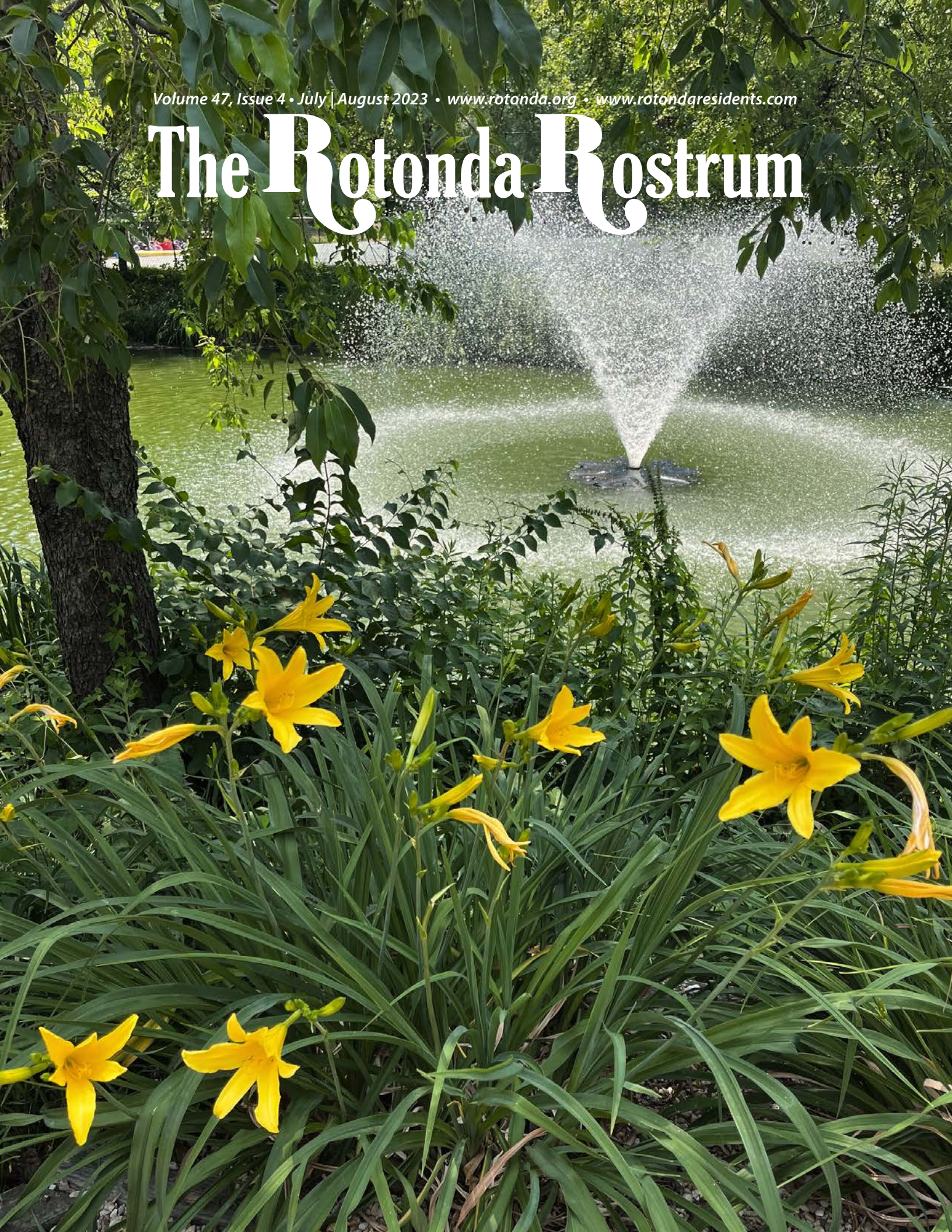


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The Rotonda Rostrum





**The Rotonda Condominium
Unit Owners Association**

www.rotonda.org

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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

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PRESIDENT'S CORNER

SPIRALING COSTS AND WHAT YOU CAN DO



As the General Manager said in his article in the last edition of the Rostrum, costs are going up in almost every line item in our budget. Utility costs -- for things such as water, sewer, natural gas, and electricity -- are up, in some cases by as much as 40 percent. The General Manager also listed the things staff is doing to help manage the rate increases, such as managing electric and water consumption, hard-nosed negotiations on contract renewals, and tracking and managing day-to-day expenses. My message this month is about what we as residents can do to help curb these escalating costs. The first thing that comes to mind is helping to ensure that the B-2 doors are always shut, so we do not waste energy trying to cool or heat all of Tysons. Staff has disengaged the magnetic locks that used to hold the doors open, but now movers and contractors are bringing rocks with them to block the doors open. If you see such actions, please remove the rocks and shut the doors.

