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The Rotonda Rostrum



**The Rotonda Condominium
Unit Owners Association**

www.rotonda.org

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MANAGER'S CORNER

OVERVIEW OF OUR PRIORITIES

Management is constantly assessing priorities along with the Board of Directors. One of the most important processes this year has been the development and acceptance of a new Reserve Study. The new Reserve Study (see accompanying article) was performed by Reserve Advisors, Inc. It was a look with fresh eyes that has helped to assess the priorities of major replacements.



Other priorities that affect quality of life and day-to-day operations are equally important. In the past several months, we have made a commitment to improving communications as a priority and as a measure of quality of life. We often hear, when we confront a difficult issue, that the result would have been so much better if there had been better communication. We have taken on an analysis of the different methods through which residents and management communicate with each other. We have increased the methods and frequency of communicating to the community. We still need to improve the timeliness and certainty of responses to the many forms of communication we receive from individual residents. Better customer service will result. This is a priority.

Beginning in October, I will be holding a "Meet the General Manager" session each month at which I can communicate with you in person, and at which you can tell me what is on your mind. Let's look forward to that. Perhaps I will learn some of your priorities.

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MEET THE GENERAL MANAGER SERIES
Come meet the General Manager and chat, and ask questions. Open to all Rotonda residents.
First Session:
Wednesday, October 25th @ 5:30pm
In the Building 3 lobby

Cleanliness and day-to-day maintenance of the property is a priority. We have reviewed the contract for cleaning services. We are preparing for what we believe will be a significant upgrade in services at the beginning of 2024.

Replacement of property remains a priority. The replacement of balcony sliding glass doors in Building 3 is underway. Engineers have been surveying the concrete in the garages in preparation for a renovation of the garage concrete structures. Both of those projects will be staged over multiple phases and years. Plans have been prepared for the replacement of the Greensboro Entry Gatehouse.

A sound financial plan for the community is a priority. What about the Annual Budget for 2024? The assessments for 2024 will increase 4.2% over the level for 2023. Following the recent climate of high inflation, we have found contract prices are higher; insurance increases are substantial; wage rates must be increased to attract and retain employees; Utility rates have increased; and the need to support and maintain the level of Reserves is increasing. More information about the 2024 Budget will be communicated separately.

Assessing priorities is not an event, it is a process. Together with a large array of professionals and with the Rotonda Management and Staff, the Board performs a constant prioritization of the affairs of the 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."

'RESERVE ADVISORS' TELLS BOARD THAT THE ROTONDA IS IN GREAT SHAPE **ARTICLE BY ROTONDA BOARD PRESIDENT**

At the August Board Meeting, the new firm that was selected to prepare our 2023 Reserve Study presented glowing reports to the Board on the infrastructure status of the Rotonda. Stephen Breski, the 'Reserve Associates' project lead for the work at the Rotonda, said that he found nothing surprising, and that all of the needed maintenance and repair projects are scheduled and are on track. He also said that the Rotonda is doing quite well when compared to similar communities in the Virginia/Maryland/DC area.

The new reserve study will provide the Board and staff detailed guidance for the next five years and rough-order-of-magnitude guidance for some 45 years beyond that. The biggest value-added we received from the new study is updated cost estimates for the scheduled maintenance and repair projects. This is the information that the Board uses to help make decisions on how much of the owner's monthly assessments have to go into the reserves to fund the big maintenance and repair projects. Virginia laws governing associations such as ours mandate that these reserve studies are conducted every five years, and the Rotonda closely follows these rules.

Douglas M. Doolittle
President, Rotonda Condominium
Unit Owners Association

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RCUOA ANNUAL MEETING

SET FOR TUESDAY, DECEMBER 5TH

Mark your calendars for Tuesday, December 5th, at 7:00 PM for this year's Annual Owner's Meeting. This gathering is a crucial moment in our condominium's yearly calendar, and we encourage all residents to attend, either in-person in the Community Center or virtually via Zoom.

