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The Rotonda Rostrum



**The Rotonda Condominium
Unit Owners Association**

www.rotonda.org

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

MANAGER'S CORNER

REFLECTIONS ON THE ROTONDA

At the beginning of the New Year, we often talk about “looking back” before we move to “looking forward”. No “looking back” here. Things may be nearer than they look in our rear-view mirror, but we will leave them where they are. We are looking forward. Looking forward to an improvement in the way things are and looking forward to a year full of accomplishments.



We anticipated progress on many property renovations last year, and although progress was made, it did not always show as a completed product, as an accomplishment. We believe 2022 will be different. The contract for the hallway carpet replacement has been signed. The carpet has been ordered. We will see the installation beginning by late spring. The same is true for the lobby flooring renovations. It takes time and careful consideration to act upon projects of this size and scope.

Improvements in security will continue to be a priority in 2022. The installation of a new CCTV monitoring system is currently underway. We will make changes this year that will improve the mobility of the patrol staff. We will also be tightening the perimeter through strategic plantings and fencing improvements. The lighting of the outdoor common areas will be upgraded in subtle but significant ways.

The exterior masonry has been the object of attention each year. We will move on to Building IV this year with a comprehensive masonry restoration program. There has been a lot of attention paid to properties of the age of the Rotonda recently. This ongoing program of masonry renovation demonstrates a continuing commitment to the long-term structural health of the Rotonda. This is not a subject that occurred to Management and the Board of Directors resulting from recent events. It has been a focus of Board study and action for many years now. The 2022 restorations are the latest phase in that program.

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MANAGER'S CORNER CONTINUED...

The balcony door replacements and the front entrance features to replace the awnings are in their design phases. These are further projects that will dramatically improve the comfort and appearance of the Rotonda for many years to come.

The New Year is also a good time to focus on one of the most important assets at the Rotonda, its terrific staff. Fifteen (15) members of the staff, fully a third of the total, have been here more than ten (10) years. Seven have been here for more than twenty (20) years. They are dedicated, hard-working, and reliable. They contribute a lot to the quality of life we seek to assure. We constantly work to improve the performance, and I am proud of the work they do. They very much appreciate that same message you send with your generous contributions to the Employee Holiday Fund.

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

Rotonda's Mission Statement:

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

BUDGET & FINANCES

ROTONDA ENDS YEAR WITH A SMALL SURPLUS

The Preliminary Trial Balance of financial operations as of December 31, 2021, showed a surplus of income over expense of \$132,400. That is less than a 1.5% variance from budget but that comes in a year when there was no increase in assessments.

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

Assessments were increased 1.99% in 2022 and that is important to protect your Operating Budget from inflation and the increasing costs of maintaining the property as it enters its second forty years. The balance of Reserves as of December 31, 2021, was \$7,782,952. That balance is critical to allowing for the scheduled replacement of components, without having to resort to increasing or special assessments. This only works if the unit owners are paying the assessments that are due (low delinquency rate). In an industry that considers a delinquency rate in the 3% to 5% rate as favorable, the Rotonda Condominium maintains close to a 0.5% rate of delinquent assessments.

The economy is seeing significant inflation of costs for the first time in many years. That means it will be a challenge to maintain such a low rate of increase in assessments and that replacement construction costs are likely to be higher than what was predicted. The solid footing from which we currently go forward should help ease that challenge and avoid the need for dramatic corrections.

THINGS YOU MAY NOT KNOW

YOUR ROTONDA CONDO FEE AT WORK

Many residents are unaware of the wide array of services and resources available to them as unit-owners and residents at the Rotonda. Knowing a little more about what your condo fee provides you can make life a lot easier in many ways. Here are a few things you may not know:

a. You can access classified ads online at www.rotonda.org/classifieds. Before going out and buying that new chair or lamp you've been wanting, give the classifieds a glance and see if one of your neighbors is selling something that may interest you.

b. There have always been full-size washers and dryers in the B1 level of all five buildings! No one has to go to a laundromat to wash your bulky items like bedding and towels, and you don't even have to go outside. Just bring some quarters (\$1.00 per load), head to the B1 level of your building, and open the unmarked door to the right of the service elevator.