Another seemingly simple thing to do, which we are having trouble getting resident compliance on, is following instructions to move cars when work is being scheduled in parking areas. For example, last month we finished the parking lot renovation project by resealing all of the outdoor paved areas. Unfortunately, some 224 resident-owned cars were not moved in time, and we had to hire a tow truck to move them, at a total cost of some \$15,000.

Continued on next page -->

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This is money that did not need to be spent, but the cars had to be moved so the paving firm could complete the work we hired it to do. The story, however, goes on. The owners of several of those towed cars then filed claims against the Association for alleged damage to their cars. The towing company, which we have used in the past, is always careful and reliable, but some minor damage does occasionally occur. Again, this is money that we did not have to spend if the vehicle owners had all moved their cars when asked. We looked at passing these costs on to the vehicle owners involved, but the excuses for why they did not comply with the request to move their vehicles went on and on and made passing along the cost problematic.

We have other similar projects planned – such as more façade work and garage renovations, to name two -- that will require vehicles to be moved. Please pay attention to the notices and flyers and comply with the requests to save us all money and angst.

Rotonda's Mission Statement:

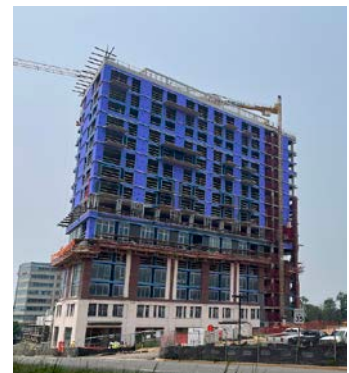
"Maximizing operations and facilities to be a luxury high rise condo in the heart of the newest city in the Washington area."

PRESIDENT'S CORNER CONT.

UPDATE ON NEARBY CONSTRUCTION

Staff and the Board have been working with representatives of two more planned nearby construction projects that may have some effects on Rotonda residents. City House is a project slated for near the corner of Greensboro and Spring Hill Drives. This project will add two more buildings to those built on this corner several years ago by Georgelas. Currently, there are motions before the Fairfax Board of Supervisors and the Planning Commission to rezone the parcel for multiple-use, as the project is now envisioned as a combination of offices and residences. The Rotonda's main concern with this project is that it will build only a portion of the proposed Broad Street, which will link Westpark and Springhill, but there is not yet a plan to complete the new road. We continue to work with County planners to keep the issue of a completed Broad Street front and center. Once completed Broad Street will ease some of the growing pressure on Greensboro Drive and will help ease access and egress problems at our front gate.

The other nearby project that we are monitoring closely is yet another expansion of the Boro. The two new proposed buildings will be built immediately across Westpark Drive from the Silverstone continuing care facility that is now under construction near our front gate. This project is still in the early planning stages, and no plans have yet been submitted for County approval. We are, however, in the process of evaluating a review of the traffic analysis that the developer provided to us. We have the same concerns about the eventual completion of Broad Street, which is not yet scheduled, and how it will be critical to relieve the increased pressure on Greensboro Drive from the addition of more buildings in the immediate area.



CREATING LASTING MEMORIES

JOIN IN ON THE FUN AT ROTONDA'S YOUTH EVENTS

We are thrilled to share the fantastic success of our Children's Activities Committee events, which have been an absolute hit among the young members of our community. The joy and excitement that these events have brought to our youth have been heartwarming, and we encourage even more families to participate in the upcoming activities.



One of the most popular events has been our Teen Hangout sessions, where our teenagers get together to play games and socialize on the tennis

and basketball courts. These events not only provide a safe and fun environment for our teens but also promote healthy outdoor activities and friendly competition among them. Seeing the courts filled with laughter and camaraderie is a sight to behold!

