a different perspective, it broadens my horizons, it will improve my own writing skills, it gives me a break amidst the madness of life, and of course, the Book Club involves yummy snacks, hahaha!!!"

We had a fantastic book club meeting in March, with ten residents in attendance. Jan and Glenda co-lead the book club, and members

contribute snacks such as cookies, pita and hummus, popcorn, nuts, drinks, and more. Thank you to everyone who generously contributes snacks for our gatherings.

We were thrilled to see so many residents from our community come together to engage in thoughtful and stimulating discussions about literature and the issues that matter to us most. It's always inspiring to see how books can bring us together and encourage us to explore new perspectives and ideas. "Books allow us to explore complex and difficult issues in a safe and controlled environment, and to engage with ideas and perspectives that may challenge our assumptions and beliefs." - Unknown

A purple circular graphic with white text. The text inside the circle reads: "ROTONDA BOOK CLUB MEETING Thursday, April 20th @ 7 pm In the Community Center Multipurpose Room". Below the circle, it says "Book: An Unnecessary Woman by Rabih Alameddine" next to a small image of the book cover.

We're grateful to everyone who joined us, and we look forward to continuing to build a vibrant and supportive community around our shared love of reading. Keep your eyes peeled to the bulletin boards and Building Link calendar for future Book Club meeting dates and information about books to be discussed. Join us for our next book club on **April 20th at 7:00 PM**, where we will be discussing the book *An Unnecessary Woman* by Rabih Alameddine. All are welcome!



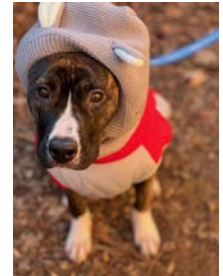
A BARK FROM THE BLOCK

GET TO KNOW ROTONDA'S PETS!

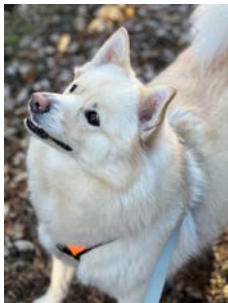
Gaia and Ghost's Introduction

Hello, fellow four-legged friends and humans of our lovely community! We are Gaia and Ghost, two tail-wagging and fun-loving canines who can't wait to introduce ourselves to you. We've finally managed to steal our human's keyboard and share a bit about our lives, personalities, and how we've become pawsome companions to our family.

My name is Gaia, a two-year-old Boxer mix with a brindle coat that resembles the strata of rocks. My humans say that's why they named me after the Earth goddess. I love exploring the neighborhood with my boundless energy and insatiable curiosity. Whenever I spot a fellow doggo, I can't help but sit and wait for them to come over for a proper sniff and greet. And while I adore my human friends, there's something about smaller dogs that just melts my heart. I guess you could say I have a soft spot for the little guys.



On the other paw, I'm Ghost, a strikingly handsome Pomsky named after the legendary dire wolf from our human's favorite show, Game of Thrones. I've been told I'm the perfect blend of independence and playfulness with just the right touch of protectiveness. My human can always rely on me to keep them safe while we embark on our daily adventures. Though I have a strong and bold personality, I'm a friendly fellow who's always up for a game of fetch or a good belly rub.



Together, we make quite the dynamic duo! Our human's life has never been the same since we strutted into it. We're excited to meet all our furry neighbors and their humans, so don't be shy – come say hello! We promise you'll be met with wagging tails, wet noses, and a whole lot of canine enthusiasm. Let's make this community the best place for every creature, great and small.

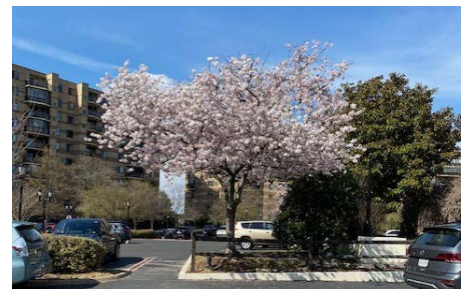
With wags and woofs,
Gaia and Ghost

These dogs are good citizens, wearing their required Rotonda and Fairfax County rabies & license tags under their vests!