c. Buildings 1 and 2 connect via the B1 level parking lot, as do Buildings 3 and 4 connect via the B1. If you live in Building 2 and want to get to the Community Center, just take the elevator to the B1 level, go out into the garage, and walk towards the yellow painted wall, passing it until you see the door into the Community Center. Avoid walking out in the rain or snow to go to the gym or indoor pool or visit the library. This goes for Buildings 3 and 4 as well. Parents making their way to the school bus stop can avoid inclement weather while waiting by walking through the B1 level garages.

d. The Business Center, located on the lower level of the Community Center near the General Store, is free to use during Community Center operating hours, for individual use or exclusive use. Go to the front desk if you are interested in using the space and you will be given a FOB. Be sure to request ahead of time if you want to use the space for exclusive use. The internet connection is strong and there is a printer with scanning capabilities as well. Just bring a flash drive or log in to your accounts and enjoy! Be sure to log out of all personal accounts before leaving. Full details are available in the Business Center Brochure in the Community Center or on BuildingLink.



e. Ever notice that beautiful baby grand piano in the mezzanine of the Community Center? Well, it's not just for looks! Residents can reserve a time slot to play the piano by going to the front desk and putting in a request.



f. These Rotonda Rostrum newsletters are packed full of information about your beautiful Rotonda. Including amenities, in-unit service options, local events and happenings, and much more. You can access prior issues of the Rostrum on www.rotonda.org and on BuildingLink!



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Equal Housing Opportunity. All information is deemed accurate, but as it is provided by third parties, it is not guaranteed.

Let Renneye's 35 Years of Experience Work for You!

If you are interested in buying, selling or renting, contact Renneye today! 703.798.4089

Renneye's Rotonda 2021 Sales

BUILDING	PROPERTY DETAILS	SQ. FT.	PRICE
4	3BD/2BA Garage & Enclosed Balcony Model J	1,685	\$575,000
5	2BD/2BA Garage & Enclosed Balcony Model EE	1,208	\$535,000
5	2BD/2BA Enclosed Balcony Model G *	1,327	\$495,000
5	2BD/2BA Garage Top Floor Model F *	1,132	\$476,000
4	2BD/2BA Garage Model G *	1,327	\$427,500
4	2BD/2BA Garage & Enclosed Balcony Model F	1,132	\$415,000
2	2BD/2BA Garage Top Floor Model F	1,132	\$415,000
5	2BD/2BA Garage Model F	1,132	\$400,000
5	2BD/2BA Garage Model F	1,132	\$380,000
1	2BD/2BA Model F	1,132	\$380,000
4	2BD/2BA Enclosed Balcony Model F	1,132	\$295,000
2	1BD/1BA Model C	992	\$280,000
1	3BD/2BA Garage & Enclosed Balcony Model J	1,685	\$560,000

Closed 1/5/22

* Renneye Brought the Buyer

MUST-KNOW RULES & POLICIES

HELP MAKE ROTONDA A SAFE AND ENJOYABLE PLACE TO LIVE

B1/B2 DOORS TO OUTSIDE

**PLEASE KEEP
 B1 AND B2
 DOORS TO
 OUTSIDE
 CLOSED
 AT ALL TIMES**

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.



POOL & HOT TUB RULES



ENTRY FOR RESIDENTS & CHILDREN

Every Rotonda resident must have his/her own activated Rotonda FOB to access either pool.

Children under 11 years of age may use the pools if accompanied by someone who has reached his/her 18th birthday. Both the child and the adult must have an activated Rotonda FOB or Guest Pool Pass.

Children under 14 years of age may not use the indoor or outdoor hot tubs unless accompanied at all times by an adult (18 years or older).

View the full list of Rules and Guidelines in the Pool Brochure available in the Community Center and on Building Link

BIKES

ENSURE YOUR BIKE IS SERVICEABLE

In the beginning of March, management will be going around to the bike racks and removing any bikes that are not serviceable, whether they are registered or not. Please ensure your bike is serviceable, or else you will risk your bike's lock being cut and removed from the rack. Bikes that are removed will be held for 30 days outside the Community Center (under the cabana in the outdoor pool area) before they get donated to a charity. You will be able to pick up your bike from the Community Center during this holding period.