Our Bingo Nights in the multipurpose room have been another huge success. It's a delightful



experience to witness families gathering to enjoy an evening of friendly competition and anticipation. The games are not just about winning prizes but fostering a sense of community and togetherness, creating memories that will last a lifetime.

Ms. Laleh's Story-time Events have captured the imaginations of our younger residents. They eagerly gather to listen to enchanting tales and embark on exciting literary adventures.



It's heartening to see their love for reading and learning grow through these engaging story-telling sessions.

The Uno Game Tournaments

have brought out the competitive spirit in our youth. These tournaments are not only fun but also promote strategic thinking and sportsmanship. The players showcase their skills, cheering each other on and building friendships along the way.

We invite all families in Rotonda to be part of these wonderful events and create cherished memories with your children. By participating in these activities, you not only strengthen the bond within your family but also foster a sense of community within our entire neighborhood.

To stay updated on the dates, times, and locations of these events, please refer to the community calendar on Building Link. Additionally, flyers with detailed information can be found on the bulletin boards across our condo complex.

A heartfelt note of gratitude goes out to our dedicated and hardworking Children's Activities Committee. Their unwavering commitment and creative efforts in planning and executing these events have been truly commendable. Without their passion and enthusiasm, these wonderful occasions would not have been possible. Let's create more memorable moments for our youth at Rotonda!



CELEBRATING OUR COMMUNITY'S GENEROSITY

THE ROTONDA LIBRARY REINVIGORATED

As author, Neil Gaiman once said, "Books are a uniquely portable magic." That magic is certainly alive and thriving here at Rotonda, thanks to the astounding generosity of our neighbors. Our recent Book Drive has breathed new life into our community library, bringing us nearly a thousand books to help diversify and freshen our shelves, just in time for summer and poolside reading.

From thrilling mysteries to insightful history books and captivating fiction, we are grateful for every single book donated. A library is a living, growing entity, a meeting point for ideas, stories, and dreams. With your help, our library has blossomed into a more robust and current reflection of our community's diverse interests and tastes. This incredible variety of donated literature creates countless opportunities for us all to connect with new ideas, with each other, and with our community at large.

Our heartfelt gratitude goes to the library committee members who worked diligently to receive, review, sort, and shelve all the donations. You know who you are. We also extend our thanks to the Board liaisons and the Rotonda staff for their unwavering support and assistance in organizing the event.

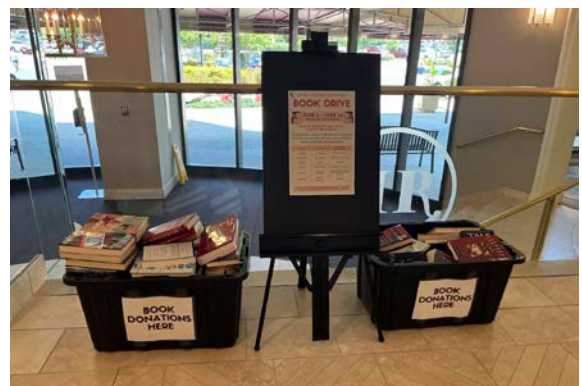
Your ongoing contributions, whether it's a single novel or a box of books, continue to infuse our library with vitality and relevancy. As we look forward to our shared reading adventures, let's remember the words of Maya Angelou: "Any book that helps a child to form a habit of reading, to make reading one of his deep and continuing needs, is good for him."



Here's to a summer filled with good books, great conversations, and a community that makes it all possible. Thank you, Rotonda, for keeping the magic of reading alive.

We are delighted to invite you all to our monthly Rotonda Book Club meetings, which take place every third Thursday from 7:00 PM to 8:30 PM in the multi-purpose room in the community center. Enjoy some light snacks while we dive into rich, engaging discussions about our shared reading experiences and meet your neighbors. Remember, it's never too late to join, and you're always welcome.

- By Library Committee Member Glenda Lopez



TICK AWARENESS

SAFEGUARDING OUR COMMUNITY AGAINST LYME DISEASE

With summer in full swing and the allure of outdoor activities growing stronger, it is essential for us to discuss an important topic that concerns our community's well-being: tick awareness and Lyme disease prevention. With our beautiful forested walking trail right here on our condo property, it's crucial to understand the risks associated with ticks and take necessary precautions to protect ourselves and our loved ones.



