



THE HOUSE SPECIAL

Volume XXII, No. 4

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April 2002



Board Activities Report By David Tilson

Annual Meeting

The Association's Annual meeting was held in the West Party Room on March 26th. A delightful spread of refreshments was served in the West Billiards Room. The Elections Committee counted the ballots in the West Card Room. The staff did an excellent job in arranging the physical facilities so that the entire process was smooth and pleasant.

At the meeting, in addition to the President's report, the Treasurer's report, and the reports of all the Committee chairs, Certificates of Appreciation were distributed to 95 volunteers who served on committees or other voluntary activities entailing service to the community.

Association Officers

As you know, Messrs. Johnnie Moore and David Tilson were elected to fill the two 3-year Board vacancies. At a special meeting on Monday, April 1st, the Board elected the following officers:

- President – Johnnie Moore
- Vice President – Carol Cataldo
- Treasurer – Gary Akin
- Secretary – Linda Council

The April Board meeting will be held on Thursday, April 30th. Subsequent Board meetings normally will be held on the fourth Thursday of the month.

Town Meeting April 23

A town meeting to answer unit owners' questions about the relationship between the condominium liability insurance coverage and the condominium unit owners' policies have been scheduled for **April 23, 2002 at 7:00 p.m. in the West Party Room**. Insurance experts will explain the issues, and the Association's attorney will be present to clarify any legal issues that may arise. In addition, the Association's attorney will summarize the changes in the Condominium Act that affect the operations of the Association and will answer questions on legal issues pertaining to the Association's governance and other activities.

Cable TV Survey

The Board at its April 30th meeting will consider the report of the Cable TV Survey Committee.



General Manager Gusbey Silva

Planters Waterproofing

Al Chavies Construction began the excavation of the Garage Plaza Planters on March 18th. The subcontractor will start the waterproofing of the planters on Friday, April 5th. The trees and shrubs removed from the planters have been placed on the deck where they are being watered in order to preserve them while the waterproofing is completed. It is estimated that all work will be completed by the first week of May.

OFFICE DIRECTORS

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FINANCIAL MGT, Betty Weber 102 E 820-3582

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

RECREATION, Tony DiSalvo 502 E 824-1958

SEC/FIRE & SAFETY, Jack Herzig 310 W 820-6605

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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. Committee reports must be submitted to the Editor by the 23rd of each month or NLT 3 days after mtg.

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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After the waterproofing of all planters on the South and East side of the plaza is completed Al Chavies Construction will proceed with the repairs to the Garage Exterior Walls.

Garage Doors Replacement

Metropolitan Rolling Doors completed the replacement of the garage doors on Friday, March 29th. The new doors open and close within four seconds, which is fourteen seconds faster than the old doors. Metropolitan Doors will be working on the electrical system to tie the card reader and remote control to the entrance door operation during the first week of April.

When the contract was signed for the replacement of the doors, a second contract was also signed to install an arm gate at the garage entrance door to refrain residents from tailgating. This gate will be installed a few weeks later so that the operation of the new doors can be monitored first.

Residential Corridor Carpet Replacement

At the end of 2001, a contract was signed with Floors Inc. to replace the residential corridor carpet on eight floors where the carpet has extensive water damage. The floors identified for replacement are the 3rd, 9th, 10th, 11th, 14th and 17th in the West building and the G Level in both, East and West buildings.

Floors Inc. has received the new carpet and we are now in the process of scheduling the carpet replacement. A notice will be placed under the doors at least five days prior to replacement. Move-ins and Move-outs will not be permitted during the day of the installation or the following day.

Skyline House Main Street Sign

As you may have noticed, our original sign was damaged and removed for repairs. Unfortunately, we have been notified that due to extensive damage the sign is beyond repair. A temporary sign, built in-house, has been installed while Art Display Co. prepares an estimate to present to us with options for a new sign design. These options will be discussed during the April PPOC meeting.

