

A photograph of a pond with a fountain, surrounded by trees and a large apartment building in the background. The fountain is in the center of the pond, spraying water upwards. The water is dark and reflects the sky. The trees are bare, suggesting winter. The apartment building is a large, multi-story building with many windows and balconies. The sky is blue and clear.

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The Rotonda Rostrum



**The Rotonda Condominium
Unit Owners Association**

www.rotonda.org

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www.cmc-management.com

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

MANAGER'S CORNER

We anticipated progress on many property renovations last year, and although progress was made, it did not always show as a completed product, as an accomplishment. We hope to do better in 2023. We are nearing completion on several projects that we had hoped to complete in 2022. The installation of the new hallway carpet has been completed. The lobby renovations have progressed at a slower pace, but we can now see the completion nearing as tile is being installed on the lobby steps and completion of each lobby is now only weeks away.



Improvements in security were a major focus in 2022. The installation of a new CCTV monitoring system was completed. We made changes that improved the mobility of the patrol staff. The lighting of the outdoor common areas was upgraded in subtle ways.

The exterior masonry has been the object of attention each year. A comprehensive masonry restoration program was completed in Building IV, the second of five buildings in the long-range plan. There has been a lot of attention paid to properties of the age of the Rotonda. This ongoing program of masonry renovation demonstrates a continuing commitment to the long-term structural health of the Rotonda. A contract has already been let for Building V to begin in March of 2023.

IN THIS ISSUE

Manager's Corner	2
2023 Board of Directors Meeting Schedule	4
Call for 2023 Committee Volunteers	6
Storage Rooms	7
Filing An RAR, Package Delivery	8
Rotonda Home Sweet Home	9
Thank You Note, Rotonda Library	10
Elevator Doors, Littering	11
Invitation to Norooz Celebration	12
Long Term Planning For Long Term Care	13
Homeowners and Renters Insurance	14
Photos of Happenings	15
Update on Boro II Construction, NBC 4 Filming	17
Upcoming Rotonda & Local Events	18
Crossword Puzzle	19

The balcony door replacements and the front entrance features to replace the awnings are now finishing their design phases. We expect the Board will be put in a position to act on these projects at upcoming meetings. These are projects that will dramatically improve the comfort and appearance of the Rotonda for many years to come.

The Preliminary Trial Balance of financial operations as of December 31, 2022, showed a surplus of income over expense of \$139,393. That is less than a 1.5% variance from budget and demonstrates that fiscal discipline is being practiced.

There are three main financial metrics Management looks at when assessing the financial health of the association. The Operating Profit/Loss and the level of Operating Reserves, the Balance of Replacement Reserves, and the level of Delinquent Assessments are all in great shape. In all three regards, the Rotonda Condominium is measuring up well.

I would like to recognize again one of the most important assets at the Rotonda, its terrific staff. Fifteen (15) members of the staff, fully a third of the total, have been here more than ten (10) years. Seven have been here for more than twenty (20) years. They are dedicated, hard-working, and reliable. We constantly work to improve the performance, and I am proud of the work they do. Renewed attention to good customer service will be one of the metrics we expect to be judged by this year. The staff appreciates the positive message you send with your generous contributions to the Employee Holiday Fund. Thank you!

I look forward to reporting to you as the year progresses the accomplishments that help to keep the Rotonda a great place to call home.

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



Rotonda Condominium Unit Owners Association

2023 Board of Directors' Meetings NOTICE OF SCHEDULE

Tuesday, February 28, 2023	7:30pm	Regular Meeting
Tuesday, March 28, 2023	7:30pm	Regular Meeting
Tuesday, April 25, 2023	7:30pm	Regular Meeting
Tuesday, May 23, 2023	7:30pm	Regular Meeting
Tuesday, June 27, 2023	7:30pm	Regular Meeting
Tuesday, July 25, 2023	7:30pm	Regular Meeting
Tuesday, August 22, 2023	7:30pm	Regular Meeting
Tuesday, September 26, 2023	7:30pm	Regular Meeting
Tuesday, October 24, 2023	7:30pm	Regular Meeting
Tuesday, November 14, 2023	7:30pm	Regular Meeting
Tuesday, December 5, 2023	7:00pm	Annual Meeting
Tuesday, December 12, 2023	7:30pm	Organization Meeting

Board Meetings are usually conducted in Building 1, Activity Room 1, on the B1 Level and via Zoom. Board Meetings may be canceled or rescheduled. Special Board Meetings may be scheduled as needed. Check postings frequently for updated Board Meeting Schedule.