Ticks are small arachnids that can be found in wooded and grassy areas, including our beloved trail. While not all ticks carry diseases, it's vital to be aware of the potential risks, particularly Lyme disease. Lyme

disease is a bacterial infection transmitted through the bite of infected black-legged ticks, also known as deer ticks.

To ensure the safety of everyone enjoying our trail, here are some important steps you can take to minimize the risk of tick bites and Lyme disease:

1. **Wear appropriate clothing:** When venturing into the trail, wear long-sleeved shirts, long pants, and closed-toe shoes. Tuck your pants into your socks to prevent ticks from crawling up your legs. Light-colored clothing can help you spot ticks more easily.
2. **Use tick repellents:** Apply an EPA-registered insect repellent containing DEET or picaridin to exposed skin. Treat clothing, such as pants, socks, and shoes, with permethrin-based repellents, which provide long-lasting protection.
3. **Conduct thorough tick checks:** After spending time on the trail, perform a full-body check for ticks. Pay close attention to hard-to-see areas like the scalp, behind the ears, under the arms, and between the legs. Don't forget to examine your pets as well, as ticks can hitch a ride on them.

4. **Educate yourself:** Stay informed about tick-borne diseases, their symptoms, and treatment options. Familiarize yourself with early signs of Lyme disease, such as a circular red rash (bullseye) around the bite site, flu-like symptoms, joint pain, and fatigue. If you suspect you may have been bitten by a tick, seek medical attention promptly.

Rotonda management performs ongoing maintenance on the trail by keeping vegetation trimmed and monitoring for potential tick habitats. Working together as a community to stay vigilant will greatly reduce the risk of tick encounters.

In addition to these preventative measures, it's essential to foster a culture of open communication within our community. Encourage your neighbors to report any tick sightings or concerns, as early intervention can make a significant difference in preventing the spread of tick-borne diseases.

By taking these steps, we can ensure that our forested walking trail remains a safe and enjoyable space for everyone in our condo community. Remember, prevention is key when it comes to tick bites and Lyme disease. Let's work together to protect ourselves, our families, and our beloved community.

Stay safe and enjoy the great outdoors responsibly!



BICYCLE REGISTRATION & STORAGE

The Rotonda community offers convenient bike storage options for its residents, ensuring the safety and organization of bicycles. To maintain order, most bicycles are stored in the designated bike racks located at the entrances of the garages. It is important to note that these racks are reserved for registered bikes, which entails obtaining a decal and serial number from the Management Office. As part of regular maintenance, the racks undergo inspection during the spring season, during which unregistered bicycles are identified and removed.

For residents who have a garage space, the community allows the storage of up to two bikes within that space. However, it is worth mentioning that some residents who own high-end bikes may opt to keep them either in their unit or in a storage space. Regardless of the chosen storage location, it is crucial to adhere to Policy Resolution 31, which strictly prohibits bikes from being present in the lobbies. Bicycles should enter and exit the buildings exclusively through the B-1 and B-2 garage levels.

Moreover, when moving bikes within the buildings, it is essential to use the freight/service elevator designated for such purposes. This measure helps maintain the cleanliness and integrity of the common areas. Lastly, it is important to respect the regulations regarding balcony usage. Unless you possess an enclosed balcony with a floor-to-ceiling window covering, storing bikes on the balcony is not permitted.

The cooperation and consideration of all residents are greatly appreciated in upholding these guidelines. By adhering to the rules set forth by the Covenants Committee, we can ensure a harmonious living environment for everyone in the Rotonda community.



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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.

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PEDESTRIAN SAFETY MATTERS

REMINDERS FOR BACK-TO-SCHOOL SEASON

As the summer season comes to an end and the school year begins anew, it is crucial for us to prioritize pedestrian safety. With the return of students to schools and increased foot traffic in our community, it is essential that we take proactive measures to ensure the well-being of all residents. By promoting awareness, implementing safety initiatives, and fostering a culture of responsibility, we can create a secure environment that benefits everyone. Let's work together to create a safe environment by adhering to the following guidelines:

Adhere to the Speed Limit:

The maximum speed limit within our gated community is 15 mph. It is essential to respect this speed limit at all times, especially in areas with high foot traffic. By driving at a reduced speed, we can significantly decrease the risk of accidents and promote a safer environment for pedestrians and drivers alike.



