



# THE HOUSE SPECIAL

Volume XXII, No. 9

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

September 2002



## Board of Directors President, Johnnie Moore

There was no Board meeting in August due to lack of a quorum. The next Board meeting is scheduled for September 25, 2002 at 7:00 p.m. in the West Card Room.



## General Manager Gusbey Silva

### Extension of Swimming Pool Season:

Per request of the residents using the swimming pool, the Board of Directors has authorized the extension of the swimming pool season during the month of September. The swimming pool will be open only on weekends starting with the first two weekends from 11:00 a.m. to 8:00 p.m. Weather permitting, the extension will continue for the following two weekends.

### West Building Elevator Service:

"Elevator No. 3 modernization is scheduled for completion by the end of the first week of September. Elevators 1 and 3 will have been modernized at that time; this will resolve most of the problems experienced by residents lately. Elevator No. 2 will be out of service for modernization the following week.

### End Walls Façade Repairs:

The contract for the End Walls Façade Repairs has been awarded to Structural Preservation Systems (SPS). The job is scheduled to start on Monday, September 9, 2002, with the repair of the West end wall of the West building. After the repairs are completed on both end walls of the West building, the contractor will start the repairs on the East building. The estimated completion date for the whole project is the last week of October.

### Elevator Lobby Wallpaper Replacement:

The replacement of the wallpaper around the passenger elevators in all residential corridors, previously scheduled for completion during the month of September, has been postponed due to delivery problems of the new wallpaper. The current wallpaper was installed in 1995 using residential grade wallpaper. This time commercial grade wallpaper, with the same design, will be used with a vinyl backing for more durability.

### Painting of Unit Entrance Doors:

The painting of all unit entrance doors is rescheduled to start earlier than anticipated. The painting of the doors in the West building will begin Tuesday, September 24<sup>th</sup>, on the 17<sup>th</sup> floor and will continue with an entire floor, except for first floor residential corridor, being completed each day. The estimated completion date in the West building is Friday, October 18<sup>th</sup>.

Painting of the doors in the East building will begin on Tuesday, October 22<sup>nd</sup>, on the 17<sup>th</sup> floor and will continue with an entire floor, except for first floor residential corridor, being completed each day. The estimated completion date in the East

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

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### EDITOR

Louise Albin [lalbin@metronets.com](mailto:lalbin@metronets.com)

### 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 23<sup>rd</sup> 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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building is Friday, November 15<sup>th</sup>. The doors on the first floor residential corridors will be completed during the week of November 18<sup>th</sup>.

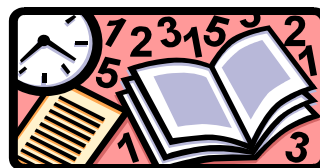
After your unit door is painted it will be left open for the remainder of the day to allow the paint to dry. An Association employee and/or security officer will be patrolling your floor while the entrance door remains open.

All unit doors on the same floor will be painted the same day, with no exceptions. A reminder notice will be placed under your door at least two weeks in advance. Please make arrangements to be at home. You may also leave an admit slip with a key at the front desk to be used by the Association painter

### **Use of Common Area Key To Access The Building:**

Please remember that when entering the building using the main lobby, you are required to use your common area key.

Skyline House Unit Owner's Association Rules and Regulations, Rule No. 5 C. states: "Residents are required to use their security keys to enter the main lobby door. Those without keys are required to identify themselves and sign in the Resident Log at the Reception Desk."



**Editor**  
**Louise Albin**

In the August Newsletter, Terry Sakellos asked for the original owners to tell their memories from the early days here at Skyline House. I've had no response. It would be interesting to hear some of the stories from those of you who were here when Skyline House first opened in December 1979.

I moved here January 30, 1980 and left the next week to spend most of the next nine years working in New York City and Geneva, Switzerland; therefore, my memories are not as vivid as those of you who spent all those years here.

I remember "Carlton," our doorman. It was like living in an "up-scale hotel." Adua was our receptionist from the beginning. She took all our telephone messages and left notes in our boxes. What a job she must have had!

Our TGIF evenings was an “event,” an evening that many residents looked forward to, a chance for residents to meet and get to know their neighbors. Some of us made lasting friendships from those evenings.



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

The Finance Committee met on August 20, 2002 with six members present.

Management reported that:

- Five bids for West façade end wall repairs have been received.

The PPOC recommended the award to SPS in the amount of \$101,638.

- The proposal for the routine biennial non-invasive structural investigation of the parking garage beams in the amount of \$14,790 has been received.

- Gardner Engineering estimated \$2,500 for the cost of engineering consulting services to repair the below-grade vertical expansion joints between buildings 3709 and 3711.

