



# The house special

Volume XXII, No.1

[www.shuoa.org](http://www.shuoa.org)

January 2002



## Board of Directors President, David Tilson

There was no Board meeting in December, so there are no new Board actions to report. The next Board meeting will take place on January 31, 2002 rather than January 17<sup>th</sup>, to enable all members to attend.

By and large, the Association is now in good shape. We ended the year with a cash surplus; our delinquent accounts are a very small percentage of our overall budget; the repair and maintenance projects are proceeding satisfactorily; there has been relatively little turnover during the year of our very competent and conscientious staff, and there are no crises facing the Skyline House Unit Owners' Association at the moment.

But there is a serious longer-term concern that potentially affects the quality of life here: the lack of involvement of most unit owners in governance of the Association. Many residents seem to assume that good management of the Association's affairs is like the weather – it is a phenomenon over which they have no influence or control. They do not seem to grasp that a condominium is, in effect, a sub-unit of local government, and the quality of life for the residents is going to be directly affected by the quality of the volunteers who staff the several committees, and by the skills, maturity of judgment, and leadership exercised by the members of the elected Board of Directors. Fellow unit owners who

serve on the committees make decisions affecting the management and finances of the Association and the rules by which we all must abide. We badly need new and qualified volunteers on all of the key committees. And we especially need well-qualified candidates to come forward this month to stand for election to the two Board vacancies that will be filled at the annual meeting in March. David Mayrose and I will be completing our terms at that time. It is essential that people whose qualifications are as good or better than ours replace us. Nominations are due in January. In a 556-unit condominium, there certainly are a number of very experienced, mature, intelligent, and well-educated professionals or business people who can serve effectively as Board members. Please volunteer to serve!



## General Manager Gusbey Silva

I wish everyone a happy and peaceful new year. The following major items were accomplished during last year:

- Completion of elevator doors rehabilitation;
- Seal coating of balcony surfaces;
- Re-keying of all common area doors;
- Replacement of concrete slab and pavers at the West lobby entrance;
- Re-grouting of pavers at the main lobby entrance;

**OFFICE DIRECTORS**

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**COMMUNITY RELATIONS**

COVENANTS, Felipe Turina 1601 E 931-1899

FINANCIAL MGT, Betty Weber 102 E 820-3582

PHYS PLANT/OPS, George Beams 710 E 578-9507  
 and Kurt Bedenbauh 1004 E 671-8930

RECREATION, Tony DiSalvo 502 E 824-1958

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**MANAGEMENT OFFICE**

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**LETTERS TO THE EDITOR**

**THE HOUSE SPECIAL** welcomes brief comments from its readers. Limit your letters to 250 words or less and include your name and unit number. The Association Board reserves the right to refuse incorrect or improper statements.

Information for **THE HOUSE SPECIAL** may be sent by e-mail to the Editor, dropped off at the Management office or the reception desk.

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- East and West driveways and parking areas asphalt re-sealing;
- Painting of garage upper D level;
- Emergency repairs to exterior garage walls;
- Lobby redecoration design.

The following items have been budgeted and planned for year 2002:

- East and west passenger elevators modernization;
- Waterproofing of garage plaza planters;
- Completion of garage exterior walls repairs;
- Replacement of garage entrance and exit doors;
- Replacement of damaged residential corridor carpet in eight floors;
- Lobby redecoration to include drapes, carpet and furniture replacement;
- East and West galleries drapery replacement;
- East and West party rooms furniture replacement;
- East and West ends façade maintenance repairs.

*Owner's Parking Spaces:*

Please notify the Management Office and provide a copy of the rental agreement (blank copies available at the Management Office) when renting your parking space to another Skyline House resident.

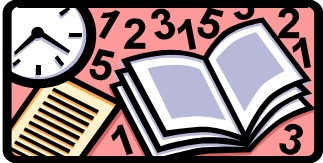
Temporary parking permits are available at the Management Office to be used when letting a relative or friend use your parking space or while driving a rental car. Please remember that a car with a temporary parking permit issued to a resident will be subject to towing if parked for more than one hour in Guest Parking.

**NOTICE  
IMPORTANT INSURANCE  
INFORMATION**

Effective January 1, 2002 the property deductible under Skyline House's master insurance policy will be increased from \$2,500 to \$10,000 per occurrence. This means the master policy will only respond to pay the cost in excess of \$10,000 to

repair or replace property damaged as a result of any one occurrence.

All owners should purchase an individual homeowners policy (HO-6). Coverage can be arranged under the “building” or “dwelling” coverage of many HO-6 policies to pay for damages to your unit over your personal policy deductible, usually \$100 or \$250 up to the \$10,000 master policy deductible. You should check with the agent or company providing your personal HO-6 policy to confirm that the deductible difference is covered.



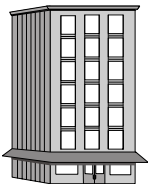
**EDITOR**  
Louise Albin

### **ANNUAL BOARD OF DIRECTORS ELECTION**

**Just a reminder – nominations for the Board of Directors opens January 2, 2002. There are two vacancies for the Board years 2002-2003, each to serve a three-year term.**

For more information on being a candidate, please stop by the Management Office or the Reception Desk and pick up an Application for Nominee to the Board of Directors.