The Notice of the Annual Meeting will be mailed in early November to on-site and off-site 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 also be advertised on the Bulletin Boards.

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."

Why Should You Attend?

The Condo Owner's Association Annual Meeting is an opportunity for all owners to actively participate in the decisions that shape our community. Here's what you can expect:

1. **Election of New Board Members:** This year, the election will be for three Director's seats, and the elected individuals will each serve a three-year term, helping guide our community's future. Your vote matters, and it's your chance to have a say in who represents your interests. A Nomination Petition for Candidates has been distributed to all unit owners, and the dead-line to submit your nominations is November 5th. 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 Sunday, November 5th, 2023 (if sent via email, please include the subject line: Attention: 2023 Nominating Petition).
2. **Transparency and Accountability:** At the annual meeting, the current Board President will provide an overview of the past year's activities, including financial reports, maintenance updates, and future plans. This transparency is crucial for you to stay informed about how your condo association operates and spends the money from the monthly assessments the owners pay.
3. **Community Engagement:** It's a great opportunity to connect with your fellow residents and engage in meaningful discussions about our community's growth, development, and any concerns you may have about the Rotonda. Your input can make a difference in shaping our collective future.

How to Attend Virtually:

For those unable to join in person, we are offering a virtual attendance option via Zoom. A link to the meeting will be provided in advance, allowing you to participate from the comfort of your home.

In the spirit of fostering community engagement, we encourage all residents to attend or participate virtually. Your presence and input are vital as we collectively work towards making our condominium an even better place to call home.

We look forward to your active participation in this year's Condo Owner's Association Annual Meeting. Thank you for being a part of our wonderful community.



NEW ROTONDA E-NEWSLETTER

ANOTHER WAY TO STAY CONNECTED TO YOUR COMMUNITY



We're thrilled to announce the launch of our brand-new monthly email newsletter, designed exclusively for Rotonda residents like you! Starting with the October issue that you should have received in your inbox on October 2nd, this newsletter is your one-stop source for all things happening in and around the Rotonda community. You can expect a fresh issue delivered straight to your inbox in the first week of each month, packed with exciting updates, event highlights, maintenance news, important notices, and captivating glimpses into our vibrant community. What to Expect:

Event Highlights: Stay in the loop with the latest events and activities at the Rotonda. From community gatherings to special occasions, we've got you covered.

Maintenance Updates: Get timely information on essential maintenance work, ensuring your living experience remains seamless and comfortable.

Community Snapshots: Enjoy photos capturing the beauty of our community. See familiar faces, relive events, and discover what makes the Rotonda a unique place to call home.

Important Notices: Stay informed about crucial updates and announcements that directly impact our community.

To make sure you don't miss out on any of the exciting updates and valuable information, it's crucial that your email is up to date in your Building Link profile. Additionally, checking your message preferences ensures you receive the content that matters most to you.

If you need assistance setting up or updating your Building Link profile and preferences, our friendly front desk team is here to help. Contact them at (703) 821-0100 Ext. 206, frontdesk@rotonda.org, or stop by during regular office hours, and they'll guide you through the process.

We want this newsletter to be a reflection of our diverse and engaged community. If you have news, photos, or suggestions you'd like to share with your neighbors, feel free to send them to Gaby at gfernandes@rotonda.org. Your input is invaluable in making this newsletter a true community resource.

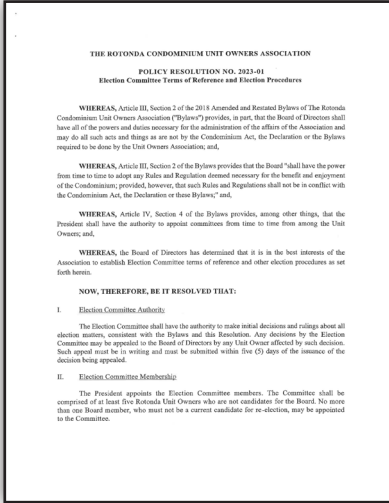
Thank you for being a part of the Rotonda community. We look forward to connecting with you through our new monthly newsletter!



