

Volume 45, Issue 5 • September | October 2021 • 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

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

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.*

MANAGER'S CORNER

A WORD FROM GENERAL MANAGER COLIN HORNER

Fall has always been a busy season in and around the Rotonda. This year is not an exception and seems even more so!

There is never a shortage of ongoing projects the staff is working on. This year, we have made huge strides in moving forward with so many of them.

- The Board met with the architect tasked with coming up with a design for new flooring for the common area hallways and lobbies. The final designs were approved to submit for bids at the October Board meeting.

- The Board has approved conceptual designs for replacement of the awnings and other building entrance features. The architects and other professional are busy at work on final designs and bid documents.

- The comprehensive Masonry Façade repairs to Building I as part of the 2021 Reserve Plan have proceeded so well that we expect completion of this phase by early December. More to come in 2022.

- The Board reviewed and ultimately approved the 2022 Operating Budget and Five-year Reserve Plan. This review extended over three separate meetings and the result is a 1.99 % increase in assessments for 2022.

- Plans are to move forward with the replacement of balcony doors in 2022 as one of the key projects.

- The Board has engaged with The Meridian Group on its plans for the "Old NADA" building which they are now referring to as "Blocks I, J, K, & L of the Boro". Look for the separate article on the testimony at the Planning Commission Public Hearing by Board President Doolittle.

- Committees are more active than ever, offering recommendations and support to the Board and staff on many issues.

We have been on a continuous curve of reopening our facilities from the 2020 shutdown dues to Covid. We look forward to continuing that progress and resuming all of the activities that make the Rotonda such a desirable place to live.



IN THIS ISSUE

Manager's Corner	2
Annual RCUOA Meeting	3
Pet Registration and Rules	4
The Boro Expansion Project	5
Outdoor Amenities	6
Fairfax County Elections	6
Board Acts on New Security Measures	7
Entrance Circles Get Upgraded.....	8
Grounds Crew	8
Halloween at Rotonda	10
Local Fall Events	11

RCUOA ANNUAL MEETING

SET FOR WEDNESDAY, DECEMBER 1, 2021

Even though it still feels like summer, the end of the year right around the corner and planning for the Rotonda 2021 Annual Owners' Meeting is already underway. This year's Annual Owners' Meeting will take place on Wednesday, December 1, 2021 at 7pm via Zoom link as we are still opting for increased safety and precaution because of the Coronavirus. There will be, however, an option of participating in person in the Community Center, where there will be a projector screen set up as well as a few socially distanced seats for owners who do not have access to a Zoom link. Owners' who wish to participate in-person and want to come to the Community Center should wear a mask.

The Notice of the Annual Meeting will be mailed in early November to onsite and offsite owners and will include information on candidates, electronic voting information, and paper ballots for voting in person. Information about voting and the Annual Meeting will be also advertised on the Bulletin Boards. We had excellent results using the Zoom option last year and had a much larger attendance than we had in previous years.

For those new to the Rotonda community, the Annual Owners' Meeting is held in accordance with Article II, Section 2, of the Association Bylaws and includes several separate events. The main event is the election of members to the Board of Directors, but the meeting will also include an address by the Board President on the "State of the Rotonda" and a raffle to reimburse two lucky owners for a month's assessment. This year, the election will be for three Director seats with a 2-year term expiring in December 2024 and one seat for a 1-year term expiring in December 2022. A Nomination Petition for Candidates has been distributed to all unit owners, and the deadline to submit your nominations is October 26th. Nomination documents must be sent via email to secretary@rotonda.org or dropped off at the front desk in the Community Center no later than 11:59 PM on Tuesday, October 26th, 2021 (if sent via email, please include the subject line: Attention: 2021 Election).

If you are an owner and are interested in running for one of these seats, we'd love to hear from you! You can contact the General Manager Colin Horner at chorner@rotonda.org to ask questions regarding the work involved, time commitment, skills needed, areas of upcoming decision, and more.

Owners' should mark their calendars to attend the Annual Meeting and Board Election on Wednesday, December 1. Registration and in-person voting will open at 7pm. Notices of the Annual Meeting with candidate bios will be mailed to units on November 5th. All owners are encouraged to attend the Annual Meeting. It's not just a business meeting, but a great opportunity to learn about community projects, ask questions and review special events of the past year.