There will be limited room for Unit Owners to attend meetings "in person". If you wish to reserve a spot, please send notice to the Board Executive Assistant (gfernandes@rotonda.org) no later than the Friday before the Zoom meeting. The Zoom platform makes these virtual meetings accessible for all residents. The zoom access information is as follows. If you wish to address the Board in Unit Owners' Open Forum, you will be recognized. Executive Session portions of Board Meetings are closed.

Zoom Board Meeting ID: 827 6245 6633 or Telephone +1 301 715 8592

In-Person Attendance to Board Meetings Allowed with Limited Availability

It is with great joy that we reintroduce in-person attendance to the monthly Board of Directors' Meetings. There is limited availability; 10 seats per meeting, so if you are interested in attending a Board Meeting in-person, please contact the Board Executive Assistant, Gaby Fernandes at gfernandes@rotonda.org or 703-821-0100 Ext 401 by the Friday before each Board Meeting to reserve your seat.



JOIN A COMMITTEE

Application Deadline is Tuesday, February 21, 2023

The time has come to Volunteer for Rotonda Committees. All current committee members must reapply for 2023.

Committee membership is open to all residents* apart from Covenants, which is open to owners only.

Some committees will have limited number of members to facilitate getting business completed

Reminder: All current 2022 Committee members must reapply this year.

Applicants will be contacted after the Board reviews the applications.

Questions about Rotonda committees should be directed to our Communications Coordinator, Gaby Fernandes, 703-821-0100 ext. 401 or at gfernandes@rotonda.org

*Any financial recommendations while serving on a committee are the purview of Owners only.



Applications are available at the Front Desk or online by scanning the QR code to the left.

Turn in completed forms to the Front Desk or submit the online form **by Tuesday, February 21, 2023.**

Committees To Choose From:

➤ **Children's Activities Committee**



➤ **Finance Committee**



➤ **Library Committee**



➤ **Covenants Committee**



➤ **Fitness Committee**



➤ **Security Committee**



➤ **Facilities Committee**



➤ **Landscape Committee**



➤ **Welcoming & Social Committee**

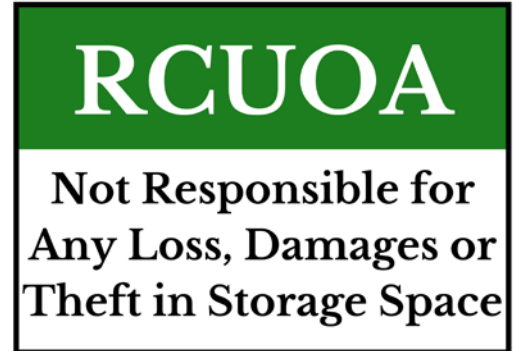


STORAGE ROOMS


DO NOT STORE VALUABLE ITEMS IN THE STORAGE UNITS!

The Rotonda Bylaws, Article V - Section 13: Storage Cubicles; Disclaimer of Bailee Liability states:

Each of the storage cubicles are Common Elements located on the B levels of the building and shall be assigned to each Unit by appropriate resolution of the Board of Directors. The Board of Directors, the Unit Owners Association, any Unit Owner shall not be considered a bailee, however, of any personal property stored on the Common Elements (including property located in storage cubicles and vehicles parked on the Condominium), whether or not exclusive possession of the particular area is given to a Unit Owner for storage purposes, and shall not be responsible for the security of such personal property or for any loss or damage thereto, whether or not due to negligence.



Please be aware that the Rotonda is not responsible for any damaged or stolen items from storage rooms, we advise you not to store any items of high value. There are no security cameras within the storage rooms.