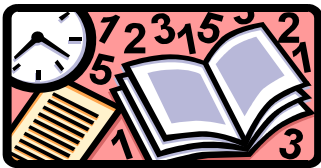
Cleaning of Balcony Seal coating

Now that spring has arrived, some residents have expressed their concern about how to clean their balcony seal coating. After the balcony seal coating was completed last summer, a copy of the cleaning instructions received from our consultant engineer was placed under each unit door. Following are the manufacturer's suggestions for the cleaning of your balcony surface:

1. Debris should be hand swept using a bristle brush or bristle broom. Sharp debris should be swept carefully to avoid abrasion or puncture of the surface.
2. Cleaning should be accomplished by pressure washing at a maximum of 3,000 psi or by washing with Tide mixed with tap water.
3. Badly soiled surfaces may be steam cleaned by a professional steam-cleaning contractor.
4. All chemical spills should be cleaned up immediately.

2002 Elections Official Count

David Tilson	29.263%
Johnnie C. Moore, Jr.	18.396%
Salem Omeish	12.583%
Kevin K. Antabli	11.824%
Wayne Weller	8.154%
Jan Helfeld	3.574%



EDITOR
Louise Albin

I implore Committees to send me their report for the newsletter by the 23rd of the month, or not later than three days after the last meeting of the month.

Last week I stepped out on my balcony and found an empty cigarette pack, Camel Filters, Hard Pack. I do not like finding someone else's trash on my balcony. Nothing should be tossed from any balcony. Imagine the litter on our grounds if each of us treated our residence with such disrespect!

NOTICE

EFFECTIVE FRIDAY, APRIL 19, 2002, BUS SERVICE FROM SKYLINE CONDOMINIUMS/APARTMENTS WILL BE DISCONTINUED.

Please be advised that effective Friday, April 19, 2002, the weekly bus service to Giant Food will be discontinued. The decision to discontinue the free bus service is based on a number of factors including rising costs, ridership that has remained stagnant, and in many cases decreased, and the availability of alternative transportation in the Northern Virginia area. Residents may contact the Metro Customer Information line at 202-637-7000 for more details on public transportation in the area.

LETTERS TO THE EDITOR:

Meet the Candidates Night

Serving on the Board of Directors is a time-consuming, difficult task and is done voluntarily. The Meet the Candidates Night on March 12th was to afford those owners attending an opportunity to question each candidate for his reason for wanting to serve on the Board – not for owners to vent their anger at only one candidate, Dave Tilson.

I was disappointed at most of the remarks that I heard at that meeting. Constructive criticism is always appreciated but malicious remarks had no place at this meeting.

Kudos to Mrs. Beams for expressing her appreciation for the many years of service that Dave Tilson has given to the Board. Many who attended the meeting appreciated her comments.

Submitted by: Nadyne McKelvey, 1516W.

I am embarrassed and appalled at the vitriol and venom spewed at the meeting introducing the candidates for the Board, and the behavior of some members of the audience. It was ill fitting for a mature, intelligent body to act in such a fashion, and I was mortified. What some residents seem to have forgotten is that the Board members volunteer their time and efforts, and Mr. Tilson, who is so eminently qualified for the Board, has given years of selfless service to Skyline House owners, and certainly did not deserve the reception he received.

Submitted by: Bertha Shostak, 1706W



Financial Management Committee Betty Weber

The necessity for a reserve account is still a question that is frequently raised by homeowners. Why does the Association need reserves? I've tried to answer this question before, but it appears that my answers can bear repeating since, obviously, the question keeps coming up.

Reserves are a form of security and are necessary for the financial health of our Association. Reserves might be compared to the savings a family sets aside as a cushion against unknown developments. If an individual household spends all of its monthly income each month and neglects to routinely save, the first sudden unexpected emergency, no matter how small, can plunge the household into a financial crisis because it can't afford the emergency.

Everyday, in all facets of life – personal, public, and business, we deal with the issue of affordability. Can we afford a new roof? Can we afford to repair the leak in the swimming pool? We throw the word “afford” around a lot. But, what does it really mean to be able to afford something? The dictionary defines the word “afford” as “to have the financial means for; be able to meet the expense of; to bear the cost of.” I guess that means if you have the money, you can buy it; if not, you can't buy it, OR you save up until you can “bear the cost.” The idea of affordability has been with us ever since we earned our first nickel and wanted that 10-cent Milky Way bar. We wanted that chocolate bar NOW, but we didn't have the money NOW, so we had to wait another week for our next allowance.