Traffic Circles: Go Counterclockwise:



When navigating our community's traffic circles, remember to always proceed counterclockwise. Yield to vehicles already inside the circle and always give pedestrians the right of way. Avoid overtaking other vehicles within the circles, as it can lead to confusion and potential hazards.

Giving Pedestrians the Right of Way:

Pedestrians have the right of way within our community. As a driver, it is your responsibility to stop and allow pedestrians to cross safely. Always be attentive and patient, especially during school hours when students might be walking to and from nearby educational institutions and at night, when it is difficult to see pedestrians.

Avoid Distractions While Driving:

Distracted driving is a significant threat to pedestrian safety. Whether you are driving within the community or parking your vehicle, refrain from using electronic devices such as phones or GPS. Stay focused on the road and surroundings to anticipate and respond to potential pedestrian crossings.



Park Responsibly:

Parking violations can obstruct visibility for both drivers and pedestrians, increasing the risk of accidents. Always park within designated parking spaces and avoid blocking building entrances and fire lanes. When backing out of a parking spot, check for pedestrians and other vehicles to prevent collisions. It is recommended that you back-in to your parking space for a safer exit.

Look Out for Children:

With the school year commencing, be extra cautious around school bus stops and areas where children might gather. Children can be unpredictable, so reduce your speed and be prepared to stop at a moment's notice.

Report Safety Concerns Promptly:

If you notice any safety hazards, such as damaged or inadequate signage, or poor lighting, report them to the front desk immediately. Timely reporting helps ensure that necessary safety measures are taken promptly.



NEW ADDITION BEHIND BUILDING 3

A RELAXING RETREAT FOR SUMMER SHADE

We are thrilled to announce a delightful addition to our community behind Building 3! A brand new bench has been installed, offering residents a comfortable spot to take a break from the sun and enjoy some shade. Nestled under the canopy of trees behind Building 3, this tranquil retreat provides a serene escape from the heat, allowing you to unwind and recharge.

Whether you wish to enjoy a quiet reading session, have a casual conversation with neighbors, or simply savor a moment of tranquility, this spot is yours to relish. We encourage all residents to take advantage of this inviting addition and make the most of the summer season. So grab a book, bring a friend, or simply take a moment to soak in the ambiance—it's time to embrace the relaxation that awaits behind Building 3!



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GROCERY DELIVERY OPTIONS IN MCLEAN

CONVENIENT SHOPPING AT YOUR DOORSTEP

Living in a vibrant community like the Rotonda has numerous advantages, and one of them is the availability of various grocery delivery services that make shopping a breeze. In this article, we will delve into the world of grocery delivery options in our area, ensuring that you can enjoy the convenience of having your groceries delivered right to your doorstep.

Instacart:

Instacart is a popular choice for many residents in McLean. With Instacart, you can order groceries from local supermarkets like Safeway, Whole Foods, Harris Teeter, and Wegmans. The platform offers same-day delivery, allowing you to receive your essentials promptly. Instacart also provides an option to choose specific delivery windows that fit your schedule, giving you even more control over your shopping experience.

Shipt:

Shipt is another reliable grocery delivery service available in McLean. Partnered with Target, Shipt offers a wide selection of groceries and household items. By subscribing to Shipt, you can enjoy unlimited free deliveries on orders over \$35. Their user-friendly app enables you to create personalized shopping lists, make special requests, and even communicate with your shopper in real-time.



Amazon Fresh:

For those who prefer the convenience of online shopping, Amazon Fresh is an excellent option. With an extensive range of products, including groceries, household supplies, and even prepared meals, Amazon Fresh brings the power of Amazon's vast inventory to your doorstep. Prime members can enjoy free delivery on eligible orders, making it an attractive choice for many.

Local Grocers:

Several local grocery stores in McLean offer their own delivery services, including Giant, Harris Teeter, Safeway, and Balducci's, a renowned gourmet market. Additionally, many independent farmers' markets in the area offer delivery services for fresh produce, showcasing the best of local agriculture. With a quick call to your favorite grocer or a visit to their website, you can learn more about how to place an order and request delivery to your doorstep.

Meal Kit Services:

If you enjoy cooking but find it challenging to plan meals or shop for ingredients, meal kit delivery services like HelloFresh and Blue Apron might be the solution for you. These services deliver pre-portioned ingredients with easy-to-follow recipes, taking the guesswork out of meal planning and grocery shopping.