A sign-up sheet for volunteers to help with the election is also waiting for you at the Reception Desk. Do it now, as committees need to be formed.



**Physical Plant  
And Operations Committee**  
**George Beams  
And Kurt Bedenbaugh**

There was no Physical Plant and Operations Committee meeting in December; no report is submitted. The next meeting will be on Thursday, January 10, 2002, at 7:00 p.m. in the West Card Room.



**Financial Management  
Committee**  
**Betty Weber, Chair**

There was no Financial Management Committee meeting in December, no report is submitted. The next meeting will be on Tuesday, January 15, 2002, at 7:00 p.m. in the West Card Room.

**Covenants Committee**  
**Felipe Turina - Chairman**

Following is the wording recommended by Robert Segan, the Association Attorney, for the proposed regulation to allow Management to inspect the Washer Hoses:

IT IS THEREFORE RESOLVED that the following regulation is hereby adopted by the Board of Directors of Skyline House Condominium: The Association shall have the right to enter any unit to inspect the washer hose(s) and to assure that they are reasonably maintained. Before the Association shall do so, it shall provide reasonable notice to the unit owner and unit resident of the time of the inspection, and the inspection shall be made at a time that is reasonably convenient to the resident.

The Association may require the unit owner to perform any repairs to the hose(s) that are deemed reasonably necessary to protect other units and the common elements from water damage. In the event that there is imminent danger of leakage, the Association may make those repairs at the time of inspection, at the cost of the unit owner.

**Security, Fire And  
Safety Committee**  
**Jack Herzig, Chairman**

Despite all the concerns expressed by many people about the lack of adequate guidance from authorities and the conflicting content of that which is published or spoken, less than fifty Skyline residents attended a meeting in our West Party Room in November. In response to an invitation

from our Committee, a representative of the Fairfax government addressed the group about what county officials see as real threats, what those officials are prepared and preparing to do, and what measures have already been taken about actual and potential dangers. Also present to discuss crime problems was the police commander of our Mason District. Both officials responded to specific questions from our residents and distributed brochures on the subject of emergency planning that covered normal common sense measures but also actions to address problems unique to the threat of terrorist attack.

Some preventive measures that can and should be taken by everybody, terrorist threat or not, just make common sense. Besides, too many people would rather just sit and worry, not realizing that action often causes fear to be diminished. These include:

1. Checking to see that your smoke alarm works. If you're not sure, have our Maintenance crew inspect it.
2. Seeing that all water hoses are secure so that your burst washer hose doesn't cause flooding of your unit and all those beneath and around you.
3. Finding out how to turn off the main water supply and electricity to your unit.
4. Making certain that the lint that's been collecting in your clothes dryer is removed so that it doesn't catch fire, causing smoke and water damage to you and your neighbors.
5. Storing several gallons of water in plastic containers in case the main water supply is interrupted or contaminated.
6. Having three to five days supply of non-perishable food in case Safeway or Giant, Trader Joe's, 7/11, or MacDonal'd's have to be closed and you might get hungry;
7. Prepare a first aid kit with bandages, instruments like scissors, tweezers, needles and safety pins, adhesive tape and medications like aspirin and Tylenol, anti-diarrheic, alcohol, iodine, women's "sanitary" napkins, soap, latex gloves, sunscreen and others that make sense.
8. Be prepared to move with prescription medications, eyeglasses and cash in bills no larger than 20 dollars.
9. Have on hand flashlights with batteries, candles, a battery powered radio, plastic utensils, waterproof matches or cigarette lighters, toilet

paper, a hand operated can opener, plastic bags with fasteners, a plastic bucket with lid, duct tape, a good knife, a whistle, strong string or light rope, paper and pencils or pen, soap, disinfectant and household chlorine bleach.

10. Be ready to move with two changes of clothing, sturdy shoes and socks, rain gear, hats or caps, gloves, thermal underwear, a scarf and warm outerwear.
11. Include in the things that you would have to take a list of important phone numbers to family members and contacts outside of the affected area. As was noted in New York City, cell phones don't always work when demand is high. Besides they do need to be recharged and Virginia Power might not be up and ready.
12. Select several books to take that you've been putting off reading in case you have to spend some time in a central shelter that might really be a hardship for many people since it might not have TV (see VA Power above) and you'd have to miss Oprah who might be in a shelter herself.

The above is, of course, a very incomplete and sketchy outline of actions that might get some people moving toward taking care of them and replacing worry with beneficial action. Other aspects of self care that are outside the scope of this little reminder include protection and preservation of documents such as wills, bank and financial records, mortgages, and other pieces of paper required to live in this society that you should be able to identify and arrange safety for if we had to evacuate Skyline House even for a short time.