Although the initial reaction is to define affordability strictly in terms of the thickness of our wallets, upon reflection, it is clear that a lot more than just the price tag enters the decision-making process. There is the assessing, refining and prioritizing of our “requirements.” Do we really need this, or just want it? There's also compromising and trade-offs between cost and

performance and “best value” considerations; getting what you pay for; determining the best “bang for the buck.” All of these factors come into play when the Association budget is being developed. The FMC looks at, not only next year's operating budget, but the funds we will need in the coming years, the major repairs or renovations that will have to be made within the next 5-10 years; and we set up a savings schedule for each major expense so that when the time comes to repair or replace, the funds will be available for the job. In other words, you could say that we are “saving up” so that we can “bear the cost” or afford to make the repairs.

When individuals or organizations fail to build reserve funds, they can't afford a sudden loss of income or increase in expenses because either event can create a financial emergency. We witnessed this after September 11th when many businesses experienced a sudden decline in sales and had to lay off employees or, in some cases, declare bankruptcy because they could not afford the sudden, albeit short, interruption to their income stream. Because they had no reserve resources, they were forced into a crisis situation. Rather than being able to plan and manage events in a thoughtful, proactive manner, they found themselves reacting to one emergency or another and lacking the resources to make plans and take actions to prevent further emergencies from developing. The Association faced a similar situation a few years ago, when we were suddenly faced with an estimated \$2M garage renovation and we had insufficient savings. Those of us who participated in that exercise of borrowing funds and assessing the owners will tell you that that is not an experience we want to repeat. Lessons learned from that experience is that sufficient funds in the reserve account will help us avoid another crisis similar to our garage renovation.

Reserves are important for another reason. Your condominium is an investment for you. In order to protect your investment, the buildings must be maintained and equipment kept in good repair and periodically replaced as it wears out. Homeowners need to realize that resources are needed for property upkeep. We cannot expect our property to remain in perfect condition forever with no effort on our part. If we fail to establish a plan that will

provide funds for the upkeep and periodic maintenance of our property, then we should not be surprised to discover that the value of the property has gone down instead of up.

Skyline House is over 20 years old and the physical plant needs repairs and renovations. We have a number of major repairs facing us in the next few years such as: (1) replacement of the hall carpets damaged when our previous general manager implemented the wrong cleaning method; (2) the caulking and painting of all façade panels around windows and balconies; (3) the painting of the balcony railings; (4) the repair of the brick wall in the front of the building; (5) the continued overhaul of the elevators; (6) the updating of our security and computer systems; (7) the overhauling and repairing of the swimming pool; (8) the waterproofing of the planters on the plaza, and the list goes on. We want to take all of these actions NOW, but we don't have the money NOW. So we need to save up so that we can "bear the cost." In the meantime, we prioritize based on the severity of the problem or the expected remaining life of the equipment. This past year we completed nearly \$1 million in repairs and renovations. In the next 2-3 years, we plan another \$3 million in renovations and repairs. These planned actions are not "nice to have" options, but rather required actions necessary to keep our buildings safe and in good repair. In order to afford these renovations, sufficient reserves become essential if we are to complete these repairs in a timely and routine manner while avoiding a financial crisis.

Reserves are not only necessary to maintain the value of your property, but reserves become very important when you decide to sell your condominium. The value of your property is entirely dependent upon what others are willing to pay. One of the first things a prospective buyer of a condominium does is to examine an association's reserves and the condition of the buildings. Reserves inform the future buyer of the financial health of the condominium association. Prospective buyers want assurance that the Association has the resources to properly maintain the property. No buyer wants to buy into an association whose physical plant is not being properly maintained, where the property appears run down and ill-kept

and where they may expect frequent problems such as leaking roofs, windows, or inoperable elevators.

We have recently experienced a considerable increase in the market value of our homes. This increase in value closely correlates with the improvement in our Association's financial health. Are the two events related? Probably not, but our greatly improved financial status has enabled us to take the optimum advantage of the increased demand for housing in the Bailey's Crossroads area by making our condominium more appealing to prospective buyers.