Last year was the first time that residents had the option of voting electronically, via HOAVOTE. Be on the lookout for more information regarding registering and voting online in the coming weeks.

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."

PET REGISTRATION AND REGULATIONS

Please remember that Rotonda unit owners are responsible for their pets and for their guests' and tenants' pets. All pets must be registered; registration includes a written application and a signed Pet Owner's Agreement and an agreement requiring owners to be responsible for any damage caused by their pet. If your pet is not yet registered, please stop by the Front Desk to complete the process to avoid a possible fine.



All dogs are required to provide a DNA sample at their first registration at the Rotonda. A kit will be given to the owner and a sample of DNA will be taken via a swab of the dog's mouth. Rotonda staff will observe this swabbing and will mail the swab to the DNA contractor for classification and recording. A special tag will be issued to each dog after the sample has been taken, and that tag must be visible at all times when the dog is on common property. The purpose of this program is to be able to identify the responsible owner of dogs whose excreta is left uncollected. Pet waste collection bags and receptacles are located throughout the property, so please pick up after your dog and avoid being cited.

When transporting your dog out of the building, please use the service elevators and exit through the B1 and B2 levels through the rear entrance only. Management may issue a citation with a fee as defined in the then current Rotonda Fee Schedule to owners observed allowing a pet to transit the main lobby.

Pets are to be leashed at all times while on common elements and grounds, except for within the fenced-in area behind Building 5 that is designated as a "Pet Park."

For the complete set of pet policies on the property. Please review Policy Resolution 22, "Pet Policy," in the BuildingLink Library or at the Front Desk.



WINDOWS PLUS BRINGS
EXCELLENCE
TO THE ROTONDA



WINDOWS • DOORS • SIDING

Prices vary by unit.
Contact: Reg Wayland,
rwayland@windowspls.com
or 703-256-0600

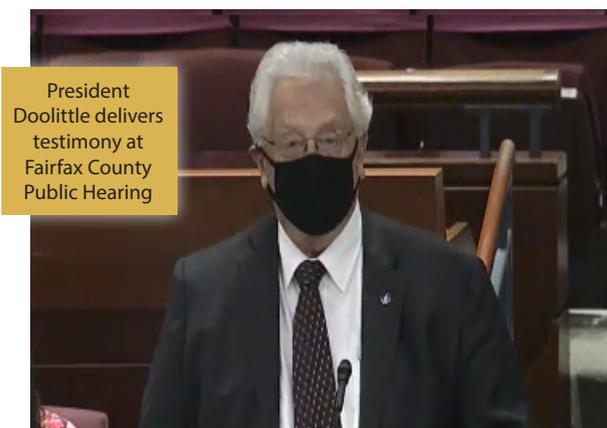


LICENSED & INSURED
VA#2705083994

PRESIDENT DOOLITTLE TESTIFIES AT THE FAIRFAX COUNTY PLANNING COMMISSION HEARING

On Wednesday, October 6th the Fairfax County Planning Commission Hearing was held regarding development of The Boro, Blocks I, J, K & L in which RCUOA President Doolittle had a chance to testify. For the Planning Commission, this item was entitled "TMG 8400 Westpark Drive."

To residents who enter and exit the Rotonda compound through the Greensboro Drive gate, or whose unit faces Greensboro Drive, it is impossible to miss what remains of the NADA building demolition project -- the three tall concrete elevator shafts on the corner of Greensboro Drive and Westpark Drive. The demolition of the previous National Automobile Dealers Association headquarters began in late August of this year as part of The Meridian Group's plan to expand The Boro Tysons, a development of mixed-use residential, retail, entertainment and office space which is on the west side of Westpark Drive along Greensboro Drive. The expansion is proposed to produce 40,000 square feet of retail space, as well as public park and active recreation space, and more than 800 residential units.



President Doolittle delivers testimony at Fairfax County Public Hearing

On October 6th, the Fairfax County Planning Commission convened to further discuss the expansion project details and to hear from the community. RCUOA President Doug Doolittle took to the podium to discuss the main areas of concern by Rotonda residents, and to share the resolutions and concessions that have been made between The Meridian Group, Fairfax County staff and the Rotonda.