From the Rotonda's
Communications Coordinator,
Gaby Fernandes

NEW POLICY RESOLUTION

PR 2023-01 ELECTION COMMITTEE TERMS OF REFERENCE & ELECTION PROCEDURES



At the July 25, 2023, Board of Directors meeting, the Board conducted the first reading of the amendments to the Policy Resolutions on Election Procedures and Terms of Reference.

In accordance with PR 1 Article X Section 4, the attached 30-Day Posting Notice to the Policy Resolution amendment was posted to BuildingLink Library as a PDF with a notification sent via BuildingLink email to all occupants including off site owners on August 15, 2023. Paper copies of the notice were also posted to the community bulletin boards on levels B1 and B2 of each building beginning August 15, 2023, for a 30 day period.

At the September 26th Board Meeting, the Board reviewed the comments collected from the community and voted to approve the final resolution, with some changes based on the comments received. A copy of this Policy Resolution can be found on Building Link at <https://buildinglink.com/v2/tenant/Library/viewlibdoc.aspx?id=1220817>

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Renneye Pike was fantastic. Her knowledge of the area and local market was impressive. She was incredibly organized and always kept me informed. I would absolutely recommend her without reservation.

Having Renneye Pike as my agent was like having a friend on the "inside" that is working for me. She really cares about her clients as well as the community and neighborhood she's doing business in.

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BALCONY SLIDING DOOR REPLACEMENT



1. How long does it take to install a single sliding door?

Depending on the crew experience level, expect about 4 to 5 hours per sliding door.

2. What does a \$25.00 flat rate fee provide?

Maintenance staff will remove and replace your curtains or drapes. The curtain rod may or may not need removed depending on where and how it's mounted.

3. Does a new sliding door include a new screen?

Yes, you get a new screen door, and after the installation you will be required to maintain that screen door per the existing Rotonda bylaws.

4. If I have a three panel sliding door, will the new door be the same size?

Yes, regardless if you have a two or three panel door, you will receive a completely new sliding door the same size as your original.

5. Will the new door have a single or double operable pane? Can the new door be opened from two sides?

The new sliding door will have a single operable pane as your original door, opening from one side.

6. Do I need to move furniture or items away from the sliding door in advance?

Yes, clear a 3-4 foot clear path on both sides of the existing sliding door, and from the entrance door to each sliding door location.

7. Will the new door have a nicer handle to open door?

Yes, the new door will have a handle that is easier to grip and open and close door.

8. What color will the new door be?

The new sliding door will be the bronze color on both the exterior and interior side.

9. Can my pet dog watch the contractors install the new sliding door?

No, Please have your pet secured in an adjacent room to ensure safety of the contractors, you can surprise your pet with your new door after the contractors have left your unit.

10. Can I deny the installation of a new sliding door?

Yes and No, If you are the Owner of the Unit you may deny the installation of a new sliding door.

11. Are the new sliding doors energy efficient?

Yes, the door is commercially rated and energy efficient, its stronger than the original, and will protect from wind and water intrusion. It may even help to lower your energy bill.

EMBRACING PEDESTRIAN SAFETY AS THE COLD WEATHER APPROACHES

As we prepare for the colder months ahead, it's essential to reinforce pedestrian safety rules within our community. Here are some vital reminders:

1. Adhere to 15 mph Speed Limit: With reduced visibility and slippery roads, staying at or under our 15 mph speed limit becomes even more critical during the cold season. Slower speeds enhance safety for everyone.

2. Navigate Traffic Circles with Care: In icy conditions and at all other times, going counterclockwise in traffic circles and yielding to others is crucial for preventing accidents.

3. Prioritize Pedestrian Right of Way: Always keep an eye out for pedestrians walking through the parking lots, and give them the right of way. Be patient and allow them to cross safely, especially when roads may be icy or slushy.