The next FMC meeting will be held on April 16th at 7:00 p.m. in the West Card Room.



Security, Fire and Safety Committee

Jack Herzig, Chairman



At the March meeting of the Security Committee, it was decided to review the Committee Charter since it was probably outdated and certainly grammatically incorrect. Suggested improvements will be sent to Jack Herzig in preparation for discussion at the next meeting.

The Committee asked Mr. Darryl Hall to arrange for a member of this Committee, Mr. Al Lambert, to represent security interests on the Computer Advisory Committee regarding what the condo is doing related to our computer operations. Our Committee has no interest in the details of our computer system that deal with personal or personnel matters, but is obliged to insure that overall security precautions are taken in this very vital component of modern community life.

The Committee will ask the Board of Directors to approve the following two recommendations:

1. That Management place a notice on each vehicle in the garage requesting that the owner/driver/passenger/occupant report to Management the license plate and parking space number of vehicles that they observe that are not bearing a Skyline House decal, or other

indication that the vehicle is registered with Management.

Comment: The problem of unregistered vehicles has remained unsolved despite a number of measures taken, such as having the security guard attempt to inspect vehicles for decals upon entry to the garage during rush hours. This procedure runs the risk of causing rear end collisions and has not proven completely effective. This proposed action is not **the** final answer either but is a reasonable effort.

The Committee notes that the Rules and Regulations (Rule 18 E 6) requires that decals be placed "on the rear window of the car." Since many rear windows are of tinted glass, inspection of decals has become extremely complicated. This confusion has been increased because instructions given at the last massive renewal of decals were to place the new decals on the left rear window. Now decals are on windshields, rear windows, and left rear windows. The Committee anticipates that Management will develop a new and clear policy for appropriate review and approval.

2. That Management develop a check list based on the 13 measures for improvement of building and personal security that were contained in the January issue of the House Special and include this list in the paperwork when new renters or owners are "in-processed" by Management.

Comment: this list encourages occupants to take measures to protect condominium property, such as knowing how to turn off their water and electricity and making certain that their fire alarms are operable as well as preparing residents for massive "outside" emergencies such as loss of electricity and water due to nature or terrorist actions. If additional recommendations are accepted, the list will be expanded to include them so that we're not stuck at the original list of 13 that some bureaucrat will hold us to the letter but not the meaning of the measure.

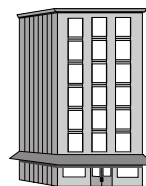
The Committee requested that Management rapidly develop written instructions on the use of

the "Security" cart which includes the deterrent value of the yellow blinking light, as practicable, and that the Committee review those orders for further comment. Drivers of the cart, on entering the garage, had to dismount and physically enter the garage through an egress to manually open the garage door, or had to wait until they were able to "tailgate" after the door had been opened by a resident. At the recommendation of the Committee, Mr. Darryl Hall furnished the security force an electronic card allowing our security guards to enter our building without further wasteful time delay.

The Committee remarked that the "mobile" speed caution sign, purchased for the purpose of attracting attention by utilizing its mobility to be placed within the garage, had not been mobile for the previous two weeks. Mr. Hall took action to correct that situation and will insure that in the future the sign is utilized as originally intended.

Subjects for consideration in the future include possible changes in times, dates, and frequency of meetings; the safety aspect of the problem of overpopulation of units in light of a recent tragedy where a family in Maryland burned to death in an overcrowded apartment; and possible feasibility and/or responsibility of having or not having an automatic defibrillator (now a standard item in planes, public buildings, airports, and other places and not requiring special training).

This Committee encourages residents to bring to it matters of concern and interest.