Although most Rotonda residents support and eagerly anticipate the increased connectivity, retail options, public amenities, and vibrant streetscapes coming their way, there are important concerns that President Doolittle addressed to the commission. "The Rotonda's concerns about the expansion of The Boro across Westpark Drive fall under three broad categories:

1) Increased traffic congestion on Greensboro Drive; operations of our front gate, including fire and other emergency equipment, and school bus operations, plus residents' ability to make left-hand and right-hand turns out of front gate.

Resolutions/ Concessions: Traffic management on Greensboro Dr; one of the three proposed garage exits onto Greensboro Drive has been eliminated. Two other garage exits onto Greensboro Drive have been consolidated into one large garage exit with restrictions including right-in and right-out turns only, restricted hours of delivery, and many more.

2) Construction nuances; noise, dust, dirt, nighttime and weekend construction and heavy equipment operations

Resolutions/Concessions: limitations on construction activities:

- > Outside construction hours limited to between 7am and 9pm
- > Limitations on weekend and holiday outside construction activities:
- > Construction traffic management to reduce the impact on the Rotonda front gate
- > Dust, dirt and noise mitigation controls to manage migration off of the construction site

3) View aesthetics: what will they look like from our 10-story buildings?

Resolutions/Concessions:

- > One of the proposed blank walls facing the Rotonda has been replaced with apartment units
- > Vegetation screening and/or a mural design on the other blank wall across from the Rotonda gate will ease the stark appearance

Continued on page 7...

OUTDOOR AMENITIES



The outdoor Fitness Trail extends along the lower winding path through Rotonda's wooded area.

The trail can be started at either end of the path - behind Building 3 or near the International Drive fence by the Basketball Court behind Building 5.

The weather may be getting cooler, but it's important to continue getting outside for some fresh air and Vitamin D. Thanks to the exceptional outdoor amenities at the Rotonda, Residents have ample opportunities to get outside.

Behind Buildings 4 and 5 is a large, wooded area equipped with a fitness walking trail, two tennis courts, a sand volleyball court, soccer field, basketball court, fenced children's play area, dog park, picnic and grilling areas, and two beautiful ponds with fountains! The trail is kept up with wood chips, providing a relaxing and comfortable walking route regardless of the weather.

Picnic tables and charcoal grills are available for use.



Benches around the pond are a nice place to relax.



VIRGINIA STATEWIDE & COUNTYWIDE ELECTIONS SET FOR NOVEMBER 2, 2021

In addition to our Board of Director Elections, it is also the time of year for the Countywide and Statewide Elections. Did you know that the Rotonda is a precinct and therefore you can vote right in the Community Center? Please note that the Business Center and Multi-Purpose rooms will be closed for a few days before and after the County and State Elections and access to the vending machines and possibly the stairs in that area will be limited during the election period.

On Tuesday, November 2nd registered voters can stop by the Community Center anytime between 6am and 7pm to cast your ballot – just be sure to bring a photo ID. Polling machines will be set up between the piano and The Rotonda Library in the Community Center.

What's on the Ballot for the Virginia General Election:

- > Governor
- > Lieutenant Governor
- > Attorney General
- > House of Delegates

Additional Items on the Ballot for the Fairfax County Elections:

- > School Bond Question

You can visit elections.virginia.gov to view the full list of candidates for each position and learn more about the elections overall. Please note that the deadline to register to vote, or update an existing registration closed on October 12th so if you didn't register by then, you will not be able to participate in this year's election.

We hope you vote in both the RCUOA Board Elections and the Virginia Elections, as they are opportunities for you to participate and make a difference in your community. Your vote counts!



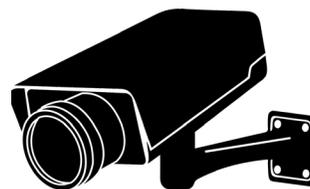
BOARD ACTS ON NEW SECURITY MEASURES

BY: PRESIDENT DOOLITTLE

In its October meeting, The Rotonda Board began the first steps of a multi-pronged effort to increase security throughout the compound. The new measures follow an unprecedented incident earlier in the month when what appeared to be a small group of professional thieves climbed over the perimeter fence in a remote location and rifled through unlocked cars in two parking garages and in a couple of areas of the outdoor parking lot. The new security measures include immediate, short-term and long-term actions that will unfold over the next several months.