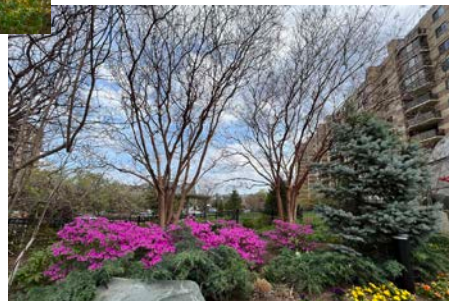
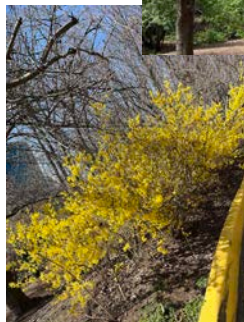
THE ROTONDA IN BLOOM



^ photo submitted by Glenda Lopez



^ photo submitted by Tony Infante



ELEVATING YOUR KNOWLEDGE

ARTICLE BY BOARD DIRECTOR SALVADOR INFANTE

The Rotonda has an elevator maintenance contract with (ELCON) for periodic service on all of our elevators, this includes (15) electric, (1) hydraulic, and (1) chair lift for access to the outdoor pool. Elevator maintenance is the process of inspecting, repairing, and testing elevators and lifts with certified technicians. This maintenance is important to keep these systems running smoothly and safely and all of the Rotonda elevators are inspected frequently by Fairfax County for code compliance. Our elevator service contract provides both preventative maintenance and a quick repair response time for elevators that break-down.

When we experience elevator outages, or a longer than usual wait time, owners and residents are quick to respond by saying “we need to buy new elevators”. The Rotonda Board of Directors and management are aware of your concerns, however, the elevators at the Rotonda are only about 16 years old. The life expectancy of our elevators is between 25 to 30 years. In addition, a recent elevator inspection by an independent elevator consultant created an Elevator Condition Assessment Report, which was submitted in March 2022, and stated that our elevators will last 10-15 more years, confirming that the purchase of new elevators is not needed at this time.

What are the main reasons for the elevators’ malfunctions?

A primary problem is that people manually hold the door open or use a block or a wedge to do so for a prolonged period (measured in seconds) resulting in causing an elevator to malfunction, damage a door motor, or have a track issue. The elevator then must be placed out-of-order and an elevator mechanic must be called to reset the circuitry.

Other causes of elevator malfunctions include:

- Door sensors are often damaged by moves, deliveries, or by some object or person banging against sensors.
- Worn or bad electronics, just like any other electronic device, can go bad. Our elevator controls are packed with electronics, each elevator has about 14 large circuit boards.
- Other mechanical malfunctions, and worn out mechanical parts.
- Outside influences such as power surges, or worn parts.

How can you help?

Please do not block doors from closing on their own. Prolong holding of the doors will shut down the elevator. If you see others doing it, kindly inform them they may place the elevator out-of-service. A little patience will go a long way toward saving the Rotonda money used for elevator repairs, along with wait times for an elevator. Perhaps you can use the time waiting for an elevator to read information on the display boards to stay informed about what’s going on at the Rotonda.

A reminder: The demand for elevator use is the highest between 8-10 A.M. and 3-5 P.M. when school students go to and return home from classes

and residents go to and return from work. The wait for an elevator is further exacerbated when the cleaning crew has the freight elevator locked in-use. In addition, people moving in or out also reserve and lock the freight elevator. That said, we are fortunate that we have three elevators, other apartment buildings have only one and may or may not even have a large freight elevator.



RULE REMINDERS

RECYCLE RULES 

WHAT IS RECYCLABLE

In the BLUE Bins:

Paper – mail, newspapers, cereal boxes, homework, etc. The paper should be clean.

Plastic – most common household plastics such as bottles, jugs, and jars. Excludes waxy milk cartons.

Metal – beer cans, vegetable and soup cans, tuna and cat food cans, etc.

Cardboard – please break the boxes down and fold them up to fit in the bin. Pizza boxes go in the trash.

In the PURPLE Bins: Glass bottles and jars only

WHAT IS NOT RECYCLABLE

- 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



NOTICE



**PLEASE
FLATTEN ALL
CARDBOARD BOXES**

THANK YOU!

NOTICE

**NO
SOLICITING**

THANK YOU!