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

The Committee met on March 14, 2002. The following subjects were discussed:

Management Report: Daryl Hall reported on current projects:

- a. Garage Exterior Wall Repairs & Planter Waterproofing: The Al Chavies Construction

Company was awarded the contract to perform the garage exterior wall repair and planter waterproofing. The work will start this month and will be completed in May 2002. Daryl answered a question from a Committee member, which addressed the fact that Mr. Chavies became certified and had formed his own company and is bonded.

b. Crow Depopulation Project: A second depopulation treatment was done at the beginning of February, and although the treatment was very successful in removing several thousand crows from our area, there are still some lingering crows pestering our property. We have contacted Ms. Penny Gross in the Mason District office of the Fairfax County Board of Supervisors, as well as the office of Congressman Davis in an attempt to obtain financial assistance from Fairfax County in order to do another treatment. We are still waiting for a response from them.

c. Garage Door Replacement: The garage door replacement was delayed due to the manufacturer's failure to deliver the doors to the installer.

d. Maintenance Log: George Beams said there was no Maintenance Log generated by Jean Orben to report.

e. Property Inspection: No property inspection was scheduled.

The next PPOC meeting will be held on April 11, 2002 at 7:30 p.m. in the West Card Room.



Covenants Committee
Joseph Livingston, Chairman

The Covenants Committee met on March 20, 2002; however, no written report was submitted in time for the April Newsletter. The next meeting is scheduled for May 15, 2002, at 7:30 p.m. in the West Card Room.



Neighborhood Watch
Judith York, Coordinator

The program is going well and, although the number of volunteers has greatly declined since last November/December, we have a core group of reliable people who have been checking and reporting any incidents or areas of Skyline House that need checking. Overall, the program has had an impact, and I take this opportunity to thank the volunteers for their hard work.

We would like to welcome our newest volunteer, Ms. Lynn Klubek, who was trained and certified during our January meeting and is now (and has been since then) touring the buildings and grounds. Thank you Lynn for your volunteerism.

Some of the issues that still need addressing are the penthouse restroom doors being left unlocked and the lights left on, beer cans, cigarette butts, and assorted trash being left outside the West-building fence. Also, cigarette butts are being left in stairwells and large boxes on the floor in the trash rooms. Most of these issues occur in the West building. Some of the reported incidents have already been corrected, such as the securing of the double doors on the S level of the East building. Anyone using the billiard rooms on the Penthouse levels must remember to turn off the lights and make sure the doors are locked when leaving. Thank you for your diligence.

There are advantages to joining Neighborhood Watch, and one is walking. Walking is a great way to exercise your heart (your body's main muscle) and stimulate your blood flow, thereby improving your health and fitness. If weight loss is your goal, you can obtain that too. There are several volunteers who have lost weight participating in nightly tours – from 8 lbs to more than 30 lbs. That is quite a feat, and we congratulate them.

If you have any questions or comments, please contact me at 703-671-2267. We welcome new volunteers.



Recreation Committee

Tony DiSalvo
Chairman

The Committee did not meet in March. The next meeting will be Wednesday, April 10, 2002, at 7:00 p.m., in the West Card Room. New members are always welcome.

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

The next TGIF is scheduled for Friday, April 5, 2002 at 6:30 p.m., West Party Room.

COMING EVENTS

Recreation Committee Meeting: Wednesday, April 10, 2002 at 7:00 p.m. in the West Card Room

TGIF: Friday, May 3, 2002 at 6:30 p.m., in the West Party Room



Good Neighbor Committee Co-Chairs

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

Good Neighbors for April 2002

Ofelia Leonor 703-931-0911
Gwen Petijean 703-820-4260

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.

ADDITIONAL INFORMATION FROM THE EDITOR

Wise Water Use Encouraged

Fairfax County residents are encouraged to use water wisely in response to the drought watch announced recently by the Metropolitan Washington Council of Governments (COG). The drought watch is in effect for the entire Washington metropolitan region in recognition of the unusual and extended period of dry weather the area has experienced since last September, combined with forecasts indicating an above normal probability of dry conditions persisting into the summer.

“We want to encourage the public to continue good water conservation habits,” said Anthony Griffin, Fairfax County Executive. “Repairing leaking toilets and faucets, installing low-flush toilets and low-flow shower heads, teaching children to turn off the water while they brush their teeth, and only running dishwashers and clothes washers with full loads are all good ways to save water” Griffin noted.

Even though water supplies are expected to remain adequate to meet normal demands, regional officials are providing the public with advanced notice of the very dry conditions so that everyone has time to learn and practice wise water use tips.

For more information, visit the Fairfax County Water Authority Web site at www.fcwa.org/outreach/conservation.htm or call 703-698-5600.