4. Minimize Distractions: Stay focused while driving, and avoid distractions. Winter weather demands extra vigilance to navigate safely.

5. Park Responsibly: Proper parking becomes even more critical during snowfall. Park only in designated spots and avoid blocking pathways, ensuring safe passage for pedestrians and reserved areas for piling snow.

6. Watch for Slippery Surfaces: Be mindful of slippery sidewalks and roadways, especially near schools and bus stops. Slow down and exercise extra caution.

7. Report Hazards: If you notice any safety concerns, like icy patches or inadequate lighting, report them promptly to the front desk.

Thank you for your cooperation!



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PUMPKIN SPICED OATMEAL CUPS RECIPE



Ingredients:

- 3 cups rolled oats
- 1 teaspoon cinnamon
- 1 teaspoon baking powder
- ¼ teaspoon salt
- 2 eggs
- ¼ cup brown sugar
- 1 teaspoon pure vanilla extract
- 1 cup pure pumpkin puree not pumpkin pie filling
- ¼ cup melted coconut oil
- 1 cup unsweetened coconut milk
- 1 cup dried unsweetened cranberries
- ¼ cup chopped pecans

1. Preheat oven to 350 degrees.
2. In a large bowl combine rolled oats, cinnamon, baking powder, and salt. Mix together until all of the ingredients are evenly distributed among the oats.
3. In another large bowl whisk together eggs, brown sugar, and vanilla extract.
4. Add pumpkin, coconut oil, and coconut milk. Whisk together until blended.
5. Stir in dried cranberries and let sit for about 1-2 minutes.
6. Pour wet mixture and pecans into dry mixture. Stir until all the oats are coated with the pumpkin mixture.
7. Divide baked oatmeal mixture among a 12-cup muffin pan.
8. Bake 25 -27 minutes. Let sit for about 3-5 minutes.
9. Serve warm with pure maple syrup.

A PUP FROM THE BLOCK

Get to Know Rotonda's Pets!



OCTOBER ADDITION



Hello Fellow Furry Frens and Hoomans! As we approach this spooky season we would like to remind you all to keep your treats safe and preferably away from Brody.

You might see this killer pup rooming around the premises this spooky season! Don't be alarmed he is just in a costume and not an actual shark. Brody is a 7MO Mini Bernedoodle and 100% g00d d00d.

He loves to play with all his furry frens here at Rotonda. If you have met him, he probably thinks you're his best fren!

If you see Brody around don't forget to say hi!

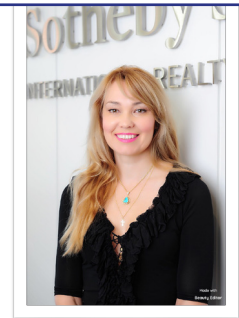
To Feature Your Pup Contact: gfernandes@rotonda.org

The featured pup is a good citizen, always wearing his required Rotonda and Fairfax County rabies & license tag!

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SPOOKY SEASON AT ROTONDA

EVENTS & TRICK OR TREATING PROCEDURE

It is with great pleasure that we welcome the highly anticipated activity of Trick-or-Treating back to Rotonda this Halloween, after a full weekend of fun activities and delicious treats!

If you would like to entertain these costumed kiddos with treats, please make sure to stop by the Front Desk in the Community Center beginning Monday, October 17th, to pick up an orange-colored ribbon. Tying this ribbon on your front door knob from 6-8:30 PM on Halloween signifies you are participating in Trick-or-Treating, and children can feel free to knock on your door. If there is no ribbon, children should leave your door undisturbed.

When you pick up your ribbon, you will also be asked to put your name and building/unit number on a list which will be handed out to children wishing to trick-or-treat as an added help for them in distinguishing which units are participating. Children wishing to trick-or-treat should pick up this list during the day on October 31.