Solicitation of any kind is not permitted on the Rotonda property. Residents are encouraged to bring any solicitation flyers or business cards that are handed to them or

placed under their doors, to the front desk so that we can contact the business and request the cessation of solicitation. *Thank you!*



Stateside or Abroad,
Senior Property Manager
Karen McKenzie is here for you

Being part of McEneaney Associates Property Management, Karen McKenzie has managed homes, condos and townhouses in the Northern Virginia area. Clients entrust her with the care of their homes and she takes that responsibility very seriously. Some of the services provided include:

Marketing Your Property
Renting Your Property

Maintaining Your Property
Monthly Services and Reports

McEneaney is Trusted by Over 1,200 Homeowners

We manage homes, condos and townhomes throughout the Washington, DC region. Our property owners live in over 30 states and 20 countries.

1320 Old Chain Bridge Road, Suite 350, McLean, VA 22101 | Tel. +1 703 537 3340
pm@mceneaney.com | McEneaneyPM.com | Equal Housing Opportunity



ROTONDA LIBRARY COMMITTEE

BOOK DRIVE



JUNE 1 - JUNE 15
IN EACH BUILDING



Help Us Revitalize Our Library: Join Our Book Drive!

The Library Committee is on a mission to refresh our collection with bestsellers, recent releases, and popular books, transforming our library into a vibrant hub for readers seeking the latest and greatest in literature.

From June 1st to 15th, you'll find donation bins in the lobby of your building. To ensure we curate a high-quality collection that our community will love, please follow these guidelines when donating:

Criteria	Love to Accept	Cannot Accept (With Our Apologies)
Book Age	1-2 Years Old	More than 15 Years Old
Book Condition	Good Condition	Ripped, Mildewed, or Damaged
Language	English	Non-English
Content	Family-Friendly	Inappropriate For a Family Library
Book Type	Fiction and Non-Fiction	Magazines, Reference Books (Encyclopedias, Dictionaries, or Textbooks)
Print Size	Regular & Large Print	As Above

Thank you for your generous contributions and support in making our library an exciting and up-to-date resource for everyone!

MOTHER'S DAY 2023

SHOW MOM YOU CARE WITH AN ACT OF KINDNESS



Show mom how much you love and appreciate her with one of the gift ideas listed below.

Gifts don't always have to be material things, they can even be free! Acts of kindness can be just as valuable, if not more, than a physical gift.

- Write her a poem or love letter
 - Draw or paint her a picture
- Compile a photo album of your favorite photos of her and/or your memories together
 - Make her breakfast in bed
 - Send her to the spa for a massage
 - Go on a picnic together
 - Gift her a yoga or meditation class
 - Gather a bouquet of wildflowers for her

FULL SERVICE

HONEST

DEDICATED
TO MY WORK
AND MY
CLIENTS

★★★★★ Goes beyond the call of duty

"Ulla is terrific. She is professional and knows the real estate market very well. She gives great advice about pricing and provides realistic expectations. She also does things for her clients that other realtors don't do - like help locate a contractor for work and help with finding materials for renovations. From the moment you sign with Ulla you know you are in very good and capable hands."

★★★★★ Ulla was very helpful

"Ulla was very helpful with our transaction and made sure that everything was delivered in a timely manner. She always handled our property as if it was her own since the day we purchased it, and through our sale 12-years later. Thanks again for all your assistance and care."

★★★★★ I can't rave about her enough!

"We have just sold our home with Ulla, and I can't rave about her enough! My husband and I were SO impressed by her attention to detail, insider knowledge, and professionalism. Ulla arranged for repairs and cleaning, staged it beautifully, and brought us two offers the first week it was on the market. This kind of expertise is just golden, and all too rare in the world today. Thank you, Ulla, and please feel free to share these comments with whomever you like! We are so delighted with your work."



ULLA LIFFLANDER, REALTOR®

703.981.8218 • lifflanderulla@gmail.com

www.UllaLifflander.com

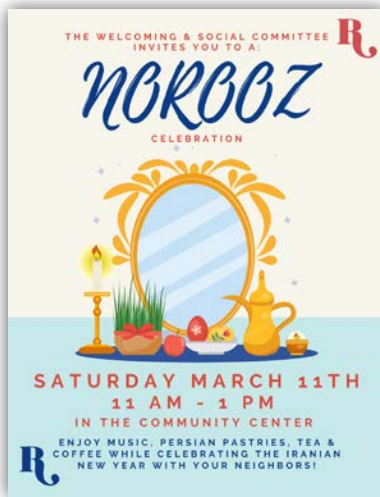
7925 Jones Branch Dr. Suite #3100, McLean, VA 22102 | 703.214.5100

ONELUXE
REALTYONE GROUP INTERNATIONAL

ONE



PHOTOS OF HAPPENINGS AROUND THE PROPERTY



The Welcoming & Social Committee hosted a special event in celebration of Norooz, the Iranian New Year, on Saturday March 11th in the Community Center. It was a fantastic event with a large turnout; residents enjoyed musical entertainment, lively conversations, and lots of delicious Persian pastries.