The immediate measures include:

- Heightening the fence in areas where it can be climbed, including where the perpetrators got into the compound.
- Adding new Pyracanthas (Fire Thorn) plantings along the fence to deter access.
- Create a new Security Committee to advise the Board, Management, and residents on security improvements.
- Updating patrol orders to include more frequent and random patrols in the buildings and parking areas.
- The immediate purchase of a new suite of security cameras, which was already scheduled for purchase in 2022.
- Increasing the mobility of patrols, particularly at night by installing lights on the two golf carts now dedicated to the patrol staff.



The planned short-term security improvements, which will be accomplished before the end of 2021 include:

- Upgrading the lighting in the parking lots and along the perimeter road to increase the brightness and visibility.
- Bringing a request for approval for a new four-wheel-drive patrol vehicle to the Board. This vehicle will be used to patrol the wooded area on the west side of the compound.
- Build a vehicle patrol path along the western fence in the wooded area.

The longer-term actions, which should be accomplished in early 2022, include:

- A plan and cost estimates for controlling pedestrian access to the compound, including some form of fob-controlled, camera-monitored pedestrian gates near the front and back vehicle gates.
- A plan to eliminate all pedestrian access through the vehicle gates.
- A review of all Access and Patrol positions, including supervisors, and assessments on the numbers needed and how to encourage recruitment.

These measures are not the end, but the beginning. We will be looking to the new Security Committee for other ideas and are considering retaining a security consultant to review our progress and tell us what else we can do. We will also be conducting an education campaign to alert residents on what they can do to increase security.

PRESIDENT DOOLITTLE TESTIFIES AT THE FAIRFAX COUNTY PLANNING COMMISSION HEARING

CONTINUED FROM PAGE 3



Bottom line: Rotonda supports the Meridian Groups' project to expand The Boro to include Blocks I, J, K and L on the corner of Westpark and Greensboro Dr., but we're looking to both the Meridian Group and the County to honor the commitments they've made to the Rotonda to address our concerns."

Rotonda received praises from the Commissioners about its "unprecedented level of engagement," and the Meridian Group's representative assured the Commissioners that they will be working with Mr. Doolittle and the Board to go through the construction management plan to address the standing concerns.

ENTRANCE CIRCLES GET UPGRADED

Your Condo Fee at Work

By: Guy Sturms

The Landscape Committee has been proactive in ensuring the property as a whole and the entrance gate areas are well landscaped, as it represents the first impression while entering the Rotonda. Recently, in the process of removing old overgrown junipers at both circular islands at the Greensboro Gate, it was noticed the Holly trees were hollowing out at the base and showing decay of their main leads. (See photos) A certified arborist inspected the trees and indicated that the trees would not recover. The Committee then voted to remove the dying trees.



As the gate entrances are key entry points; a professional landscape architect, Charles Trace, Inc. was hired to provide options to relandscape the two empty circular islands. After reviewing the options with the architect, the Committee decided on a single design and forward the funding request for Board approval. The Board reviewed the circumstances and recognized the importance of a well landscaped gate entrance and approved the project.

Like any residential community, the main entrance to a property is a prominent entry point. In our instance, the gate is adjacent to upcoming new residential and commercial development across the street. Great landscaping can directly impact the value of your unit, experts indicate as much as a 12% increase in property values just from with having quality, well designed landscaping.

We should admire the hard work by the Landscape Committee, Board of Directors, Landscape Contractor, and Management for keeping our community landscape in its best condition.

ROTONDA GROUNDS CREW

Ground Crew Duties:

- Support your pets by supplying doggie bags at the 14 dispensers
- Pick up the trash thrown off balconies
- Pick up after residents or contractors that dump their vehicle ash trays in the parking lots along with coffee cups and fast-food waste
- Blow off the leaves on the tennis courts, and parking areas
- Till the sand in the volleyball court
- Empty the trash cans in the wooded area



Tomas Yesquen and Liseth (Ezperanza) Campos are the grounds crew who brave the elements throughout the year.

Whether it's blistering hot, freezing cold, or a beautiful day, they must perform their duties equally.

We are grateful for all that they do to keep the Rotonda clean! Thank you, Tomas and Liseth!