IMMUNITY SESAME GINGER DRESSING



Ingredients

1/2 cup + 2 tablespoons water
5 Tablespoons tahini
4 Tablespoons lemon juice
1/2 Tablespoon minced fresh ginger
1 teaspoon honey
1 clove garlic, minced
Sea salt and pepper, to taste (about 1/2 teaspoon each)

Directions

In food processor or blender, puree dressing ingredients until smooth.
Note: Add more or less water to get desired consistency. Store dressing in refrigerator for up to 7 days.

Source: www.dawnjacksonblatner.com

IMMUNITY BOOSTING

GUIDELINES TO BOOST YOUR BODY'S NATURAL DEFENSES

In the cold season, we can be extra susceptible to contracting a cold or flu. The immune system is the body's way of protecting itself from infection and disease; fighting everything from cold and flu viruses to serious conditions such as cancer. Here are some tips to enhance immunity as well as some specific guidelines to follow.

1. **Eat Well** – Emphasize plenty of fruits and veggies, lean protein, whole grains, and limit saturated fats, cholesterol, salt and added sugars. Eating this way provides multiple nutrients that support optimal immune function.



2. **Be Physically Active** – Regular physical activity helps you feel better, sleep better, and reduce anxiety. Combined with eating well, physical activity can help a person maintain a healthy weight and provide long-term benefits.



3. **Get Enough Sleep** – Scientific evidence is building that sleep loss can negatively affect different parts of the immune system, which can lead to a wide variety of disorders.



4. **Stay Hydrated** – Dehydration can cause headaches and hinder your physical performance, focus, mood, digestion, and heart and kidney function. These complications can increase your susceptibility to illness.



5. **Manage Your Stress Levels** – Long-term stress promotes inflammation, as well as imbalances in immune cell function. Activities that may help you manage your stress include meditation, exercise, journaling, yoga, and other mindfulness practices.



Source: CDC.gov and Healthline.com



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& KITCHEN

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2022
HAPPY NEW YEAR

Mayflower Construction is a leading kitchen and bathroom specialist. As a top-rated Northern Virginia contractor, we create exceptional renovations and specialize in Rotonda kitchens and bathrooms.

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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

CALL OR TEXT US 703-936-6966

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!

With a new system you'll get:

- More efficient unit
- Extended warranties available
- Peace of mind
- Environmentally safe unit

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SPECIAL OFFERS FOR OUR FRIENDS AT THE ROTONDA!

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SAVE UP TO \$75

'35 ON ANY REPAIR UP TO '299
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'75 ON ANY REPAIR '500 & ABOVE

Coupon must be presented at time of service. Cannot be combined with any other offer. Does not apply to diagnostic. Expires 3/31/2022

\$69

HEATING TUNE-UP

GIVE YOUR SYSTEM THE CARE IT NEEDS!

Restrictions apply. Call for more details. Expires 3/31/2022

Call or text for details!
703-936-6966

IN-UNIT SERVICE

PREVENTATIVE MAINTENANCE & REPAIR PROGRAM

The Rotonda has a program to provide preventive maintenance and repair of selected items within your unit upon request. The purpose of the program is to increase the level of service to residents, perform preventive maintenance on items that will help reduce utility expenses for the Condominium as a whole, and provide repairs at a cost lower than commercial contractors and vendors.

The terms of the program are contained in Policy Resolution 98-200 and the services and fee schedule is outlined in Administrative Resolution 283.

TO SCHEDULE:

You can use Rotonda Buildinglink to arrange In-Unit Services. Under "Maintenance," select "In-Unit Service." Then select "New Request."

Or contact the Maintenance Coordinator at: 703-821-0100, ext. 711 Email: blammers@rotonda.org
Please Note: There is a cost for labor and parts. Owners will be billed after service is performed.

At No Cost We Will:

Replace windows, paint unit front door, railings, HVAC door, and balcony.

Each unit owner, by subscribing to the In-Unit Service Program, agrees to indemnify and hold harmless the Association and its personnel, from and against any and all damages or claims for damages associated with entry into the unit for the performance of work requested except in the case of gross negligence or willful misconduct.