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FILING A RESIDENT'S ACTION REQUEST FORM

SEE SOMETHING? SAY SOMETHING!

The Resident's Action Request/Comment Form is available to all residents who want to report an incident, request a service, file a complaint, request information, or offer a compliment to the staff or Board of Directors. This form is available at the front desk and online at <https://buildinglink.com/v2/tenant/Library/viewlibdoc.aspx?id=82946>.

When it comes to enforcing rules around the property, it takes a village! Despite having a new camera system and routine patrol monitoring throughout the property, it is impossible to catch every violation, whether it's littering, speeding, going the wrong way around the traffic circles, or a pet urinating on the carpets or lobbies.

Whether you want to report an incident that you observed of a Rotonda rule being broken, any misconduct, or simply want to request more information on a subject pertaining to life at the Rotonda, the RAR form is a handy tool to have at your disposal!

PACKAGE DELIVERY MUST BE DELIVERED THROUGH THE REAR ENTRANCE

With lobby construction in place, all packages must now be delivered through the rear entrance of all buildings. Please be advised that whenever ordering an item for delivery, that you add a note: "deliver through rear entrance of building." Signs have been placed by the front entrances to alert delivery personnel.



ROTONDA: HOME SWEET HOME

ARTICLE BY BOARD DIRECTOR KIANOUSH ALEM

Dear Residents of Rotonda:

Home is a place where a person lives . In that place we feel relaxed, comfortable and in harmony with others. It should be where you go after a long day of work or school. This wonderful, yet sometimes hard to find place is called HOME.

In other words, your home is whatever place you long to be the resident. It is a place where you live, love and respect your neighbors. Home is where your Heart is.

So, in that respect we have to keep our home safe, sound, and clean.

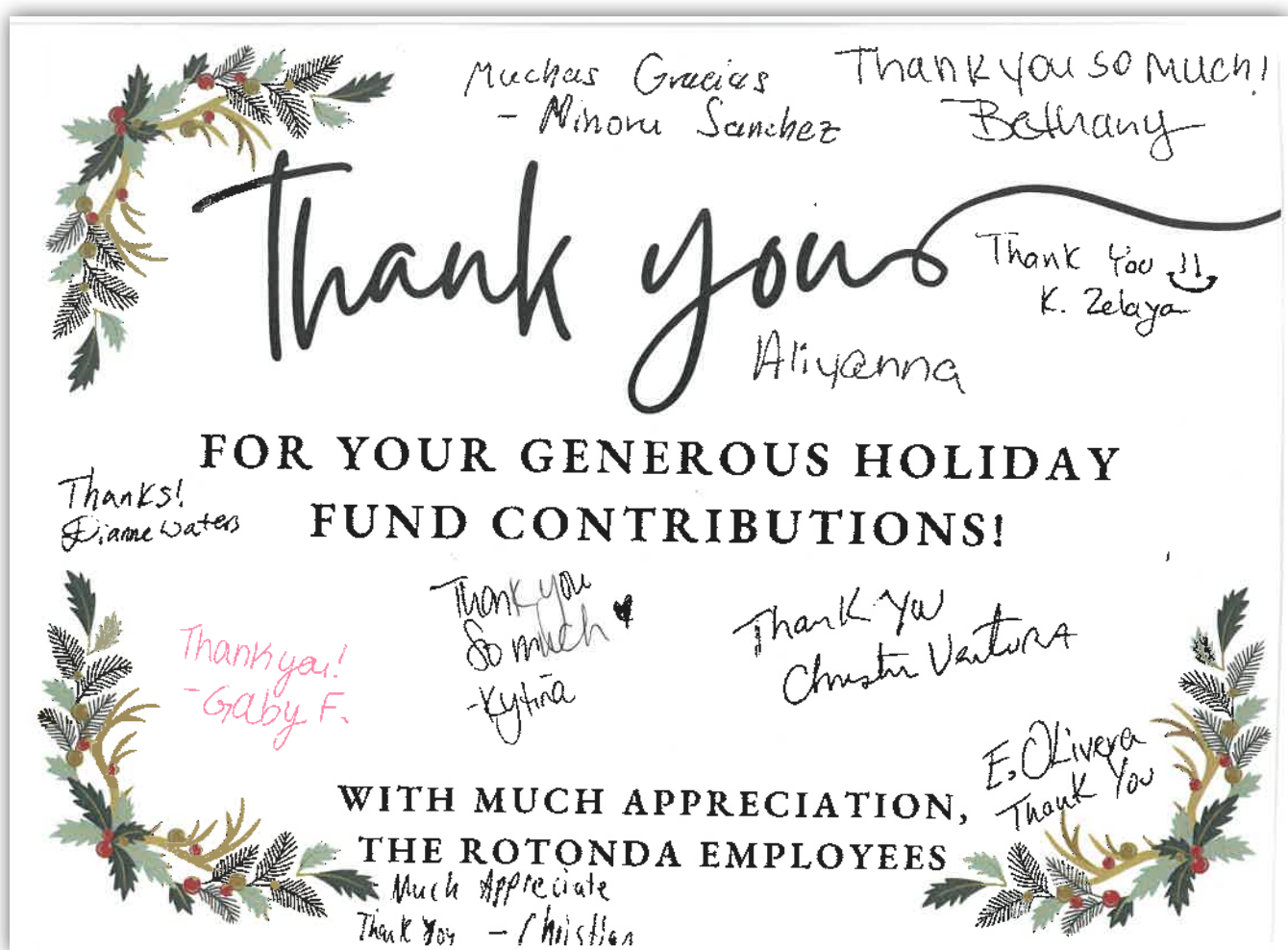
So, we as residents of ROTONDA all have a huge responsibility to keep it looking great.

