



THE HOUSE SPECIAL

Volume XXII, No. 5

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May 2002



**Board of Directors
President, Johnnie Moore**

The first regular meeting of the 22nd Board of Directors took place on Tuesday, April 30, 2002. The following issues were discussed:

Cable TV Survey Report

The Cable TV Survey Committee presented its report. The Board of Directors adopted a motion to table the matter of the Washington Cable TV Channels for future consideration. However, Washington Cable agreed to add ANA (Arab Network of America) at no extra cost to the Association to be broadcast on channel 2, previously the Baltimore ABC channel.

Town Meeting

A town meeting was held April 23, 2002 in the West Party Room to discuss condominium insurance coverage. Unit owners had the opportunity to express their concerns. Bob Segan, the Association's Attorney, and Douglas Thompson, Claims Manager for Morgan & Cheves, the Association Insurance Agent, clarified the issues that were raised at the meeting. The meeting was video taped and later broadcast on Sunday, April 28th, on channel 12.



**General Manager
Gusbey Silva**

Planters' Waterproofing

The Waterproofing Company began the waterproofing of the planters on Wednesday, April 17, 2002. The waterproofing of the planters located on the south west side of the plaza has been completed. These planters have been backfilled in order to get the area ready for the pool preparation and the Fairfax County pool inspection.

After the waterproofing of all planters on the south and east side of the plaza is completed, Al Chavies Construction Co. will proceed with the repairs to the garage exterior walls.

Garage Doors Replacement

The speed of the new doors has decreased the probability of tailgating. The sales representative of Metropolitan Rolling Doors recommended the monitoring of the door operation before proceeding with the installation of the arm gate.

The green/red light has been installed at the garage entrance and exit doors to control the traffic flow. A new antenna will be installed at the entrance door to enable built-in remotes to work more efficiently.

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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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Residential Corridor Carpet Replacement

Floors Inc. completed the carpet replacement on the 3rd, 9th, 10th, 11th, 14th and 17th floors in the West building, and on the G level in both the East and West buildings. Their crew did an excellent job with minimum disruption to the residents.

Skyline House Main Street Sign

Art Display Co., the manufacturer of the original sign, prepared an estimate with two options for a new sign design and also gave us an estimate to build a sign identical to the one damaged. Following the recommendation of PPOC, Management requested an estimate from three other companies to: (1) build a sign identical to the original main street sign; (2) provide a new design for the main entrance; and (3) provide a design for a lobby sign to be located at the bus stop. These proposals will be presented at the May PPOC meeting for their recommendation to the Board of Directors.

Billiard Rooms Renovation

Prior to the annual meeting, Antonio, the Association Head Painter, did an excellent job completing the renovation of the East and West billiard rooms, removing the old damaged wallpaper and repainting walls and ceilings. Those who attended the annual meeting had the chance to enjoy the freshly renovated West billiard room where the refreshments were served.

The next step will be completed during the second week of May when the billiard tables will be resurfaced. New equipment had been purchased to replace old damaged balls, cues, etc., and will be available at the same time.

Management or security personnel will inspect billiard rooms after every use to ensure the preservation of the rooms. Any damage caused by negligence of unit owners or their guests will be charged to the unit owner who signed out the key.

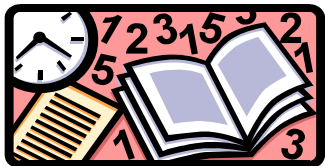
Exercise Room

For your convenience, Management has installed a television set in the exercise room. Now you can enjoy your favorite show or watch the news while exercising.

Barbeque Grills

Since the return of the warm weather, Management reminds you that, as prescribed in Fairfax County Ordinance F311.1, and Skyline House Rules & Regulations, Rule 20 C: "Only electric grills may be used on patios and balconies."

"Use of electric grills shall not result in any nuisance, such as smoke and/or odors offensive to other residents, or violation of Fairfax County air pollution regulations."



EDITOR
Louise Albin

In Appreciation of our Good Neighbor Program, the following letter was received from Mrs. Kafka:

April 17, 02

Dear Editor:

We are so fortunate to have the Good Neighbor Committee to call on for personal help.

I no longer drive and have no family nearby. Recently, recuperating after a hospital stay, I gratefully turned to the Good Neighbors.

Mrs. Belen Eliot picked up any prescription at the pharmacy and another member took out an accumulating batch of daily newspapers. When daylight savings time changed, yet another hardy member helped alter the time on my two digital kitchen clocks!

These volunteers are all so gracious and willing to help in any way needed. I could not have managed without them.

Sincerely,
Ida Kafka, 210-W

Special Offer from Your Skyline House Library

For the next several weeks, your library has a special offering for all hard back, soft back and pocket books, both fact and fiction, for reduced prices of 25-50 cents and one dollar.