**Neighborhood Watch**  
Judith York, Coordinator

I am pleased to say, in this second report of the Neighborhood Watch Group; that the program is going well. Our volunteers and associates are doing a good job of walking the buildings and grounds. Management has been conscientious in following up on problems outlined in the Neighborhood Watch monitoring reports, and there is willing cooperation by all parties to maintain an attractive and well-functioning Skyline House. Thank you all for your hard work



Please find below some of the main problems reported by our volunteers and associates:

(a) Several doors were found unlocked through out the East and West buildings. We ask that all residents ensure doors are secure after you pass through them.

(b) On several occasions, the garage center stairwell exit door on ground level, facing NVCC, was found to be ajar allowing access into the building.

(c) Several cars were noted to have no proper decals. Security will be checking, and a list will be turned in to the Management Office.

(d) Cable closet doors were left open. Cox Cable Co. will be notified.

(e) Trash rooms were still found to have boxes and trash left by the trash chute. It is your responsibility to place all bagged and tied trash in the chute. If you spill it, clean it up. Do not rely on housekeeping to come around later and do it. It will cause an offensive odor in the corridors until it is reported to housekeeping and they arrive to clean it up. Do not leave your boxes on the floor of the trash room for housekeeping to take to the loading dock. It is each resident's responsibility to dispose of his/her trash, newspapers, glass and plastics properly.

A reminder to residents: On January 24, 2002, Officer Alan Kivi will give the third training session of the NWG at Skyline House. All residents are invited to attend this training session and open meeting. Officer Kivi will give us a rundown about the crime situation in our area. Volunteers who have participated in the NW program, but are not yet certified, will receive their well-deserved certificates. Darryl Hall, our Deputy General Manager, will post the location and time of the third training session and open meeting nearer to the meeting date.

(Incidentally, as recommended by Officer Kivi, I went to the DMV to have my driving license number changed so my license would not show my social security number. Lining up took a while, but once seated, it took about 10 minutes to be called. All in all, the trip took about 30 minutes – well worth it to protect myself from identity fraud.)



## Recreation Committee

Tony DiSalvo  
Chairman

First of all, let me thank Carroll Thompson who was responsible for the great holiday decorations for the Annual Holiday Party. Assisting in the decorations was Sophia Anderson, Nadyne McKelvey and Kerry Price. The cleanup detail included Sophia, Nadyne, my wife Nancy, and Louise Albin. Thanks to all of them. This activity requires the assistance of a number of people. The Committee thanks the Skyline House residents and their guests who attended. If you were not there, you missed a great time. As usual the food and desserts were outstanding.

If you are a resident and have not attended the monthly TGIF, make this your first and meet your neighbors, and to make it easier, you are requested NOT to bring a plate of hors d'oeuvres, just your own liquid refreshment.

The Italian Night Dinner is tentatively scheduled for Tuesday, February 12, 2002, in the East Party Room. Watch the bulletin board at the end of January for details. You must have a paid reservation and, as usual, it will be limited to 24 persons - Skyline Residents only.

The next TGIF, which we call the Post Holiday TGIF, is scheduled for Friday, January 4, 2002, at 6:30 p.m., in the East Party Room.



## Good Neighbor Committee Co-Chairs

Toska Prather 703-379-7849  
Virginia Wallace 703-671-7648

## Good Neighbors for January 2002

Christine McCalske 703-931-2605  
Nadyne McKelvey 703-379-2046

The Good Neighbors are available to assist all residents who are in need of temporary help due to illness or emergency. We need new members. Please call one of the co-chairs and join us.

# ***SPECIAL EVENTS AT SKYLINE HOUSE January 2002***

<b>SUN</b>	<b>MON</b>	<b>TUE</b>	<b>WED</b>	<b>THU</b>	<b>FRI</b>	<b>SAT</b>
		<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>  TGIF 6:30 P.M. ECR	<b>5</b>
<b>6</b>	<b>7</b>  LIBRARY OPEN 7:00-8:00 FCR	<b>8</b>	<b>9</b>  SECURITY 7:00 P.M. WCR	<b>10</b>  PPOC 7:00 P.M. WCR	<b>11</b>	<b>12</b>
<b>13</b>	<b>14</b>  LIBRARY OPEN 7:00-8:00 FCR	<b>15</b>  FIN MGT 7:00 P.M. WCR	<b>16</b>  COV MTG 7:30 P.M. WCR	<b>17</b>	<b>18</b>	<b>19</b>
<b>20</b>	<b>21</b> Martin Luther King, Jr. Day  LIBRARY CLOSED	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b>
<b>27</b>	<b>28</b>  LIBRARY OPEN 7:00-8:00 FCR	<b>29</b>	<b>30</b>	<b>31</b>  BOARD 7:00 P.M. WCR		

# 2002 Calendar of Events

- 1/02/02      NOMINATIONS OPEN
- 2/06/02      NOMINATIONS CLOSE
- 2/20/02      UNIT OWNERS MAIL OUT
- 3/12/02      MEET THE CANDIDATES  
WEST PARTY ROOM  
7:00 P.M.
- 3/26/02      ELECTION – MAIN LOBBY  
7:15 P.M.

**Skyline House Unit Owners' Association, Inc.,  
3711 South George Mason Drive  
Falls Church VA 22041-3711**