CHILDREN'S ACTIVITIES EVENTS

ONGOING COMMUNITY EVENTS ARE A HIT!



YOUTH BINGO NIGHTS

The Children's Activities Committee hosts a monthly Youth Bingo Night in the Multipurpose Room in the Community Center for Rotonda's kids to gather and play together, enjoy snacks and make new friends. Save the date for the next youth Bingo Night on Saturday, April 29th from 6-7pm.



TEEN HANGOUT EVENTS

The Children's Activities committee hosts a monthly Teen Hangout events for kids ages 7-17 to gather and play games, enjoy snacks, and discuss important topics such as positive self-talk, being respectful to people and the environment, and much more.



The Committee's goal with these events is to create a safe and nurturing environment where kids can build strong relationships with themselves, each other, and the community.



While the events are advertised as Teen Hangouts, they've become a welcoming space for kids of all ages to socialize and make new friends. When necessary, the organizers divide the kids into appropriate age groups to ensure that everyone has a great time.



Refer to the Building Link calendar and the flyers posted on the bulletin boards for events dates and locations!





BATHROOM & KITCHEN
703.388.9088

2022

Love Where You Live!

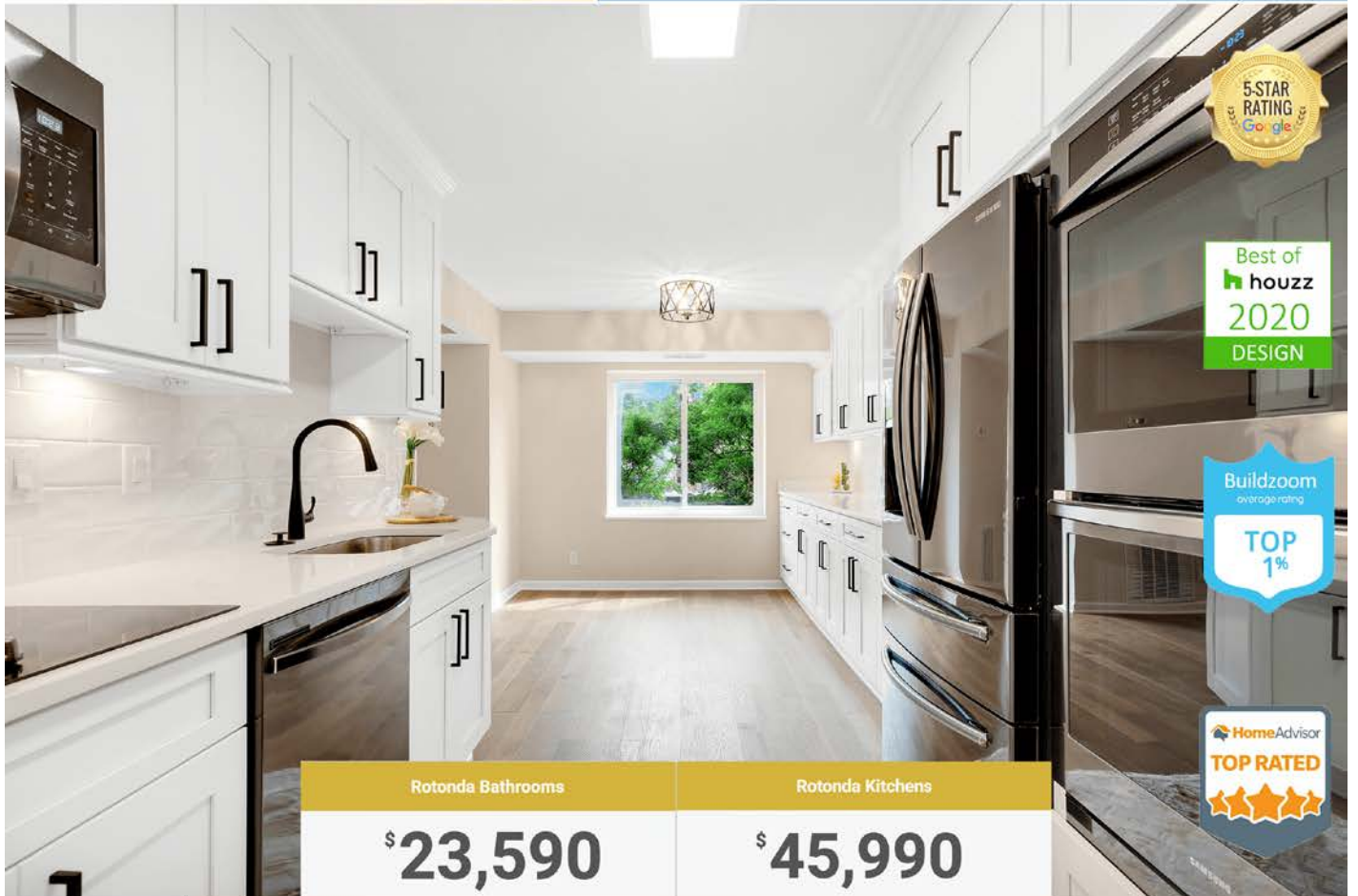
Mayflower Construction is a leading kitchen and bathroom specialist. As a top-rated Northern Virginia contractor, we create exceptional renovations and specialize in Rotonda kitchens and bathrooms.