Please consider that every inch of the common areas and all of the amenities of the Rotonda belong to the residents. As you keep your home clean, you should keep the common areas clean as well. In respect to yourself and your wonderful neighbors and PLEASE respect our community and please:

- Do not run bicycles, scooters or any type of bikes in the hallways,
- Pick up your trash if you drop some in the common areas,
- Do not spill any material on the carpets,
- Seal your garbage bags and make sure there are no leaks when taking it to trash rooms,
- Do not enter the Sauna with outdoor clothing and shoes,
- Do not drive in the wrong direction (counter clockwise) in all circles.

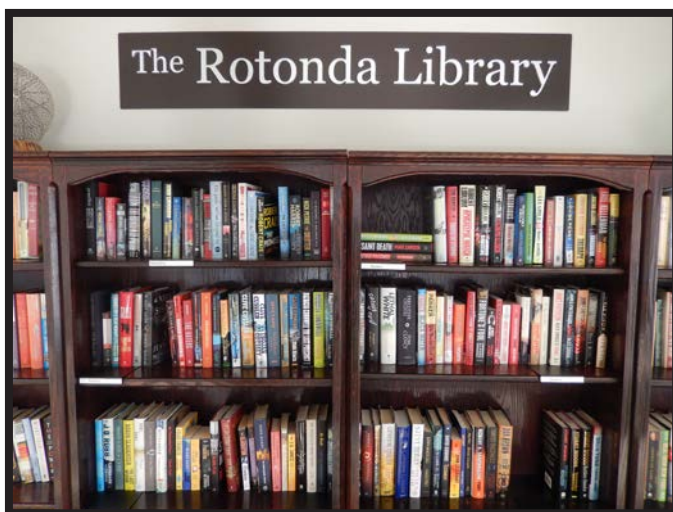
Last but not the least, report problems to the management and if you see or hear anything out of ordinary. At the end I hope all of us live together in harmony and peace with respect and kindness for each other.





THE ROTONDA LIBRARY

ARTICLE BY THE LIBRARY COMMITTEE



Come visit the Rotonda Library and discover a world of knowledge and friendship! Whether you're looking to catch up on your reading, meet new people, or simply support the Rotonda community, our library has something for everyone. Join our book club to discuss your favorite books, or donate a book and help spread the love of reading to others.