Hourly Fees:

Minimum charge (up to first 30 minutes)	\$40
Each additional 1/2 hour	\$50
Each additional 1/4 hour	\$25
Unscheduled Weekday Emergency Work, plus regular hourly rate each additional 1/4 hour	\$75
Weekend & Night Work or Federal Holidays, plus regular hourly rate each additional 1/4 hour	\$150

Other Services:

Mailbox Lock Change-Out, includes labor and two keys	\$50
Smoke Detector Change-Out, includes one A/C powered detector with battery backup	\$50
Light Bulb(s) Change-Out, plus cost of materials	\$25
HVAC Filter Change-Out, includes one filter	\$40
Kitchen Exhaust Fan Replacement, includes motor and blade	\$125
In-Unit Service Inspection	\$50

Water Shut-Offs:

Routine or scheduled	\$50
Emergency, weekdays up to 3pm	\$100
Emergency, weekdays after 3pm, weekends or holidays	\$200



All IUS balances must be paid in full prior to request for additional work. (Exceptions for emergency work that may damage property will be granted.)



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WINTER WONDERLAND

AT ROTONDA



Photos by
Magda Pasztaleniec



Photos by
Vishnu Prasath



Photos by
Ruffy Zarookian

WINTER WEATHER BROCHURE

EXPLAINS HOW SNOW & ICE CONDITIONS ARE HANDLED

The first week of 2022 brought a big snowfall! When this happens, Rotonda staff works hard to keep your drive lanes, parking spaces and sidewalks clear of snow and ice.

You can learn more about snow removal on property by picking up a Winter Weather Brochure at the Front Desk, or downloading one from the BuildingLink Library. The brochure also includes contact information for Fairfax County and the National Weather Service. To get you started, here is a quick review of the basics:

First, staff ensures that sidewalks, drive lanes, and access points inside the property are cleared. Next, they concentrate on the perimeter sidewalks on International, Westpark and Greensboro.



When salting or snow plowing are in progress, please follow these guidelines:

- If you have a garage space, use it.
- Do not park at yellow curbs or in no parking zones.
- You will need to clear snow from around your own vehicle. Staff clears snow from behind handicapped parking spaces only.
- Do not park in areas barricaded to receive snow piles pushed by the plows.
- Yield to snow removal equipment as it moves around the property.
- Exercise extreme caution when walking, as temperatures at freezing or below freezing cause slippery conditions.

Most importantly, stay away from the edges of the ponds and do not allow anyone in your family, including small children, to walk on them even if the water appears to be frozen solid. The ponds are almost never solid and you risk falling through the thin layer of ice that may have formed. Thank you for your cooperation in keeping our property safe this winter

JOIN A COMMITTEE

APPLICATION DEADLINE IS FEBRUARY 22, 2022



Every year, all residents and owners are encouraged to volunteer to join a committee, and this year there are 9 committees to choose from; Children's Activities, Covenants (Owners Only), Facilities, Finance, Fitness, Landscape, Library, Security, and Welcoming & Social Activities!

The Application Deadline is Tuesday, February 22, 2022. All existing 2021 Committee members must reapply this year. Applications were sent out via email on January 26, 2022. You can stop by the front desk to get another copy if needed, or you can access an online version of the application at <https://forms.gle/Ys2pAdtZf-trD1KWA8>. Applicants will be contacted after Board review.

Committees provide a range of benefits to the community and focus on a variety of interests. Get involved, share your ideas, volunteer for a committee this year! Have a suggestion for a new committee? There is a section for that on the application as well. Just describe your idea and list three other people who are interested in serving on this potential committee.

All Rotonda residents are welcome to participate and contribute to community activities and events!