This is an opportunity for you to purchase these books, some of which may be hard to find elsewhere. Enjoy them while on your vacation and

leave them as presents for the local folks or for those who follow you.

You are reminded that your library is open every Monday night from seven until eight o'clock except holidays. This is made possible through the hard work and commitment of some few volunteers who devote their time and energy to maintaining our library for your convenience.

Books we need books . . . children's that is!

The library is experiencing an upswing in young people. Unfortunately it doesn't have the books to meet the demand. Donations of books for **children and teens** would be much appreciated.

Submitted by Barbara Michelman, 1311-W

Thanks to Sophie Anderson for Her Beautification Project

One of our residents, Sophie Anderson, has done something rather wonderful! Between two and three years ago, with the approval of our former Manager, Randy Lyons, and the help of our porter, Gerardo Carranza, Sophie took root cuttings from the forsythia bushes on the pool level and planted them in the forty holes (four feet apart) that Gerardo dug against the fence separating our property from that of NOVA.

I think the condo should re-establish its Landscaping Committee but, until we do, we are dependent upon – and grateful to – residents like Sophie and Lisa Ruiz, who some years ago transplanted scores of Lily of the Valley to the hillside bank by the Build America side of our building. Sophie and Lisa are willing to put time, thought, and "sweat equity" into the effort to make our grounds as lovely as possible. Thank you, ladies!

Submitted by: Jean Orben, 205-E



Financial Management
Committee
Betty Weber

The Finance Committee met on April 16, 2002 with 9 of the 11 members present. Topics addressed included:

- Sub-committee reports
- Review of financial statements
- The 2001 Audit Report
- Bids for an Association's computer systems analysis
- Reporting of unrealized gain (loss) of investments

The reviews by the subcommittees and financial statements surfaced no issues. The Committee discussed the problem of including the Unrealized Gain (Loss) Investment as a contra income account. This results in a YTD understatement of our income by \$29,790, thus creating a situation that can be misleading to anyone who relies on a cursory review of the bottom line of the income statement for information regarding our financial status. The Unrealized Gain (Loss) Investment Account identifies the cost to the Association if we sell our Merrill Lynch investments before maturity. Since the maturity dates of our investments are staggered, that event is unlikely to occur.

For the month ending March 31, 2002, our total income was \$774,851 and our total expenses, plus contributions set aside for reserves, was \$789,271. This results in a net loss, after taxes, of \$14,420. This deficit is due in large part to higher than anticipated costs in the Association's insurance premiums. Our YTD income taxes have also been greater than anticipated.

Account	2002 YTD Actual	2002 YTD Budget*
Total Income	774,851	774,603
Expenses		
Administrative Expenses	52,590	55,192
Contracts Expenses	86,288	78,984
Maintenance Expenses	11,086	21,475
Payroll Expenses	226,095	230,633
Supplies Expense	18,346	19,500
Utilities Expense	111,154	105,750
Reserve Contributions	275,140	275,140
Income Taxes	8,572	3,000
Total Expense	789,271	789,674
Net Income (Loss)	(14,420)	(15,071)

We have not incurred most of our planned reserve expenditures for this year. Our YTD reserve expenditures total \$74,857, leaving us with a reserve balance of \$1.5 M. YTD expenditures have been payment in full for the lobby furniture

(\$33,354), domestic water pumps (\$25,194), lighting (\$7,042) and consulting fees (\$9,267). We have not been billed for the new garage doors which were recently installed.

Regarding the bids for the Computer Systems Analysis, the FMC has no opinion. We understand that three bids were received and that two bids were determined to be unresponsive to our requirements. We suggest that perhaps another effort might be made to obtain additional bids from other sources before a contract is awarded.

Account	2002 YTD Actual	Total 2002 Budget
Replacement Reserve Fund		
Beginning Balance	928,055	928,057
Contributions	174,489	697,961
Expenditures	65,589	576,116
Ending Balance Repl Reserve	1,036,955	1,049,902
Periodic Maintenance Fund		
Beginning Balance	222,812	222,812
Contributions	84,844	339,377
Expenditures	-	250,600
Ending Balance Periodic Maint.	307,656	311,589
Working Capital Fund		
Beginning Balance	152,207	89,608
Contributions	-	0.00
Expenditures	-	0.00
Ending Balance Working Capital Fund	152,207	89,608
Consultant Fund		
Beginning Balance	(13,412)	(13,413)
Contributions	12,186	48,745
Expenditures	9,266	50,000
Ending Balance Consultant Fund	(10,492)	(14,668)
Contingency Fund		
Beginning Balance	-	-
Contributions	3,621	14,485
Expenditures	-	-
Ending Balance Contingency Fund	3,621	14,485
Special Assessm't Fund		
Beginning Balance	15,979	15,979
Contributions	6,951	25,206
Expenditures	-	-
Ending Balance Special Assess Fund	22,930	41,185
Total Reserves		
Beginning Balance	1,305,641	1,243,043
Contributions	282,091	1,125,774
Expenditures	74,855	876,716
Ending Balance Total Reserves	1,512,877	1,492,101

The next FMC meeting will be held at 7:00 p.m. on Tuesday, May 21, 2002, in the West Party Room.