When purchasing treats to distribute, please choose only wrapped and sealed candy or snacks to hand out to spooky visitors to ensure their safety. Drivers on property will also want to be on the lookout that evening as children will make their way from building-to-building. We also ask children who are participating to be alert for cars driving on property. This way, everyone on property can have a very Happy Halloween!



EMERGENCY PREPAREDNESS

WHAT TO DO IF YOU LOSE ELECTRICITY AT HOME

Fairfax County's Emergency Information website recently published with helpful tips for when there is a power outage.

Having an emergency plan and supplies on hand provides peace of mind that your family will be able to smoothly handle losing electricity at home

Prepare Ahead of Time

Having a plan and being prepared ahead of time will make a power outage much more manageable. Here are some tips:

- Keep a flashlight and batteries in an easy to access location. Having battery-powered lanterns throughout the house is also helpful.
- Have a battery-powered radio to stay updated on outage updates and emergency information.
- Know where your home's electrical panel is and how to safely reset tripped breakers. Label breakers clearly.
- Unplug devices like TVs, computers and appliances to avoid damage from electrical surges when power is restored.
- Have a cooler with ice packs ready to keep refrigerated food cold if the outage is prolonged.

Shine Bright During a Power Loss



STAY SAFE AND PREPARED WITH A FLASHLIGHT AND EXTRA BATTERIES

When You Lose Power

Once the lights go out, stay calm and take these steps:

- Use a flashlight to safely walk through your home. Do not use candles, which can cause fires.
- Check if the outage is widespread by contacting your utility company. Report downed power lines immediately.
- Shut off major appliances and electronics to avoid damage when electricity is restored.
- Keep refrigerator and freezer doors closed as much as possible to retain cold air.
- Use perishable food supplies first during the outage. Have non-perishable foods like canned goods, nuts and crackers on hand.
- Only use generators outdoors to avoid deadly carbon monoxide poisoning.

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DOWNED TREE ON GREENSBORO DR.

ARTICLE BY DIRECTOR OF FACILITIES GUY STURMS

With the recent frequent rain events, very wet ground conditions, along with a contributing wind, a tree came down. On Sunday morning, September 24, a large Elm tree fell across Greensboro Drive. The fallen tree spanned all traffic lanes. No injuries resulted. According to an arborist at the location, Elm trees have a very shallow root system and when it rains, the added weight from the water can make the trees top heavy, making it easy for them to topple over.

Thanks to Fairfax County Police who first responded and trimmed downed limbs to open a single lane of traffic, VDOT assisted later opening the second lane with the assistance of our landscape contractor McFall & Berry Landscape. VDOT drove a large front-end loader from Merrifield to help remove the heavy tree trunk and stump. Rotonda staff participated by cleaning Greensboro Drive and a sidewalk. Some four fence panels were damaged and are being replaced.

The Elm tree was not a tree intentionally planted by Rotonda, but one that grew from natural means. As with our wooded area behind Buildings 4 and 5, 99% of these trees were naturally grown from seeds in the soil's "seed bank." These seeds come from other trees, or when wind and animals carry in seeds from surrounding areas. Primarily all the trees in the wooded area are a result of this process of natural regeneration.



NOTICE

Update on Building 5 Freight Elevator

On August 15, Fairfax County firemen were responding to a medical emergency in Building 5. As three firemen were addressing the medical emergency, two EMT's arrived to assist and got stuck in the service elevator. The elevator door jumped off its track. The fireman then quickly rescued the EMTs, and in the process using powerful jaws pried open the door thus damaging the upper door track.

The elevator contractor ELCON, then arrived to inspect the door and determined a part for the door was required. The part was then immediately ordered, however, there is an extended delay in getting elevator components or parts across the trade.

Management continues to inquire on the door part status regularly. ELCON is also aware of our urgency, and doing all they can to expedite the part. Once fixed the County will be required to inspect. More information will be provided as it becomes available.