Scan Me



- Amazing Customer Service
- All Materials Provided
- Custom Rotonda Packages

- All Rotonda Fees Covered
- White Glove Experience
- Bathrooms Done in 2 weeks



Rotonda Bathrooms	Rotonda Kitchens
\$23,590	\$45,990

MAYFLOWER CONSTRUCTION GROUP

mayflowerva.com

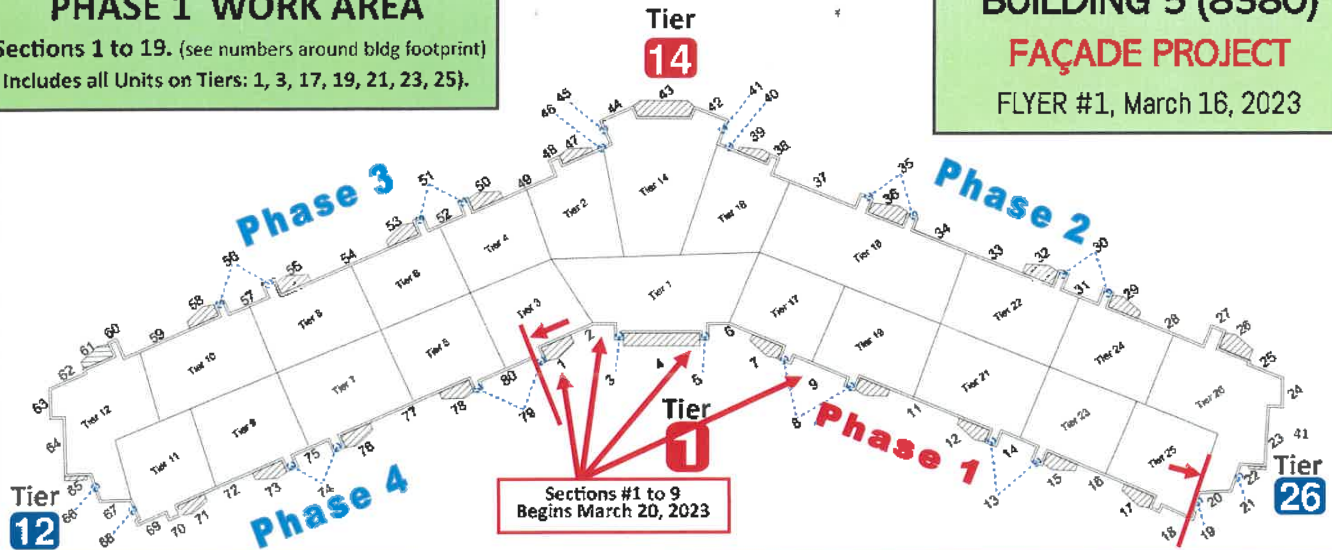
PHASE 1 WORK AREA

Sections 1 to 19. (see numbers around bldg footprint)
Includes all Units on Tiers: 1, 3, 17, 19, 21, 23, 25).