It's worth noting that availability and services may vary between different delivery options, so it's always a good idea to explore each platform's website or app to ensure they cater to your specific needs.

Whether you're looking for everyday essentials, fresh produce, or even specialty items, the grocery delivery options in McLean offer something for everyone.

The convenience of grocery delivery services in McLean allows you to save time, skip the lines, and enjoy a stress-free shopping experience. Take advantage of these services and discover the joy of having your groceries delivered right to your door. Happy shopping!

IMPORTANT SAFETY REMINDER

KEEP KIDS AWAY FROM DOMINION ELECTRIC'S TRANSFORMER BOXES

At the Rotonda, your safety and well-being are our top priorities. This article brings to your attention to a matter of utmost importance: the potential hazards associated with allowing children to jump on or play near the Dominion Electric transformer boxes located throughout our property.

Electrical boxes, which are essential for powering units, amenities, and services within our community, carry high-voltage electricity that is necessary to meet our power requirements. However, these boxes pose serious dangers to children and others who may not fully understand the risks involved. Here are some key reasons why it is crucial to keep children and pets away from electrical boxes:

Electrical Shock: Electrical boxes contain powerful electrical currents that can cause severe electrical shocks. Even a brief encounter with exposed wires or components can result in serious injuries, ranging from mild shocks to potentially life-threatening situations.

Burns and Thermal Injuries: The heat generated by electrical components can cause burns or thermal injuries if touched or mishandled. Children, being naturally curious and unaware of the risks, may inadvertently come into contact with hot surfaces, resulting in painful burns.

Risk of Death: In the worst-case scenario, direct contact with live electrical circuits can lead to electrocution, which can result in fatal consequences. The consequences of such incidents can be devastating for families and the entire community.

To ensure the safety of all residents, we urgently request that you educate your children on the dangers associated with these electrical boxes, supervise outdoor activities, and report any damaged boxes or exposed wires to the Front desk immediately.

Let us work together to protect our loved ones from avoidable accidents and promote a safe and nurturing atmosphere within our condo community. Thank you for your attention and cooperation!



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PHOTOS OF HAPPENINGS AROUND THE PROPERTY



The Welcoming & Social Committee held a Family Fun Day event on June 25th and it was well attended with lots of residents of all ages enjoying food, music, quality time with one-another, and the sunshine from the comfort of the air-conditioned Community Center.

THE IMPORTANCE OF BUILDING A COMMUNITY

Community-building is a collective effort, requiring us to reach out, to be open, and to invest in the relationships around us. By embracing these principles, we can make Rotonda a place where everyone feels at home. In the past few years, we have come a long way. The number of Rotonda-sponsored committees has grown as has the number of residents participating in committees and committee-sponsored events. But there is always more to do.

Being a good neighbor isn't just about following rules and regulations, it is also about community building, and about creating an environment where everyone feels welcome and valued. Furthermore, it's also about looking out for one another, offering a helping hand, and making an effort to understand and appreciate our differences. If you're looking to engage more with the Rotonda community, we invite you to join our Rotonda events, such as the Book Club, Chair Yoga, Socials, and more. Attend our monthly board meetings (the third Tuesday of each month at 7:30 pm) or volunteer for one of our nine

Board-sponsored committees (Children's, Covenants, Facilities, Finance, Fitness, Landscape, Library, Safety and Security, and Social and Welcoming). There's something for everyone, and your participation adds to the vibrancy of our community.

Peter Block, author of *Community: The Structure of Belonging*, emphasizes a philosophy that could be summarized as the courage to create a place where we trust that we belong. It's this very spirit that we aim to foster in our Rotonda community. In our neighborhood, we believe in the value of connectedness, trust, and mutual respect.

Also, we believe that the stories of neighbors being neighborly are worth celebrating. If you or someone you know has contributed to creating a community where we all feel we belong, we want to hear from you. Write to Gabriela Fernandes, Communications Coordinator, at gfernandes@rotonda.org, and share your story. Your efforts could be featured in an edition of the *Rostrum*.