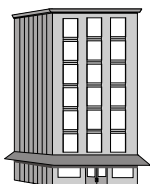


Security, Fire and Safety Committee

Jack Herzig, Chairman



The Security, Fire and Safety Committee did not meet in April; therefore, no report is submitted. The next meeting will be May 8, 2001 at 7:00 p.m. in the West Card Room.



Physical Plant And Operations Committee

George Beams
And Kurt Bedenbaugh

The Committee met on April 11, 2002. The following subjects were discussed:

Management Report: Gusbey Silva reported on four current projects:

a. Garage Exteriors Wall Repairs & Planter Waterproofing: Al Chavies Construction has completed the excavation of the garage plaza planters and is now in the process of preparing the planters surface for the waterproofing application.

These planters will be backfilled the following week in order to get the area ready for the pool preparation and Fairfax County pool inspection.

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.

b. Garage Door Replacement: Metropolitan Rolling Doors completed the door replacement on March 29, 2002. The electrical work required to tie the card reader and the remote control system to the new door operation was completed during the first week of April. The new doors are much faster, closing and opening within four seconds versus eighteen seconds with the old doors. The new doors speed has decreased the probability of tailgating. The sales representative of Metropolitan Rolling Doors recommended the monitoring of the door operation and any complaint we may receive about tailgating before proceeding with the installation of the arm gate.

Gregg Grime announced that since the new garage doors have been installed, the doors have cycled over 5,100 times without giving any problems.

c. Skyline House Main Street Sign: Our original sign was damaged during the President's Day weekend and removed for repairs on March 25th. Unfortunately, we were notified that due to the extensive damage the sign is beyond repair. A temporary sign, built in-house, was installed while a decision is made for replacement of the sign.

A motion was passed by seven (7), plus two (2) by proxy, to have Management obtain bids from three (3) vendors to develop two (2) designs; one sign for the main entrance and one for the bus stop. The "not-to-exceed" budget cost for the competition will be \$10,000.00.

d. Residential Corridor Carpet Replacement: At the end of 2001, a contract was signed with Floors Incorporated to replace the carpet in eight floors where the carpet had extensive water damage. The floors identified for replacement were the 3rd, 9th, 10th, 11th, 14th, 17th floors in the West building, and the G level in both the East and West buildings. This project has now been completed.

e. Property Inspection: The property inspection was scheduled for April 29, 2002, to inspect the planters, new booster water pumps, and garage doors.

The next PPOC meeting will be held on Thursday, May 9, 2002 at 7:00 p.m. in the West Card Room



Covenants Committee

Joseph Livingston, Chairman

The March 2002 meeting of the Covenants Committee was well attended. The Committee gained one new member and one member took a leave of absence. There was no Committee meeting in April.

The Committee voted to recommend to the Board of Directors three rules previously published

in the Skyline House Special. In that connection, one resident requested that the Committee recommend to the Board that an exception be made with respect the adoption of the proposed new Rule 18 Paragraph E12, pertaining to parking spaces. After deliberation, the Committee voted to recommend to the Board the proposed new rules, as drafted, and without any exceptions. The resident was advised of the Committee's action in writing.

The Management representative noted a decrease in the number of rule infractions involving vehicles in the garage and attributed this decrease in part to the warning traffic sign and the installed "speed bump."

The members also agreed to change the starting time of Committee meetings from 7:30 p.m. to 7:00 p.m. The Committee's next meeting is scheduled for May 15, 2002, at 7:00 p.m. in the West Card Room.



Neighborhood Watch
Judith York, Coordinator

This month's report will focus on the positive. Since January 2002, five new volunteers have started walking with our Neighborhood Watch program. Our latest recruits are: Mrs. Ambers from the West building, and Surya (a student at Glasgow Middle School) and her mother, Mrs. Sakr, from the East building. We welcome them to the program and thank them for their involvement in helping to keep Skyline House a better place to live.

The monitoring reports turned in after the Neighborhood Watch volunteers have finished their tour of the East and West buildings have shown a decreased amount of incidents to report. This is directly due to the hard work of the volunteers, the Skyline House staff, and residents who routinely observe the buildings and grounds and report any problems that need a follow-up. The volunteers have kept our communal costs down by turning off lights, locking doors that have been left open, and reporting items that need fixing.