BUILDING 5 (8380)

FAÇADE PROJECT

FLYER #1, March 16, 2023



SPECIAL NOTES

- **Open Balconies Only:** Units on Tiers 1, 3, & 17 must remove furniture off their balcony for the concrete inspections and repairs beginning on or about Tuesday, March 21.
- Balcony Repairs for Phase 1, are being performed in sequence with façade work on tiers.
- **Remove all items from your balcony, including furniture and plants to prevent them from getting dusty or damaged. Return items after your tier is 100% completed.** (see future notices for completion dates).

FAÇADE WORK SCHEDULE (est.)

- Phase 1: Sections 1 thru 9, equipment setup begins on March 20, 2023. Noisy work will begin on Wednesday, March 22. Work on individual Tiers will take 2-3 weeks. (weather permitting)
- The first phase of work is noisy for 3 to 4 days when removing bricks from above windows to replace flashing. Floor slab work will follow after windows are completed, which entails 3 to 4 days of noisy work, this only includes the 9th, 7th, 5th, and 3rd floors.
- Due to dust created by this project, you **MUST** at all times, keep windows **CLOSED & LOCKED**. **During periods of brick cutting, please call the Office Immediately if you have Dust coming into your Unit.**
- Front Handicap Parking spaces will be relocated to the adjacent side parking area.
- if windows or doors are found to be left in the OPEN position, the Association will, as a courtesy, access your unit with a Security Escort and close all windows and door(s).

CAUTION

Contractors will install over-head protection at front entrance beginning March 20.

Are you thinking about
buying or selling?
Call me first for free consultation!

Your local next door realtor!
NATALIA SIMONOVA
202-344-6168

Deliver 5-STAR, extraordinary customer service!



NATALIA SIMONOVA
Homes LLC

202-344-6168

NataliaSNOVA@gmail.com

nataliasimonova.ttrsir.com

Licence in VA, DC, MD

TTR Sotheby's International

Realty

6723 Whittier Ave



UPCOMING LOCAL EVENTS



Capital One Park Baseball Games
1803 Capital One Dr S, Tysons
Enjoy the beautiful spring weather with a ball game, and Food Truck concessions.
Visit www.capitalonecenter.com/capital-one-park for schedule



Sunrise McLean Easter Brunch
Sunday, April 9 @ 11:30 a.m.
8315 Turning Leaf Lane, McLean
Sunrise Senior Living invites you to enjoy a delicious Easter Brunch and tour the assisted living facilities!
Menu available on [Building Link](#)



The PARC in Bloom
8508 Leesburg Pike, Tysons
Grab your lunch and soak up the sunshine at the whimsical pink outdoor lounge at the PARC
Visit www.celebratefairfax.org/calendar for details



International Dance Day Event
Boro Park - 8350 Broad St, McLean
A day filled with music, dance, and fun! Register for a salsa or bachata dance class, and enjoy treats, crafts, and giveaways.
Visit www.theborotysons.com/whats-on for details

Rotonda + Renneye = Results!



"Renneye made it all possible as she has done with countless other clients. We can't praise her enough. Her reputation at the Rotonda is outstanding and well deserved." - K & Sam

"Renneye is easily one of the most professional real estate agents with whom I've ever dealt. Looking to her as a resource when in the market for selling/buying a home is highly recommended." - John

"I really can't say enough good things about Renneye Pike. She is an experienced realtor - professional, thorough, and extremely knowledgeable about the Rotonda and surrounding market...working with Renneye was an excellent experience!"*



