

The Rotonda Rostrum





**The Rotonda Condominium
Unit Owners Association**

www.rotonda.org

BOARD OF DIRECTORS

Douglas Doolittle, President
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Ruffy Zarookian, Vice President

Renneye Pike, Secretary

Stephen Ruckman, Treasurer

Kianoush Alem

Salvador (Tony) Infante

Mickey Lewis

W. Russell Moss

Deena Gordon Parla

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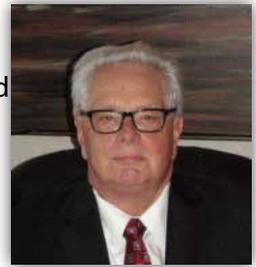
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endorsement from the RCUOA.*

PRESIDENT'S CORNER

REFLECTIONS ON THE ROTONDA

This is the time of the year when I like to pause, reflect, and give thanks for what I have. One of the main issues that comes to my mind is the Rotonda and how lucky we all are to live here. We have just ended another "Board Year" and we are starting to close out the financial books for 2021. Among the accomplishments that we can all be proud of are the work that is being done to secure and re-waterproof our facades, we have finally signed contracts for new flooring for the hallways and lobbies in all five buildings, and we are ready to sign contracts for redoing the building fronts, including new canopies on all five buildings. All of these big projects took a long time to come to closure, some of them too long of a time, but they are behind us and we should see real progress on them in 2022.



Other Rotonda-related things that I'm grateful for include a trouble-free election of Board members with some 450 owners voting and a successful Annual Meeting, which was well attended. We are also fortunate in that we have a Board that brings diverse ideas and thinking into a congenial atmosphere. Board members respect each other and all of the ideas that come to the table. This is not the case in many other home owner associations.

I also pause to think about the other things at the Rotonda, like our helpful and friendly staff, the efficiently run front office, and how everyday maintenance and repairs almost happen automatically. Then there are the amenities – the indoor and outdoor pools, two fitness centers, outdoor ball courts and children's play areas, barbecue and picnic areas, a general store, a library, and 34 acres of beautiful flowers, shrubbery, and trees, complete with two ponds and gazebo to sit in and enjoy their beauty. There is no place like it in Northern Virginia and we are all fortunate to live here. Have a wonderful holiday season and a great 2022.

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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."

RCUOA ANNUAL MEETING

HIGHLIGHTS FROM THE ANNUAL MEETING HELD DEC 1, 2021

The Rotonda Condo Unit Owners Association's Annual Meeting was held on Wednesday, December 1, 2021 via Zoom with the option to participate in person in the Community Center Mezzanine, where a projector screen was set up as well as a few socially distanced seats.

President Doug Doolittle presented his Annual Address where he reviewed the events and accomplishments of the past year. A slide show presentation highlighted major projects and events of 2021; as well as plans for the future.

This annual event also involves the election of members to the Board of Directors, which residents had the option of voting in online or in-person via the proxy boxes set up in the Community Center mezzanine during the month of November. This year, three three-year seats and one one-year seat were up for election. The Board appointed members to an Election Committee to serve as inspectors of the election and count the ballots to be presented at the end of the meeting. Director W. Russell Moss serving as the Election Committee Board Liaison, announced the election results, in which Douglas M. Doolittle, Kianoush Alem, Mickey Lewis, and Renneye Pike were all re-elected to the Board of Directors.

President Doolittle also thanked outgoing Board member Linda Smith Brothers for her five years of service and presented a certificate and flowers in gratitude.

Director Russell Moss announced the winners of the annual raffle, in which unit owners who voted in the election were entered to win one month of condo fee reimbursement. One drawing was conducted from the online proxies, and the second drawing from the paper proxies submitted by unit owners. Members of the Board of Directors and Rotonda staff were not eligible to participate in either drawing.