Reading is not just a solitary activity, but a shared journey that can bring people together. As the famous author, Neil Gaiman, once said: 'A book is a dream that you hold in your hand.' Let's build a community of dreamers and readers where we can all come together to share our passions and experiences. We can't wait to see you there! - The Rotonda Library Committee

DO NOT HOLD THE ELEVATOR DOORS HELP EXTEND THE LIFE OF OUR ELEVATORS

Holding the elevator door open for longer than 5 seconds can damage the electrical boards, leading to long-term damage and needing to be replaced sooner.



An assessment was recently conducted on our elevators concluding that they are still in good condition. Please help to extend the lives of our elevators by not holding the doors open as not to damage the electrical boards.

PLEASE DO NOT LITTER HELP KEEP THE ROTONDA CLEAN

Every morning, Rotonda's patrol staff collects various pieces of trash from the parking lots around the property. Litter has also been seen in the forested areas and walking trail.

Please help to keep the Rotonda beautiful by not littering.



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:

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Renting Your Property

Maintaining Your Property

Monthly Services and Reports

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\$69 HEATING TUNE-UP
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GIVE YOUR SYSTEM THE CARE IT NEEDS!
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LONG-TERM PLANNING FOR LONG-TERM CARE

ARTICLE BY GAM

It's a new year and for many Americans, it's smart to consider expanding or modifying insurance plans to better suit your needs.

One thing folks should consider is long-term care (LTC). These plans typically help cover the costs for services like in-home care, stays at nursing homes and assisted living facilities, and adult daycare programs.

Traditional insurance plans and Medicare/Medicaid often cover only limited aspects of LTC and may prove inadequate.

When people need care over time, it's often because they're seriously ill, recovering from an operation, or have an impairment. It's smart to prepare for such hardships by enrolling in an LTC health insurance program. Yet, as of 2020, only 7.5 million Americans had LTC coverage.

Without LTC insurance, people have to pay out of pocket for care. That can cost more than \$50,000 a year in an assisted living facility or more than \$100,000 in a nursing home. Medicare covers only short-term stays. Long-term care insurance can protect your nest egg.

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ROTONDA BOOK CLUB MEETING

Thursday, February 16th @ 7 pm
In the Community Center Multipurpose Room

Book:
The Lowland
by Jhumpa Lahiri



HOMEOWNERS AND RENTERS INSURANCE


UPDATE YOUR FILE WITH YOUR INSURANCE TO AVOID FEES

Notices have gone out regarding missing copies of Renters and Homeowners Insurance Policies in your unit file. As part of the Rotonda Bylaws, it is a mandatory requirement that all owners of Rotonda purchase and maintain an active Homeowners Insurance policy at all times, and that all renters purchase and maintain an active Renters Insurance policy at all times.

Please check your file on Building Link to confirm that your policy is on file, and if not, you may report it to management in one of three ways:

1. Come to the Front Desk with your Certificate of Insurance. We will capture a copy of the certificate and enter the information in your unit record.
2. Email your Certificate of Insurance to frontdesk@rotonda.org. We will update your unit record.
3. Upload your Certificate of Insurance directly into Building Link. To do so, Sign into Building Link as you normally do > go to "My Profile" > click on "Unit Info" > scroll to the bottom of the page and follow the prompt to enter the information and upload a copy of your Certificate.

Rotonda management is committed to providing a safe environment for all members of our community, and we appreciate your prompt attention to this requirement.



A poster for a 'Teen Hangout' event. It features a large image of many hands stacked together in a circle, with a yellow and black striped background. To the right is a circular inset photo of a playground with a yellow slide. The text 'TEEN HANGOUT' is in a yellow circle. The main title 'LET'S GO OUTSIDE' is in large, bold, black letters. Below it, a list of activities is shown: 'Capture the Flag game', 'Dance party', and 'followed by snacks'. At the bottom left, it says 'Children's Activities Committee- In case of bad weather, we will meet in the Multipurpose Room'. The event details are: 'Meet by the playground! Wednesday February 22nd 6:30 PM - 7:30 PM'.