Renneye Pike

Associate Broker, CRS, GRI, ABR, SRES

Lifetime NVAR Top Producers Club, Lifetime NVAR

Million Dollar Sales Club, Member NVAR Pioneer Club

Call 703-798-4089 | Visit www.rotondaresults.com*

CROSSWORD PUZZLE

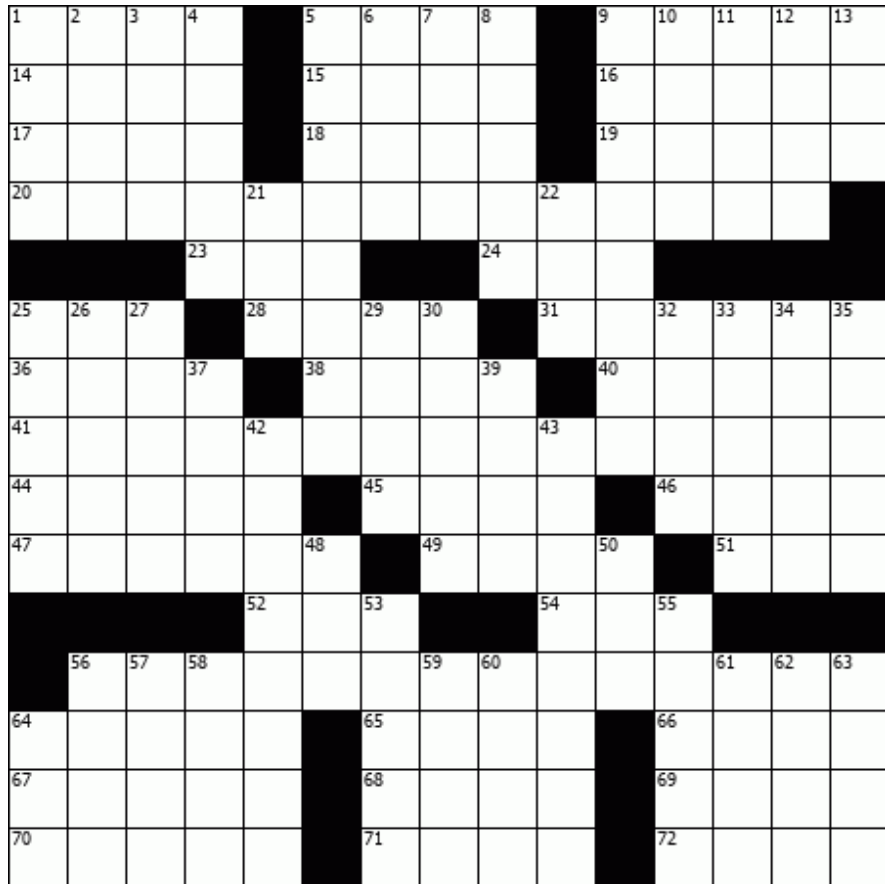
OnlineCrosswords.net

Find the solution at
<https://onlinecrosswords.net/6898>

Across

1. Erich Kastner's boy detective
5. "___ for Life"
9. Slapped the cuffs on
14. Discourteous
15. Fortuneteller's beginning
16. Make joyful
17. Capri or Wight
18. Way to a man's heart?
19. More than persuasion
20. Nixon delivery of 1952
23. Use an ax
24. Jug part
25. Al Capone's gang
28. Pomeranian barks
31. Sale enticement
36. Longfellow's bell town
38. Fiddler's place?
40. Chalet overhangs
41. Moving form
44. "Siddhartha" author
45. "St. Elmo's ___"
46. Art Deco illustrator
47. Welles and Bean
49. Javelin paths
51. Job-application datum (Abbr.)

52. And so on, for short
54. ___ Cuarto, Argentina
56. Tongue-lashing by the lady of the house
64. Hawaiian island
65. Sticky stuff
66. 1982 Disney sci-fi film
67. Storage spot
68. Start to freeze?
69. "Great Caesar's ghost!"
70. Merchandise
71. Take five
72. World Series champs of 1975-1976