Fairfax County Launches New Hotline

In the event of inclement weather or emergencies, Fairfax County provides information about government office closures and other pertinent issues through the Fairfax County Hotline. Citizens and employees may call 703-817-7771 to hear recorded information or speak with staff during an emergency event.

This phone is staffed during normal business hours and during emergency events. At other times, callers can choose from a menu of recorded information or leave a message that will be returned the next business day.

For my extraordinarily literate friends

This little treatise on the lovely language we share is only for the brave. It was passed on to me

by Jack Herzig; original author unknown. Peruse at your leisure, English lovers.

Reasons why the English language is so hard to learn:

- 1) The bandage was wound around the wound.
- 2) The farm was used to produce produce.
- 3) The dump was so full that it had to refuse more refuse.
- 4) We must polish the Polish furniture.
- 5) He could lead if he would get the lead out.
- 6) The soldier decided to desert his dessert in the desert.
- 7) Since there is no time like the present, he thought it was time to present the present.
- 8) A bass was painted on the head of the bass drum.
- 9) When shot at, the dove dove into the bushes.
- 10) I did not object to the object.
- 11) The insurance was invalid for the invalid.
- 12) There was a row among the oarsmen about how to row.
- 13) They were too close to the door to close it.
- 14) The buck does funny things when the does are present.
- 15) A seamstress and a sewer fell down into a sewer line.
- 16) To help with planting, the farmer taught his sow to sow.
- 17) The wind was too strong to wind the sail.
- 18) After a number of injections my jaw got number.
- 19) Upon seeing the tear in the painting I shed a tear.
- 20) I had to subject the subject to a series of tests.
- 21) How can I intimate this to my most intimate friend?

Let's face it - English is a crazy language. There is no egg in eggplant, nor ham in hamburger; neither apple nor pine in pineapple. English muffins weren't invented in England or French fries in France. Sweetmeats are candies while sweetbreads, which aren't sweet, are meat.

We take English for granted. But if we explore its paradoxes, we find that quicksand can work slowly, boxing rings are square and a guinea pig is neither from Guinea nor is it a pig.

And why is it that writers write but fingers don't fing, grocers don't groce and hammers don't ham? If

the plural of tooth is teeth, why isn't the plural of booth beeth? One goose, 2 geese. So one moose, 2 meese? One index, 2 indices? Doesn't it seem crazy that you can make amends but not one amend.

If you have a bunch of odds and ends and get rid of all but one of them, what do you call it? If teachers taught, why didn't preachers praught? If a vegetarian eats vegetables, what does a humanitarian eat?

Sometimes I think all the English speakers should be committed to an asylum for the verbally insane. In what language do people recite at a play and play at a recital? Ship by truck and send cargo by ship? Have noses that run and feet that smell? How can a slim chance and a fat chance be the same, while a wise man and a wise guy are opposites?

You have to marvel at the unique lunacy of a language in which your house can burn up as it burns down, in which you fill in a form by filling it out and in which an alarm goes off by going on.

English was invented by people, not computers; and it reflects the creativity of the human race, which, of course, is not a race at all. That is why, when the stars are out, they are visible, but when the lights are out, they are invisible.

PS. - Why doesn't "Buick" rhyme with "quick"?

SPECIAL EVENTS AT SKYLINE HOUSE April 2002

SUN	MON	TUE	WED	THU	FRI	SAT
	1 LIBRARY OPEN 7:00-8:00 FCR	2	3	4	5 TGIF 6:30 P.M. WPR	6
7 Daylight Savings Time Begins	8 LIBRARY OPEN 7:00-8:00 FCR	9	10 RECREATION COMMITTEE 7:00 P.M. WCR	11 PPOC 7:00 P.M. WCR	12	13
14	15 LIBRARY OPEN 7:00-8:00 FCR	16 FIN MGT 7:00 P.M. WCR	17	18	19	20
21	22 LIBRARY OPEN 7:00-8:00 FCR	23 COV HEARING 7:30 P.M. WCR	24	25	26	27
28	29 LIBRARY OPEN 7:00-8:00 FCR	30 BOARD OF DIRECTORS 7:00 P.M. WCR				

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