Meet by the playground!
Wednesday February 22nd
6:30 PM - 7:30 PM

TEEN HANGOUT

LET'S GO OUTSIDE

- Capture the Flag game
- Dance party
- followed by snacks

Children's Activities Committee-
In case of bad weather, we will
meet in the Multipurpose Room

PHOTOS OF HAPPENINGS AROUND THE PROPERTY





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2022

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AN UPDATE ON CONSTRUCTION ACTIVITY AT THE BORO II PROJECT BY ASSOCIATION PRESIDENT DOUGLAS DOOLITTLE

On January 30th, the General Manager and I met with representatives of the Meridian Corporation, the developer for the project across Greensboro Drive from our front gate. We were told about the following developments on the project:

1. In mid- to late February, there will be temporary lane closures on Greensboro Drive while they connect two water lines to underground taps located in the middle of Greensboro Drive. VDOT insists that this work be done during non-peak driving hours, including some at night. We asked Meridian to manage the project to avoid noisy night time work, such as jack-hammering. They said that their plan is to do the noisiest work during daylight hours, but Fairfax County Water would be dictating when the work should be done. Meridian promised to advise us on the schedule as work progresses.
2. In May and June, there will be partial lane closures on the south side of Greensboro Drive as work begins on widening the roadway to accommodate additional travel and turn lanes. This work will be done during normal daylight work hours.
3. Beginning in the February to March timeframe, the main construction entrance will shift from the present one off of Westpark Drive to a new one built near the Greensboro Square office park on Greensboro Drive. Meridian is opting to use this entrance, which will be on a new road called Clover Street to eliminate congestion at our front gate. The plan is for trucks entering the construction site to come up Greensboro from Spring Hill Drive and turn right into the job site at the new Clover Street entrance and to exit at the same point by turning right onto Greensboro Drive. This traffic management plan is designed to eliminate any unnecessary backups at our front gate.

The Meridian Corporation continues to work closely with us to mitigate construction nuisances caused by the Boro II project.

Best Regards,
Douglas M. Doolittle
President, Rotonda Condominium Unit Owners Association

NBC 4 FILMING AT THE ROTONDA TYSONS COMMUNITY ALLIANCE INTERVIEW



On 16 January TV personality Tommy McFly from NBC-4 visited the Rotonda with a video production team to film one of our residents – Erika Yalowitz -- talking about how great it is to live in Tysons. The short two-minute-long clip is part of a promotional video Tommy is making for the new Tysons Community Alliance, which is a Fairfax County-sponsored organization that is replacing the now retired Tysons Partnership.



The entire video, which includes other segments filmed around Tysons, will probably be released sometime in February.

Photos and text by President Doolittle

UPCOMING LOCAL EVENTS



American Red Cross Blood Drive

Wed, Feb 22 | 12pm-5pm
Boro Station, 1775 Greensboro Station Pl
The Boro is partnering with the American Red Cross to host a blood drive. Help save a life and reserve your spot!
www.theborotysons.com



Sweetheart Parent-Child Dance

Fri, Feb 24 | 7pm-9pm
McLean Community Center
DJ, photo booth, craft projects and light refreshments. Create lasting memories. All Ages. \$20 per participant.
www.mcleancenter.org



ArtsFairfax Art Installation

Now Through Dec 2023
Tysons Corner Center, On-Mall
A showcase of local artists, artist teams and arts organizations in Fairfax County.
www.tysonscornercenter.com



(the) Unruly Theatre Project

Fri, Feb 17 | 7pm-8pm
Arts Herndon, 750 Center St
Comedy show by Herndon HS Improv Group. Come enjoy a night of laughs on us! Free admission.
www.mcleancommunitycenter.org