GENERAL STORE VACANCY

In the heart of our tight-knit community, the space that once housed the general store on the lower level of our Community Center now sits vacant, brimming with untapped potential. This exciting development has opened the door for innovative ideas to flourish and enhance our community's vibrant atmosphere. We're thrilled to announce that the Board and Management are actively seeking recommendations, re-purposing suggestions, or ideas from residents eager to transform this space into something new, exciting, and extraordinary.

Before we dive into the possibilities, let's take a closer look at the canvas that awaits your vision. Here's a snapshot of the space:

Location: Lower level of our Community Center

Dimensions: Approx. 860 square feet, with two centralized structural columns.

Specifications: The space is equipped with ample electrical service, ventilation, an office with a sink, limited storage space, and a loading dock. Please note that there are no bathroom facilities in this space.

This blank canvas provides a unique opportunity for residents to bring their ideas and dreams to life. Whatever your passion for parties, crafts, fitness, wellness, or any other creative endeavor, this vacant space may offer a new platform to showcase your ideas and cater to the needs and desires of our community.

If you're excited about the prospects for using this vacant space and helping our community to grow, we encourage you to reach out to us. Here's how:

Contact Information:

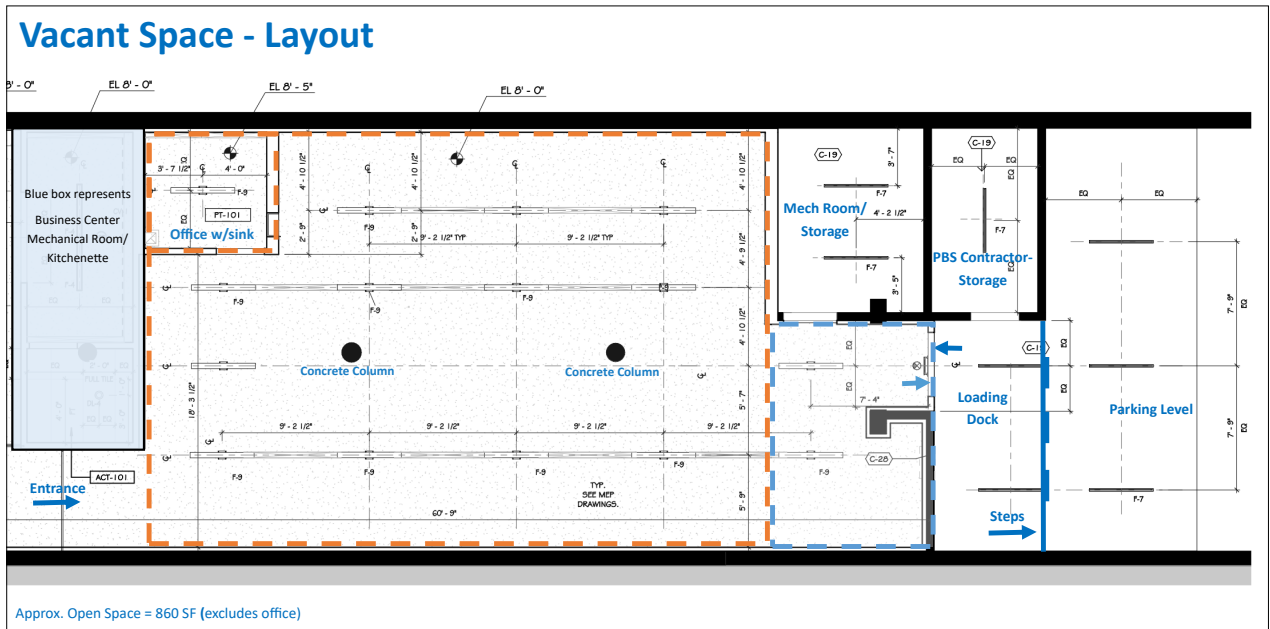
General Manager: Colin Horner

Email: chorner@rotonda.org

To submit your suggestions, simply send an email to Colin Horner at chorner@rotonda.org. Your suggestion or ideas should include:

1. A detailed description of your suggestion or idea.
2. Your experience and qualifications relevant to the proposal.
3. Your plan for community engagement and how your suggestion will benefit our residents.
- 4.