- Submitted by Glenda Lopez

UPCOMING EVENTS AT ROTONDA

Upcoming Events

Rotonda's Children's Activities Committee

JULY 21	Ms. Laleh's Storytime 6:00 PM - 6:00 PM In the Multipurpose Room
JULY 26	Teen Hangout 8:30 PM At the Basketball Court
AUGUST 11	Ms. Laleh's Storytime 11:00 AM In the Multipurpose Room
SEPTEMBER 1	Uno Game Tournament 6:00 PM In the Multipurpose Room
SEPTEMBER 27	Teen Hangout 6:30 PM At the Basketball Court

Questions? Contact Communications Coordinator Gabby at gfernandes@rotonda.org

CHILDREN'S ACTIVITIES COMMITTEE IS HOSTING AN:

UNO GAME TOURNAMENT

FRIDAY, SEPTEMBER 1 @ 5 PM
IN THE MULTIPURPOSE ROOM

*CARDS WILL BE PROVIDED

Rotonda's Children Committee is hosting a

TEEN HANGOUT

WED. SEPTEMBER 27 @ 6:30PM
BASKETBALL COURT*

Come enjoy the warm weather and spend time with your teen neighbors! Snacks and drinks will be provided!

*In case of inclement weather, meet in the multipurpose room.

The Welcoming & Social Committee invites you to an

ICE CREAM SOCIAL

WHEN: SUNDAY, SEPTEMBER 10TH
4:00 PM - 6:00 PM

WHERE: Car Wash Area
(in case of inclement weather: under car port near Greensboro entrance)

Close out the summer with Ben & Jerry's ice cream, activities, and social time with your family and neighbors

ROTONDA BOOK CLUB MEETING

Thursday, August 17th @ 7 pm
In the Community Center Multipurpose Room

Book: *The Story of Arthur Truluv: A Novel*
by Elizabeth Berg

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

UPCOMING LOCAL EVENTS

THE BORO TYSONS

Summer LIVE MUSIC SERIES

Summer Live Music Series
Every Thursday through 9/7 @ 5:30pm
The Upper Promenade near Boro Park
There are a few weeks left of the free live music series featuring local artists and other entertainment.
More info at theborotysons.com/whats-on



Food For Others Tysons 5K & Fun Run
Saturday, Sept 9th @ 8:00am
1961 Chain Bridge Rd, Tysons, VA
Run for a cause! 5K and Fun Run entries are \$35 and \$30 respectively.
More info at patch.com/virginia/tysonscorner

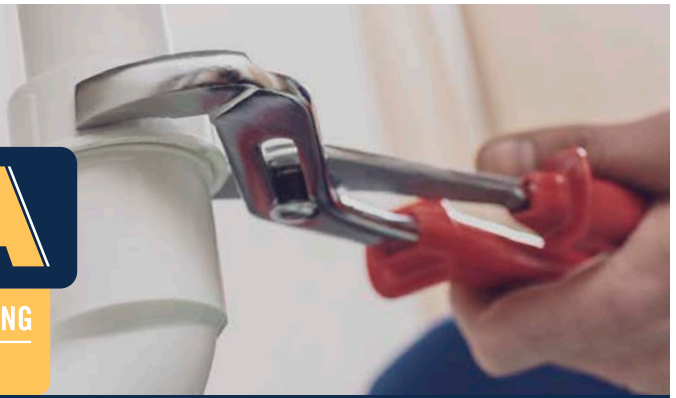


Fall Community Parking Lot Sale
Saturday, Sept 16th @ 9:00am
McLean Community Center - 1234 Ingleside Ave
Free admission, bring your things to sell, and find some bargains and treasures to take home.
More info at mcleancenter.org/events



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- ✓ Give 1 free (give one of your neighbors a FREE tune-up when you schedule your annual tune-up)
- ✓ HVAC diagnostic fee waived
- ✓ 2 HVAC tune-ups (performance and safety system checks)
- ✓ Complete electrical inspection
- ✓ 10% off HVAC system replacements
- ✓ Warranty maintenance covered
- ✓ Inflation proof (the price of the plan remains the same for the life of the agreement)



BENEFITS



**LUKA HOME SERVICES
HOME CARE PROGRAM**



COUPONS

\$1000 off

Kitchen Remodeling



\$500 off

Bathroom Remodeling



\$400 off

Water Heater Installation



\$50 off

Faucet Replacement



\$75 off

Toilet Replacement



\$100 off

Home Care Program





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



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