The next Open Training Session for Watch Patrol Members will be at 7:00 p.m. on Tuesday, May 7th (this is compulsory for new volunteers who have not been certified). The next Neighborhood Watch Coordinators meeting will be held the following Tuesday (May 14) at 7:00 p.m. There will be an Open House on Friday, May 31st from 4:00 to 8:00 p.m.

These three events are open to everyone, and the location is the Mason District Station of the Fairfax County Police at 6507 Columbia Pike. This is a good way to find out about current crime in the neighborhood and the county. If you have any questions about these events, please call either Officer Alan Kivi or Officer Chip Connor at 703-354-5889.

Please contact me at 703-671-2267 if you are interested in joining the Neighborhood Watch program. We ask that you donate one hour a week of your time – and, yes, this amount of time does make a difference when you multiply it by the number of other program members. It also helps you to get to know your neighbors and feel as if you are contributing to a safer and more attractive environment.

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 met on April 10, 2002. The possibility of a Flea Market was discussed, and one is tentatively planned for about the 3rd week of June. Details will be in a bulletin board late in May and the June Newsletter. The next meeting will be on Wednesday, June 12, 2002, in the West Card Room at 7:00 p.m. 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, and 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, June 7, 2002, 6:30 p.m., West Party Room.

MAGAZINES FOR ALEXANDRIA HOSPITAL

Remember to drop off your magazines at the reception desk for the Alexandria Hospital. Tony DiSalvo makes a weekly trip to the hospital where the magazines are greatly appreciated. Our residents provide the hospital with many current magazines. If you have any questions, contact Tony DiSalvo at 703/824-1958. He has been delivering magazines for years.



Good Neighbor Committee Co-Chairs

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

Good Neighbors for April 2002

Helen & Loyd Henderson 703-578-0189
Raymond Mills 703-820-4260

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



Ad hoc Decorating Committee Jean Orben, Chair Carroll Thompson & Louise Albin

We now have all of our sofa tables in place in the lobby. They are covered with glass to protect them from problems. Silk flower arrangements to be placed on the round tables have been ordered.

The drapery company representative will come in soon to use plastic ties on the short and the long gallery draperies. Our hope is that after they are tied in one position for a few days, the drapery folds will be more even when the ties are removed. However,

the fabric is very soft and the draperies will always fall in loose, graceful folds.

The new gallery ceiling light fixtures have been ordered and the manufacturing of these fixtures should now be in production. The work will take a bit of time because the order is custom fabricated.

The new residential corridor ceiling and apartment door light fixtures have been delayed through a supplier error, but we hope to have them soon. Mrs. Clarke, our designer, is steadily working on the problem.

The Alexandria Harmonizers

The Alexandria Virginia Chapter is one of 800 chapters of the Society for the Preservation and Encouragement of Barber Shop Quartet Singing in America (SPEBSQSA). Founded in 1948, the chapter currently has approximately 235 members throughout the world and is SPEBSQSA's largest chapter. The performing chorus is made up of between 90 and 120 men.

The chorus performs about twice a month, including benefit shows for the City of Alexandria. The Harmonizers have performed at numerous prestigious venues including the White House, the Supreme Court, Carnegie Hall, the Kennedy Center, Constitution Hall, Wolf Trap, the Washington Convention Center, and the Virginia Gubernational Inaugural Gala.

Following is the upcoming Harmonizer events information:

June 25th – International Send Off
T.C. Williams High School

July 6th International Chorus Competition
Portland, Oregon

July 25th at 7:30 p.m. – Free Community Concert
Ft. Ward Park, W. Braddock Road, Alexandria

Aug. 9th at 7:30 p.m. – Free Community Concert
Market Square in Alexandria

November 22nd 23rd – 2002 Fall Show
Featuring **Metropolis**

Rachel M. Schlesinger Concert Hall and Arts Center

For more information please visit:
www.harmonizers.org or call 703-836-0969.

SPECIAL EVENTS AT SKYLINE HOUSE May 2002

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3 TGIF 6:30 P.M. EPR	4
5	6 LIBRARY OPEN 7:00-8:00 FCR	7	8 SECURITY 7:00 P.M. WCR	9 PPOC 7:00 P.M. WCR	10	11
12 Mothers Day 	13 LIBRARY OPEN 7:00-8:00 FCR	14	15 COVENANTS 7:00 P.M. WCR	16	17	18  Armed Forces Day
19	20 LIBRARY OPEN 7:00-8:00 ECR	21 FIN MGT 7:00 P.M. WCR	22	23 BOARD OF DIRECTORS 7:00 P.M. WCR	24	25
26	27 Memorial Day Observed LIBRARY CLOSED	28	29	30	31	

**Skyline House Unit Owners' Association, Inc.,
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