We welcome all creative and innovative ideas, and we will carefully review each recommendation to determine how it aligns best with our community's values and needs. Together, we can make this space a hub of activity and a source of pride for all residents to enjoy.





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PHOTOS OF HAPPENINGS AROUND THE PROPERTY

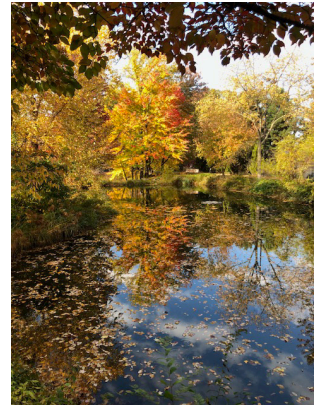
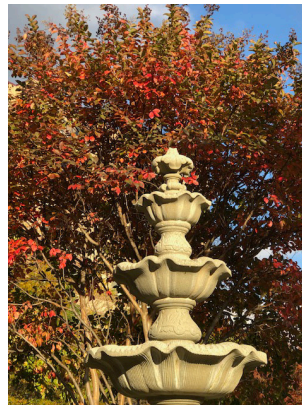
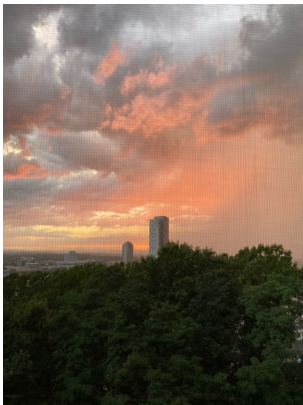


Rotonda's annual **Ice Cream Social** event was an outstanding success, drawing in a crowd of over 350 enthusiastic attendees. Despite an unexpected rain shower, the event's organizers quickly adapted by relocating it from the car wash area by the ponds to the spacious loading dock area behind building 1, ensuring everyone had ample coverage from the rain. This last-minute change provided plenty of space for everyone to savor their favorite ice cream flavors and enjoy the festivities, making it a memorable and enjoyable gathering for all to close out the summer.

Rotonda community students (elementary, middle and high school) had fun collaborating, making new connections, seeing old friends, and practicing good sportsmanship in the September **Uno Game Tournament**.



Residents submitted beautiful photos of the Rotonda in the fall and beautiful views from their unit.



KEEP ROTONDA BEAUTIFUL

Our gated condominium community is known for its picturesque landscapes, well-maintained surroundings, and serene ambiance. We owe this beauty to the collective efforts of our staff and residents. To ensure we continue to enjoy the splendor of our home, it is crucial that we remember and act upon our shared responsibility.

1. **Pet Owners, Please Pick Up After Your Pets:** We all love our furry companions, but it's essential to pick up after them when they relieve themselves. Not only is it a common courtesy to your neighbors, but it also maintains the cleanliness of our common areas. Let's show respect for each other and our environment by being responsible pet owners.
2. **Say No to Balcony Littering:** Throwing cigarette butts, water, or any trash off of the balconies not only damages our property but is also a safety hazard. It's both unsightly and harmful. Dispose of trash and cigarette butts properly in designated bins. Let's keep our balconies and surrounding areas pristine.
3. **Dispose of Trash Thoughtfully:** Proper disposal of trash is essential in preserving the beauty of our community. Avoid littering, and ensure your garbage makes its way to the appropriate bins. By doing so, you contribute to a cleaner, more inviting environment for all.

Remember, it takes us all to maintain the beauty of our property. Every small effort from each resident adds up to a significant impact. Let's work together to preserve the charm and elegance that drew us to this community in the first place.