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!"*



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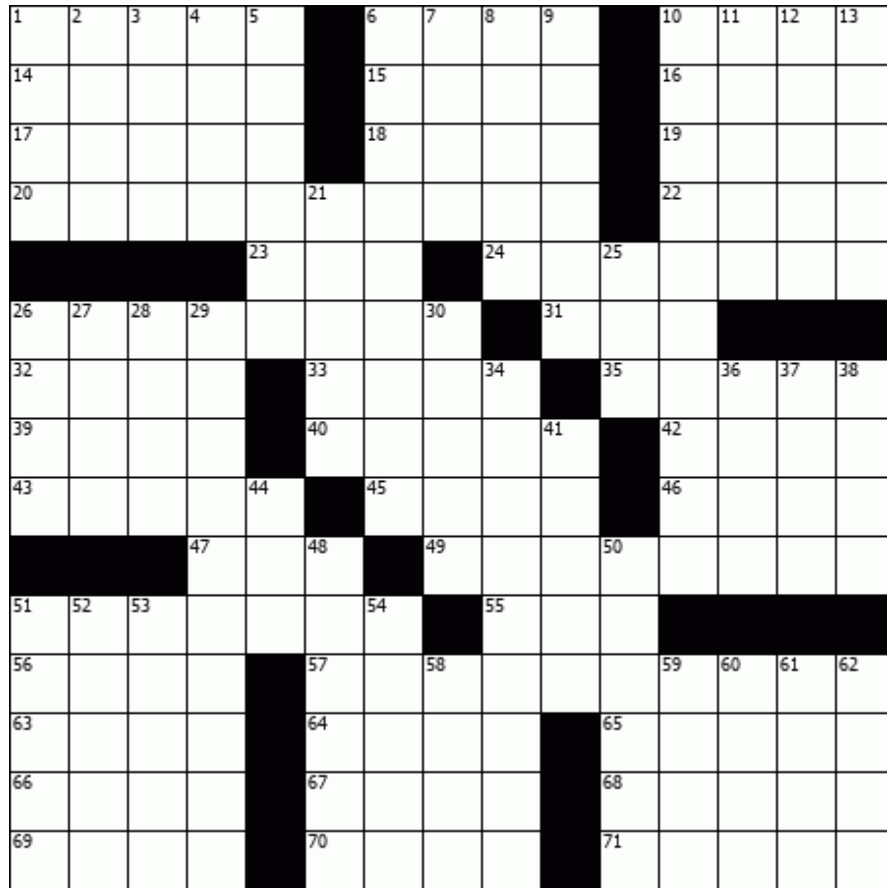
CROSSWORD PUZZLE

OnlineCrosswords.net

Find the solution at
<https://onlinecrosswords.net/1963>

Across

1. Cause for psychotherapy
6. ___ Raton
10. Rainbows, for example
14. "A Fistful of Dollars"
director Sergio
15. Word of regret
16. Part
17. Board
18. Clothing store
department
19. Theater award
20. Southwestern home?
22. Weasel relative
23. Chinese general on
menus
24. Gets one's bearings
26. Might succeed
31. Words of dedication
32. Share a border with
33. University founder
Cornell
35. Planet's shadow
39. Office communiqué
40. Blind parts
42. Unwritten
43. British unit of weight
45. Long story
46. Shine's partner
47. Biblical suffix
49. Payment to Maryland,
e.g.
51. Rubs out
55. Mock, in a way
56. Leader preceder
57. Part of an open book?
63. Verve
64. Rock that rolls?
65. "Stompin' at the ___"
66. It's right on the map
67. Picard's counselor
68. WWW periodical
69. Dick Van ___
70. Was cut down
71. Peruses



Down

1. Pool life form
2. Grant basis
3. Words before pieces
or jail
4. Uppity sort
5. Beliefs
6. Hoodwink
7. Pseudo butter
8. Positive attitude
9. State categorically
10. An Italian love?
11. Spring harbinger
12. Singer Black
13. Tries to find
21. "Angela's ___"
25. Acknowledgement
of debt
26. Radio amateurs
27. Sanction in
wrongdoing
28. Sport for
heavyweights
29. Regret a letter?
30. Lobsterman's gear
34. ". . . up to his old
tricks"
36. Liverpudlian, for one
37. Tabula ___
38. Host Trebek
41. Sea or land follower
44. And so on
48. Subject of many a
toast
50. Coming attraction,
e.g.
51. Diminished
52. Sudden invasion
53. Check for concealed
weapons
54. Ten down on two tries
58. Declare openly
59. Stare intently
60. Nike competitor
61. Swimming hole
62. View finders?



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.

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& 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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