Ground Crew Duties:

- Clean out the drainage culverts
- Apply salt on steps, walkways, and patches of ice in the winter
- Assist the maintenance engineers and the painter crew
- Pick up tree debris
- Clean up loads of trash left around the dumpsters at the carwash
- Empty the vacuum
- Replace damaged hoses at the carwash
- Retrieve toys from the pond
- Much, much more!





BATHROOM & KITCHEN

703.388.9088

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 Love Experience



Bathrooms Done in 2 weeks



MAYFLOWER CONSTRUCTION GROUP

mayflowerva.com



CHAI LATTE RECIPE

source: www.delish.com

INGREDIENTS:

- 6 cardamom pods
- 2 cinnamon sticks
- 1 star anise
- 2 tsp. whole cloves
- 1 tsp. black peppercorns
- 1 (1") piece fresh ginger, thinly sliced
- 1/3 c. packed brown sugar
- 4 c. water
- 6 black tea bags
- 1 tsp. pure vanilla extract
- 4 c. whole milk
- Ground cinnamon, for garnish
- Ground cardamom, for garnish

DIRECTIONS:

- 1) In a small pot over medium heat, bring spices, sugar, and water to a boil. Reduce heat and let simmer for 5 minutes.
- 2) Bring mixture back to a boil, then add tea bags and vanilla and remove from heat. Cover and let steep for 10 minutes. Remove tea bags then strain tea and discard spices.
- 3) In a medium pot over medium heat, bring milk to a simmer. Turn off heat and use an immersion blender to froth milk.
- 4) To each mug, pour 3/4 cup chai tea and 1/2 cup warm milk, adjusting amounts according to preference. Top off each mug with milk foam and a sprinkle of ground cinnamon and cardamom.

ENJOY THE TASTE OF FALL IN A CUP!

HALLOWEEN WEEK EVENTS

THE CHILDREN'S COMMITTEE

HALLOWEEN POTLUCK COOKOUT & TRUNK OR TREAT

A special Halloween event

SUNDAY OCTOBER 31, 2021
COOKOUT 5:00 PM @ TIKE AREA
TRUNK & TREAT 6:15 PM
@ CAR WASH AREA

Some food and S'Mores will be provided, feel free to bring your own food too.



How to Participate in "Trunk or Treat":

- 1) Park in the car wash area behind Building 5
- 2) Pop your trunk and set up your decorations
- 3) Wait for the kiddos to come around trick-or-treating



BERNARD W. LYNCH, DMD, FAGD, LVIF
TYSONS CORNER DENTAL CARE

8363-B Greensboro Drive • McLean, VA 22102

(571) 888-2965

TysonsCornerDentalCare.com

UPSCALE, RELAXED DENTISTRY

\$145* NEW PATIENT SPECIAL • Teeth Cleaning, Exam, X-rays

* Restrictions apply.

REMINDER TO LOCK YOUR CAR DOORS

On the week of October 4th, four hooded thieves rifled through unlocked vehicles in Rotonda garages and stole small items from unlocked cars.

President Doug Doolittle spoke to a Tysons Reporter stating that “this is the first time that something like this has happened at the Rotonda and we are, of course, very concerned and are looking at a number of enhancements we can take to prevent this from happening again,”



STOP BRINGING WHOLE FOODS SHOPPING CARTS TO PROPERTY



Whole Foods shopping carts have been showing up in the Rotonda's parking garages, which can be considered stealing. Please refrain from bringing home shopping carts from any stores.

THANK YOU

LOCAL FALL EVENTS

Old Firehouse Center's Halloween Events -

Saturday October 30
McLean's Old Firehouse Center
1440 Chain Bridge Rd, McLean, VA

House of Terror

\$5 per person

No Scares: 5-7pm:

Walk through the lighted path and view actors with no jumps or scares

All Scares: 7:30-10pm: Effects are on, lights are off, actors are out of sight and ready to surprise



Family Trunk of Treat

Free for kids of all ages

6-9pm: Enjoy music, fun, themed vehicles and Halloween candy outside at the Firehouse Center

McLean Antiques Show & Sale

\$10 admission; good for both days

Free for anyone under 17 y.o.

Browse and shop for antiques, decorative accessories, furniture, folk art, paintings, rugs and more!

Saturday, Nov 13 10am-5pm
Sunday, Nov 14 11am-4pm
1234 Ingleside Ave, McLean, VA



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



Interior Residential Remodeling Since 2004



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