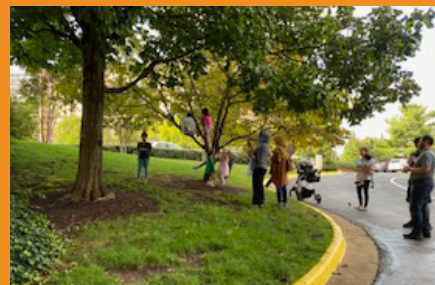
Thank you for your cooperation and for being responsible stewards of our condominium. Together, we can continue to enjoy the serene and captivating environment we call home.



PROTECT OUR TREES & SAFETY

We'd like to remind everyone about the importance of keeping our trees safe and sound. We've noticed that some children have been tempted to climb on the trees in the common areas. While we understand that kids love to explore and play outdoors, climbing trees can pose serious safety risks. Branches may break, leading to accidents and potential injuries.

Additionally, our trees are delicate and require careful maintenance. Each tree is a valuable part of our landscape, and they aren't inexpensive to replace. We want to ensure that our community remains a green and beautiful place to live.



We kindly request your cooperation in keeping your children from climbing on the trees to maintain


both their safety and the integrity of our lovely landscape. Thank you for your understanding and continued support in preserving our community's natural charm.

UPCOMING EVENTS AT ROTONDA

ROTONDA BOOK CLUB MEETING

Thursday, October 19th @ 7 pm
In the Community Center Multipurpose Room

Book: Me Talk Pretty One Day
by David Sedaris



If you have any questions please contact the Communications Coordinator Gabby at gfermandes@rotonda.org

The Fitness Committee invites you to a **Pickleball Event**



Come learn about the fastest-growing sport in America and meet your neighbors to play with! Bring your own snacks and non-alcoholic beverages

Saturday, October 21st @ 1 pm
(Rain date: Sunday, Oct 22 @ 1pm)

At the new Pickleball Court by the ponds behind Building 5

Questions? Contact gfermandes@rotonda.org

The Children's Activities Committee Presents



MS. FAYE'S STORYTIME & CRAFTS

SUNDAY, OCT 22
3 PM - 4 PM
In the Multipurpose Room

Rotonda's Children Committee is hosting a **TEEN HANGOUT**



WED, OCTOBER 25 @ 6:30PM
MULTIPURPOSE ROOM

BRING A PUMPKIN TO DECORATE AND BE ENTERED INTO THE CONTEST AT THE HALLOWEEN PARTY ON OCT 29!

The Children's Activities Committee Invites You to:



SPOOKY BINGO

SUNDAY, OCT 29
4-5 PM
In the Multipurpose Room
Wear your costumes!

THE WELCOMING & SOCIAL COMMITTEE INVITES YOU TO A **HALLOWEEN DESSERT PARTY**



SUNDAY, OCTOBER 29
3:00 PM - 5:00 PM
IN THE COMMUNITY CENTER

Wear your costumes and bring your decorated pumpkins to be entered into a contest! Enjoy desserts and beverages with your neighbors.

UPCOMING LOCAL EVENTS



Tyson's Fall Mixed Market

Wednesdays from 3-7pm

Lot behind The Loft - 1640 Boro Pl

Shop and support local makers, artisans, prepared food vendors, and a farm fresh produce and fruit stand.

More info at theborotysons.com/whats-on



Halloweekend at The Perch

Saturday, Oct 28 @ 4pm

The Perch - 1805 Capital One Dr

Family-centric activities will be held from 12pm-4pm (spooky golf at Perch Putt, face painting, pumpkin painting, inflatable bounce houses, pie eating contests and more!)

More info at capitalonecenter.com/events



OCF's Festival of Frights and Trunk or Treat

Saturday, Oct 28 @ 5pm

The Old Firehouse - 1440 Chain Bridge Rd

Come join the Old Firehouse in your best Halloween costumes for a night of live music, games, food, contests and tons of candy! Free for all, registration required.

More info at mcleancenter.org/events



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.



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



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