President Doolittle answered as many questions submitted via the Q&A forum on Zoom as time allowed. Questions on the following topics were answered: Fairfax County Police statistics, security measures for garage doors, Boro II features including – the number of units being built, dust mitigation practices, and details about the loading dock area. Other questions were asked regarding neighborhood street lighting, sidewalk construction, leaf blowers, pedestrian access at the Greensboro gate, and audio issues with the zoom casting.

Residents who were not able to attend the Annual Meeting in real time can view the President's Address on the State of the Rotonda and Annual Presentation on Building Link under Library/Annual Meeting & Election/ 2021 Election.



BOARD MEETINGS CALENDAR

STAY UP TO DATE ON BOARD MEETINGS IN 2022

January 25, 2022	7:30pm	Regular Meeting
February 22, 2022	7:30pm	Regular Meeting
March 22, 2022	7:30pm	Regular Meeting
April 26, 2022	7:30pm	Regular Meeting
May 24, 2022	7:30pm	Regular Meeting
June 28, 2022	7:30pm	Regular Meeting
July 26, 2022	7:30pm	Regular Meeting
August 23, 2022	7:30pm	Regular Meeting
September 27, 2022	7:30pm	Regular Meeting
October 25, 2022	7:30pm	Regular Meeting
November 15, 2022	7:30pm	Regular Meeting
December 6, 2022	7:00pm	Annual Meeting
December 13, 2022	7:30pm	Organizational Meeting

2022 BOARD OF DIRECTORS

Thank you all for voting in this year's Board of Directors Election. The results were announced during the Annual Meeting held on Dec 1st.



Douglas M. Doolittle
President



Ruffy Zarookian
Vice President



Renneye Pike
Secretary



Stephen Ruckman
Treasurer



Kianoush Alem
Director



Deena Gordon Parla
Director



Salvador Infante
Director



Mickey Lewis
Director

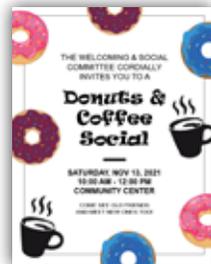


W. Russell Moss
Director

WELCOMING COMMITTEE

HOSTS COFFEE & DONUTS SOCIAL ON NOVEMBER 13TH

The Donuts and Coffee Event, held on Saturday, November 13th at the Community Center was a time to meet and greet new and old friends. And that is what happened. Folks were certainly enjoying the treats along with the opportunity to get together. The turnout was good, which included couples, children, and other friends, and we were so pleased to have President Doolittle and his wife, Marie, and General Manager Colin Horner there. Doug gave us an update on what was happening at the Rotonda and shared things to look forward to in the coming months. What a wonderful event to get to see folks that we had not had the opportunity to be with for some time and to meet new friends.



Thanks to the Welcoming and Social Committee members who, with their kind efforts, helped make the event a success and thanks, also, to all who came out to enjoy it. Also, a big thanks to Thelma Rosenberg who started the Welcoming and Social Committee several years ago. She was honored with flowers as she now will be stepping down.



The Welcoming and Social Committee is certainly looking forward to future events to meet and greet new and old friends.



Is it Time to Repair or Replace Your Old HVAC System?



HVAC: Heating, Ventilation & Air Conditioning

Information to help you decide when it's time to replace your R-22 system

HVAC EQUIPMENT

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Facing frequent repairs? If your equipment requires frequent repairs and you notice your energy bills rising, your equipment is becoming less efficient and it may be time to replace.



Average lifespan-- When serviced annually and properly maintained the average life of a typical AC unit is about 15 years.

SEER rating -- SEER measures air conditioners' cooling efficiency. A higher SEER rating means greater energy efficiency. Today the Department of Energy (DOE) mandates for our region 14 SEER, using R410A refrigerant.

Why R-22 Refrigerant is so costly-- The Environmental Protection Agency (EPA) determined that R-22 damages the ozone layer and is currently in the last few years of phasing out R-22. With the phasing out, the EPA has stopped the production of R-22 and no longer allows it to be imported. **R410A is the refrigerant used in the manufacturing of new air conditioners today.**

ABOUT OLDER HVAC SYSTEMS USING R-22 REFRIGERANT

The price of R-22 has skyrocketed resulting in significantly higher repair bills for air conditioners that are 10-plus years old and use R-22 as the refrigerant.