Down

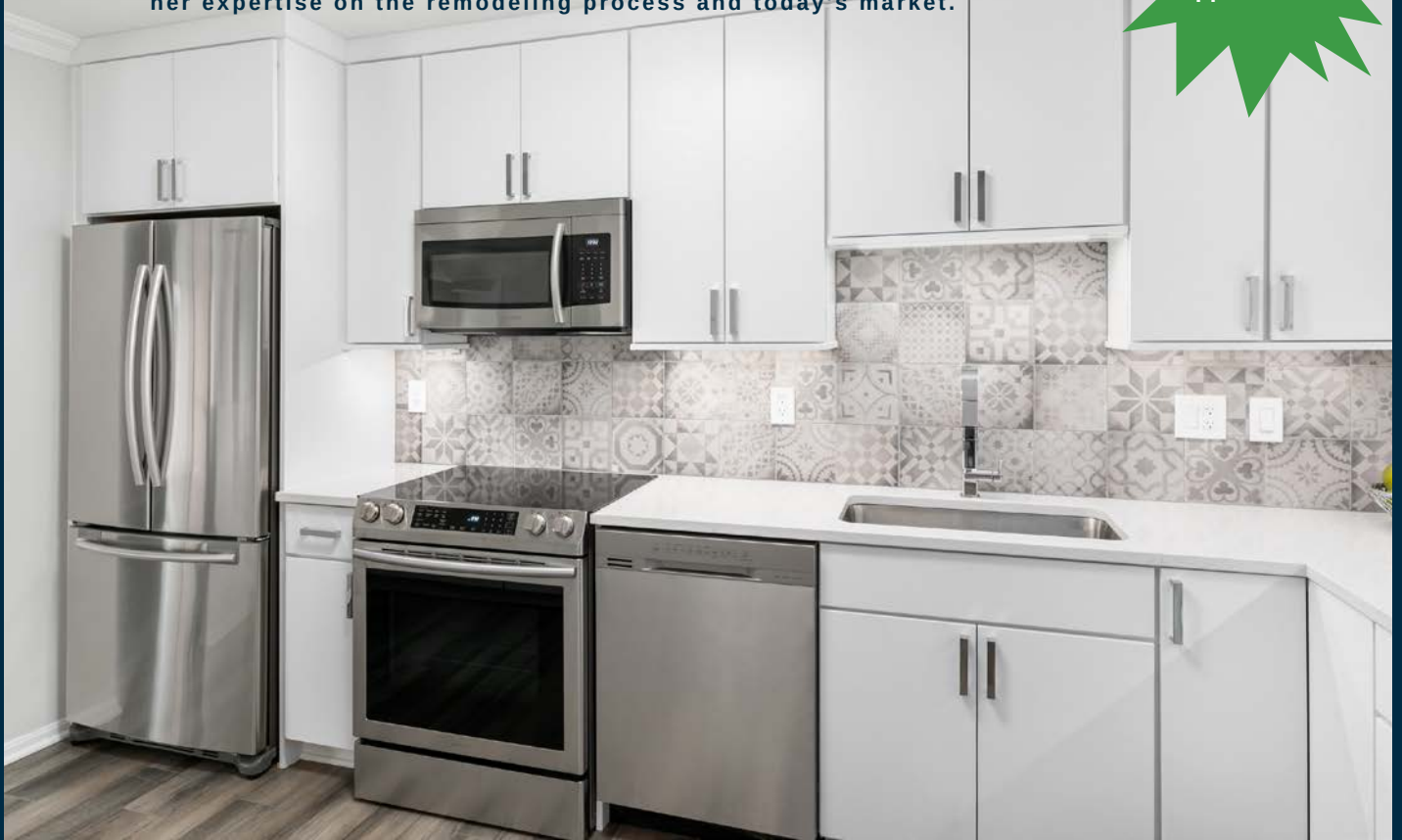
1. Guitarist Clapton
2. Iditarod shout
3. Like someone taking five
4. Bloodsucker
5. Fireball
6. ___-friendly
7. Cinco follower
8. On pins and needles
9. Acted as arbiter
10. Skin-cream additive
11. Drug agt.
12. Cast wearer's frustration
13. Word in the society pages
21. "Defense of Fort M'Henry" author
22. 72, at Augusta
25. Like a John Wayne character
26. Catchall category
27. Alloy of copper and zinc
29. Magician's word
30. Director Coppola
32. Expose
33. Alleges as fact
34. Items often passed
35. Birthplace of Big Bertha
37. Start of many words?
39. Klinger portrayer on "M*A*S*H"
42. Science of heredity
43. Dilapidated
48. Grand Central, e.g. (Abbr.)
50. Exactly as written
53. Groucho Marx fixture
55. Aquatic critter
56. Roman statesman called "the Censor"
57. Biblical preposition
58. Legal invasion
59. "And then there were ___"
60. A whole bunch
61. Cajole
62. Type of show
63. Brett Favre targets
64. Fall behind



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.

Class A Contractor | Licensed | Bonded | Insured



703-291-4576 | FADesignBuild.com | 9979 Main Street, Fairfax 22031