"There is incredible value in being of service to others"
- Author Elizabeth Berg

ROTONDA SAFETY ADVISORY

for Federal Pacific Electrical Panels

For general inquiries or questions, you may email the Facilities Director at gsturms@rotonda.org

Electrical Item: Unit Electrical Panel(s)
Hazard Type: Potential Fire Hazard
Advisory Action: Inspection/Replacement Recommendation

ADVISORY ACTION OR PREVENTIVE MEASURES

- ❖ Federal Pacific Electric Company (FPE) was once a very common manufacturers of circuit breaker panels in North America in the 1950's to 80's.
- ❖ The circuit breaker panel can appear to be working properly for many years. However, the experts warn that if a Federal Pacific Electric panel experiences an over-current or has a short circuit, it may not trip, and cause over-heating or and possibly a fire hazard.
- ❖ The panel should protect your Unit from power surges and other possible hazards.
- ❖ Rotonda Maintenance staff does not work on electrical panels, you must call a licensed electrician.
- ❖ Have a licensed electrician inspect, and then consider their recommendation. Consider getting multiple bids when replacing the panel
- ❖ If you plan on replacing your electrical panel, a simple phone call to the front desk is all that's needed to turn off power to your unit for your electrician. Maintenance staff will turn off the main breakers at the unit power meter, then back on when the electrician is ready.
- ❖ Power panel issues should be taken seriously, tenants should immediately call their landlord if they suspect an electrical problem.
- ❖ For additional information on this topic you can go to: United States Consumer Product Safety Commission (CPSC). <https://www.cpsc.gov/content/commission-closes-investigation-of-fpe-circuit-breakers-and-provides-safety-information-for>

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Contact: Reg Wayland,
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or 703-256-0600



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LOCAL EVENTS

IN MCLEAN AND SURROUNDING AREAS



Fredericksburg Kids Expo

Saturday Feb. 12 - Sunday Feb. 13
 \$10 (13+ y.o.) | \$8 (3-12 y.o.)
 Fredericksburg Expo and Conference Center
 2371 Carl D. Silver Pkwy, Fredericksburg, VA 22401



Michelangelo's Sistine Chapel: The Exhibition DC

Now through March 20, 2022
 \$19 (Adult) | \$13.30 (Child) | \$14.30 (Senior & Military)
 Tysons Corner Center, Lower Level Across from H&M
 1961 Chain Bridge Rd, Tysons Corner, VA 22102



Ice Skating at Cameron Run Regional Park

\$12.50 (Eventbrite.com)
 Cameron Run Regional Park
 4001 Eisenhower Ave, Alexandria, VA 22304

ROTONDA RESIDENTS
 WE WELCOME YOU!

A! SMALL STAGE.
ALDEN BIG TALENT.

The Alden in McLean is a small, intimate theater that presents national and international touring acts in:

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Valentine's Day IMPRESS YOUR SWEETIE WITH THIS EASY CHOCOLATE MOUSSE

Tasty, fun and a little bit cheesy if you want to go over-the-top on presentation, this easy chocolate "mousse" is a quick three-ingredient dessert to impress your sweetie on Valentine's Day. Or you can enjoy it on your own anytime -- it really is that simple.

Ingredients:

1-1/2 cups heavy whipping cream

1/4 cup sifted cocoa powder, or 1/3 cup for dark chocolate flavor

1/2 cup powdered sugar or 1/4 cup for dark chocolate flavor

1/4 teaspoon almond or vanilla extract (optional)

Fruit for garnish

Using a hand or stand mixer with a wire whisk attachment, begin whipping the cream in a chilled bowl until frothy and slightly thickened. Add the cocoa powder and powdered sugar and carefully mix until soft peaks form. Add the optional extract and continue whipping until stiff peaks form. Spoon the mousse into a plastic bag or piping bag with a tip and pipe into your preferred small bowl or dessert glass for extra panache. Garnish with fruit and serve immediately.

If you plan to serve later or you're serving in a warmer temperature, you can stabilize the mousse with gelatin and cold water. Add one packet of unflavored gelatin to 1/4 cup cold water and allow to bloom for two minutes, then melt in microwave for 15 seconds or until liquid (heating times will vary). Let the gelatin cool until it's just warm, but still pourable. Prepare the mousse as directed, but slowly pour the gelatin into the still-running mixer once the mousse has reached medium peaks. After the gelatin has been added, continue whipping to stiff peaks. Be careful with temperature -- too-cool gelatin will form clumps, and too-warm gelatin will deflate the mousse. Once the mixture has reached stiff peaks, serve as normal.

Recipe by GAM



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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