Depending on the exact age of your system, over time replacement parts could get harder to find, and the price for R-22 refrigerant will get more expensive-- as production has stopped.

Before you invest in another repair to an older system - let M.E. Flow help you with a FREE Repair vs. Replacement Assessment!

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Activate your guarantee by scanning the QR code or call our office to register. *Registration is required.

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HOLIDAY DECOR GUIDELINES



It's that wonderful time of year when the property gets a winter wonderland makeover, as lights and decorations begin to appear throughout. There's no need to apply for approval of seasonal decorations on the outside of entry doors as long as they are tasteful and timely for the season, and meet the following criteria:

1. They are on the door only and do not protrude more than six inches from the door
2. Do not make any sound
3. Are not attached in such a way as to mar the finish on the door
4. Are not offensive

Please make a note on your 2022 calendar to remove wreaths and other seasonal decorations from outside your unit door by January 31, 2022.



WINTERIZATION

As the temperature continues to drop, freezing precipitation is around the corner. The Rotonda staff will be working hard to keep your roadways and sidewalks clear of snow and ice, and this winter season let's do our part to assist the snow clearing efforts when salting or plowing occur. A few ways in which residents can help are:

- Use personal garage spaces
- Yield to snow removal equipment as navigates the property
- Exercise caution while traveling outside in slippery conditions
- Remove snow from around your vehicle as staff clears behind handicapped parking spaces only
- Do not park at yellow curbs, any No Parking Zones, or barricaded areas designated for plow snow piles

Most importantly, stay away from the edges of and completely off the surface of the ponds. It may look frozen, but it is not safe under any circumstances. Do not risk hypothermia and/or drowning. We appreciate your cooperation in exercising winter and inclement weather safety. For additional information on snow and ice procedures along with Fairfax County and the National Weather Service contacts, download the Winter Weather brochure from the BuildingLink Library.



ELECTRIC SCOOTERS

A number of residents have filed complaints about Electric Scooter riders zooming through the property at high speeds and leaving scooters around the property, disrupting parking, traffic, and pedestrian safety throughout the property. As a result, management contacted the scooter companies and together they established a solution.

The Rotonda property is now a "No-Go Zone" for 'Bird' electric scooters, meaning that once the scooters enter the property, riders will be notified via the app that they aren't able to end their ride while within the zone location. This is possible due to an adaptable "geo-fence" technology. The picture to the right outlines the restricted zone for Bird scooters. Riders must leave the property in order to end their ride; abandoned scooters left on the property will continue to run the meter, charging the rider via the mobile app. Management is now working with other scooter companies to set up similar arrangements.



ROTONDA LIBRARY



As a community of readers, the Rotonda Library Committee values creating opportunities for residents to enjoy a good book and the magical places those books can transport us. The Rotonda Library located on the main level of the Community Center has a collection of books that is ever evolving as it is supported strictly by resident donations. Residents are welcome to borrow, keep, and donate any books they would like to. When it comes to donations, we ask that they be published within the last 15 years (classics excluded), are free of tears, mildew, or visible wear, don't already exist in our collection, are written in English, and are appropriate for a family-friendly library.



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OH THOSE NOISY LEAF BLOWERS ARTICLE BY GUY STURMS

As many of you may have read, Fairfax County is setting the example, and adopting a policy to phase out, followed by eliminating, the use of gas-powered lawn equipment due to noise and pollution, specifically, their leaf blowers.

On November 16, the County Board of Supervisors voted 9-1 for a joint measure to phase out their reported total of 133 leaf blowers. This measure impacts County staff and contractors working directly for the County. The policy does not yet affect private residents or non-county entities. The issues raised by County officials were the noise levels and hydrocarbons contributing to ozone that gas-powered equipment creates. The County indicated:

"...As powered leaf blower can create more pollutants than a Ford F-150 truck, according to a study by automotive resource Edmunds. In addition, the noise levels of 102 to 115 decibels are above the level that can cause hearing damage. According to the CDC, prolonged exposure to noise above 70 decibels can damage hearing, while noise above 120 decibels can cause immediate ear damage."

We could mostly all agree that having a quieter and cleaner living environment is a positive measure. Though the Rotonda, as well as our landscape contractors, recognizes the need to move away from gas-powered leaf blowers to more environmentally friendly options, there still needs to be proven and tested alternatives that can equate to the reliability and efficiency that gas-operated blowers provide for cleaning up

vegetative debris.

Switching over to battery power blowers will not be cheap. Batteries are expensive and have a relatively short rechargeable lifespan, they are also toxic when they are disposed, and require electricity to charge them. Upfront, commercial electric leaf blowers are costing more than \$1,000 each.

The Rotonda purchased a comparable mid-level battery powered leaf blower in 2020. The blower was tested and compared to the existing gas blowers. The battery powered unit was marginally quieter, the electric blower motor and gas blower both create relatively similar noise levels. The blower was lucky to last 15 -19 minutes before requiring another battery. The high volume of air the faster the battery drains. Leaf blowing seemed to take 4-5 times longer to complete. The batteries are not quick to fully recharge either.

We agree, gas-powered blowers are annoying at all levels of the Rotonda buildings. They are often a distraction for residents when they are when working from home. The revving sounds when blowing leaves seems to never stop, too bad the noise couldn't convert to an enjoyable musical song. How do you make a blower motor quiet spinning at high speeds? More engineering improvements are likely in the works as the nation slowly converts from gas-power to battery.

The Rotonda is not discounting the use of battery powered leaf blowers in lieu of gasoline power blowers, we will continue to research, see what equipment the County ends up buying, and work with our contractor to find the best solution. We aim to be a contributor to a cleaner, and more eco-friendly environment. These improvements will come in time!





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UPDATE ON SECURITY MEASURES

IT'S EVERYONE'S RESPONSIBILITY

Security improvement within the Rotonda compound has been a topic of conversation for the last few months, and it is important to acknowledge that in addition to all the measures being taken by the Board, Management and the Access & Patrol staff, residents also have a responsibility to do their part to help.

First off, since the major incident that sparked the conversation of security improvements had to do with the theft of personal items from vehicles left unlocked overnight, one thing residents can do to prevent further this issue is to **always lock car doors.**

Second, it's imperative that residents **keep the doors in B1 and B2 elevator lobbies closed at all times**, and not let people in who do not have their key. Be sure to always bring your key with you when you leave your unit to avoid being locked out. This will take some getting used to but will benefit everyone as it will promote higher security within the buildings. Also, by keeping the B1 and B2 doors closed we will save money on heating costs.

Another effort residents can take is to **review their list of allowed guests and update it** to remove any guests, contractors, and visitors that should no longer be allowed onto the property.

With that being said, here is an update of measures that have already been taken, and what to expect in the coming months:

Measures Taken/Underway:

- Formation of a Security Committee
- New Security Cameras have been purchased
- Updated Patrol Orders
- Updated Golf Carts for night time Patrol operations
- Improved Compound Perimeter Lighting
- Fence Heightening
- Planting of Pyracanthas (Fire Thorn)
- Upgraded Parking Lot Lighting

Planned Short-Term Improvements:

- Purchase of a Four-Wheel-Drive Patrol Vehicle
- Removing brush to improve visibility and creating a Patrol Path in the Wooded Area

Long-Term Actions:

- Plan and Cost Estimates for creating Pedestrian Access gates into the Compound
- Plan to Eliminate Pedestrian Access Through Vehicles Gates
- Review of All Access and Patrol Positions

COMMUNITY CENTER ELEVATOR

Your Condo Fee at Work



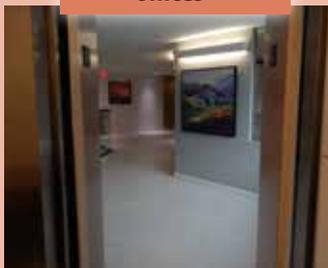
Elevator on Mezzanine Floor is located to the left of the stairs behind offices

Did you know that the newly renovated elevator in the Community Center gives access to and from the pool level to the mezzanine floor, where residents can visit the Rotonda library, pick up a package from the Front Desk, grab a brochure, and more?

Access to the elevator from the bottom floor is located around the corner from the general store and the Business Center, and to the right of the staircase. To access it from the top level, pass the staircase behind the management offices and the elevator will be on the left, near the General Manager's Office. The Community Center elevator, along with the new chair/stroller lift between in the indoor and outdoor pools provide full handicapped access to both pools.



Elevator on Bottom Level is located around the corner from General Store



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UPCOMING LOCAL EVENTS

Holiday Market & Winter Village

Saturdays, 11th and 18th from 12PM – 5PM
The PARC at Tysons- 8508 Leesburg Pike, Vienna VA

“A Klezmer Hanukkah” Show with Seth Kibel and the Kleztet

Saturday, Dec 11th at 7pm
\$20 tickets
The Alden Theater - 1234 Ingleside Ave, McLean, VA

Family Trivia Night

Dec 17th from 7-9pm
\$5/family
McLean Old Fire House Center- 1440 Chain Bridge Rd, McLean, VA

Gatsby's DC Fireworks New Year's Eve Yacht Party

Friday, Dec 31st at 9:30pm (3hr Cruise)
\$199 Includes Dinner Buffet, Open Bar and 4 decks
Wharf Marina - Pier 4 at 580 Water Street SW, Washington DC

About The Robert Ames Alden Theatre

A beautiful, 383-seat performing arts venue presenting nationally and internationally touring acts in music, comedy, dance, film, children's programming and much more.



About The PARC at Tysons

PARC stands for People, Arts, Recreation, and Community. This new community event venue is a cultural resource for the citizens of McLean that presents high-quality performances, lectures and educational programs for all ages.



NEW TYSONS FIRE STATION & BUS TRANSIT FACILITY

PROJECT DESIGN HAS BEGUN

The Fairfax County Department of Public Works and Environmental Services has begun designing a new Fire Station and Bus Transit Facility to replace the existing buildings. The goals of this project are:

- To create a safe site that clearly separates traffic modes of pedestrians, cars, buses, and emergency vehicles
- To create a landmark that takes advantage of site topography
- To create synergy between Fire Station and Bus Transit Facility
- To take into consideration street scape
- To create a strategy for storm water management

A detailed presentation of the plans and design are available on Building Link in the Local Info folder. The project is planned to finish in the Summer of 2025.



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PHOTOS OF HAPPENINGS

AROUND THE PROPERTY



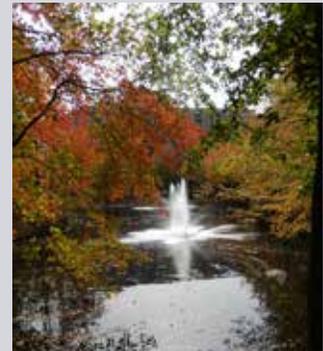
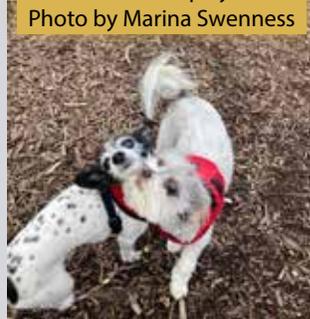
Rotonda kids dressed up for the Halloween trunk-or-treat event



Photos by Deena Gordon Parla and Juliana Chan Erikson



Rotonda pups enjoying some outdoor playtime. Photo by Marina Swennes



Double rainbow during golden hour. Photo by Ruffy Zarookian



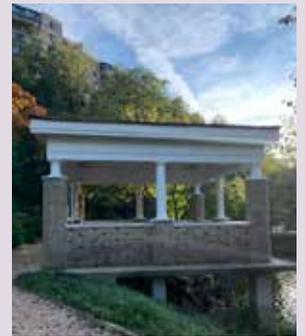
Spring flowers blooming around the pond. Photo by Marina Swennes



Enclosed kids play area in the wooded area on the property. Photo by Jay Braitsch



ROTONDA AMENITIES



There's an abundance of amenities to explore on the property:

- Association Office
- Basketball Court
- Business Center
- Children's Play Areas
- Community Center
- Concierge Shuttle Bus
- Electric Vehicle Charging Station
- Fitness Center
- Fitness Trail
- General Store
- Indoor Pool & Saunas
- Landscaping
- Outdoor Pool & Spas
- Pet-Friendly Areas
- Picnic & Grilling Area
- Putting Green
- Sand Volleyball Court
- Soccer Field
- Tennis Courts
- Library





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KITCHEN

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2022
HAPPY NEW YEAR

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NEW YEAR'S RESOLUTIONS

HOW TO PUT CHANGE AHEAD OF COMFORT

The urge for self-improvement is strong at the start of a new year. It's a time for looking back to see what kind of person we have been and a time for looking forward and visualizing ourselves as the person we want to be.

Here we come to a big question: Is the urge for change more powerful than the drive to fall back on what is comfortable to you? At first, change seems manageable, but as time goes on, we may tire like a runner in a long race. Then, as difficulties of our daily lives surround us, returning to the comfort zone could seem more important than making the change.

Keep these points in mind when making resolutions:

- * When one resolution involves an important lifestyle change, don't make any others. If you want to quit smoking, lose weight and learn a foreign language, you won't be able to do all three things at once.

- * Study the obstacles to your resolution and determine ways to deal with them. If you want to lose weight, for example, decide to skip the ice cream and have a low-calorie popsicle instead. Tell friends you are not eating rich desserts so they won't tempt you.

- * Think about professional help. Medical assistance could be valuable if you want to break an addictive habit.

- * Keep your focus and monitor your progress. Keep a notebook and record how often the behavior you want to change occurs, who you were with and how you felt. You'll see a pattern that you can avoid in the future.

- * If you break a resolution, don't give up on the effort. See it as an opportunity for self-compassion. Treat yourself kindly.

New Year's resolutions are supposed to make you feel good about yourself. If not keeping them makes you think badly about yourself, they aren't worth the effort. Work at it, but prioritize your wellbeing.

WINTER SPORTS COMBINE FUN WITH CALORIE BURN AND STRENGTH BUILDING

ARTICLE BY GAM!

Winter sports combine fun with calorie burn and strength building

Winter sports such as ice skating, snowboarding and snowshoeing are enjoying a boom, in part because they're a perfect way to have fun and make friends.

Ice skating: This is a sport that can be adapted to almost any age and level of ability. Whether you like to skate in pairs, race or play ice games, you can have a good time learning and improving your skills. Women account for 60 percent of skaters.

It can be an inexpensive, family-friendly sport that makes you feel graceful and athletic, especially when skating to music. Basic skating can burn 225 calories in 30 minutes. As you naturally bend your knees and lower your center of gravity to glide forward, you firm your legs, hips, buttocks and abdominals.

Learners can wear flexible knee pads to avoid bruised knees from falling.

Snowboarding: A little like downhill skiing, but it's easier because your feet are locked in and there are no ski poles to worry about. Seven million people tried snowboarding last year, about two-thirds of whom were men.

To begin, it's important to take a lesson or two. You'll learn how to lean your weight forward, push up off your butt to a standing position to start and maintain balance on the downhill.

Snowboarding burns 260 calories every 30 minutes and tones thighs, calves and glutes.

Snowshoeing: If you can walk, you can learn to snowshoe, which probably accounts for the growing popularity of the sport. Men and women try snowshoeing in roughly equal numbers. It's fun because you take in the beauty of the snow and great view as you trek solo or with friends. It burns 260 calories in 30 minutes and tones thighs, calves and glutes.



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.

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