A review of the year-to-date financial statements through July 31, 2002 reveals that income to date totals approximately \$1.828M. Year-to-date operating expenditures total \$1.189M and reserve contributions total \$642,000 to date, leaving us with a net loss, after taxes, of approximately \$3,000.

For the month ending July 31, 2002, the Reserve Account balance stands at \$1.579M with total year-to-date reserve expenditures of \$411,663. Reserve withdrawals during July include \$3,111 for emergency repair of building façades, \$2,000 for remainder of the exterior garage wall repair, \$51,518 for replacement of carpets in residential corridors, \$2,901 for HVAC, pumps and motors replacement, \$10,000 in consulting fees and \$3,227 for miscellaneous expenses.

The Finance Committee is nearing completion of the 2003 annual budget. We have asked the PPOC to review all reserve items prioritized for work to be completed over the next three years and

provide comments. Plans are to submit the budget to the Board of Directors at the September Board meeting.

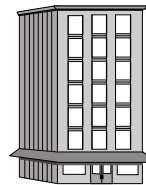
Budget items that are expected to experience an increase over last year include the payroll, group hospitalization, legal fees, property insurance, and taxes. Most other budget items are expected to remain relatively unchanged.

The next FMC meeting will be held on September 17, 2002 at 7:00 p.m. in the West Card Room.

### **Security, Fire and Safety Committee Terry G. Sakellos, Chairman**



There was no Committee meeting in August; therefore, no report is submitted. The next meeting will be September 11, 2002 at 7:00 p.m. in the West Card Room.



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

The PPOC met on Thursday, August 8, 2002 at 7:00 p.m. in the West Card Room. The minutes of the July 11, 2002 meeting were approved with one minor correction.

Management presented the following items for the Committee’s approval:

1. West-End Wall Repairs Contract: Based on the recommendation of Gardner Engineering, Inc., our consulting engineers, the Committee approved the bid in the amount of \$101,638 presented by Structural Preservation Systems (SPS). SPS did the work on the garage two years ago. Our engineers noted that there was a difference of 11,500 sq. ft. in the estimate of square feet of brick sealer from the approximate quantity our engineers made. At SPS’s unit price for brick sealer, the resultant addition to the contract would be \$6,900.
2. Garage Beams Inspection Proposal: As an element of continued efforts to monitor the structural performance of the Skyline House

parking garage, routine biennial structural inspections were recommended. Whitlock Dalrymple Poston and Associates, Inc. (WDP) submitted a proposal to do the inspection. The inspection will include thorough visual evaluation of walls, structural slabs, beams, expansion joints, and soffets at an estimated cost of \$14,790. WDP is the firm that supervised the garage repairs two years ago. Skyline House's garage is constructed with post-tension beams. Dr. Poston, one of WDP's principals, is an authority on post-tension beam construction. The Committee approved the proposal and recommended WDP to do the inspection.

3. Gardner Engineering – Building Expansion Joint Repair: Gardner Engineering performed leak testing of the below-grade north side vertical expansion joints between buildings 3709 and 3711 and buildings 3711 and 3713. The tests were performed as a result of repeated observations of water infiltration in the hallways of the “G”-level near the intersections of the buildings. The Committee accepted Gardner Engineering's proposal to prepare a brief written Scope of Work for the repair and the overseeing of such repairs for a fee of \$2,500.
4. Gardner Engineering – Garage Slab Expansion Joint Repairs: Management requested Gardner Engineering to recommend a course of action to repair an expansion joint on the garage “A” level that is deteriorated and allows water infiltration to “B” level. They suggested contacting the company that installed the existing joint to determine the manufacturer of the joint system to see if the existing joint carries an extended manufacturer's warranty. If the joint were not under warranty, they would recommend the procedure to take to correct the problem.

Gardner Engineering also did leak testing in various parts of the buildings and made recommendations for correction of the various leaks. No action was necessary concerning this report.

The maintenance log's concerns for the month of July reflected few problems (dirt or spots on

rugs, air conditioning, door closures, locks, and odors in disposal rooms). All items were taken care of or were awaiting parts.

The Committee conducts a walk-around of the buildings and grounds once a month. It is a good way to learn the areas of the buildings and outside property.

The Committee meets the second Thursday of the month. All are welcome. The next meeting will be September 12, 2002 at 7:00 p.m. in the West Card Room.



### **Covenants Committee** **Joseph Livingston, Chairman**

As *The House Special* Editor gently reminded me, it was that time again to let the community know what was going on in the Covenants Committee. My first instinct was to suggest attending the regular meeting of the Committee and get involved in our work of reviewing the Condominium Rules and Regulations and to decide whether or not to make recommendations to the Board to make living at Skyline House even better.

If you read last month's *House Special*, you saw that several changes/additions to the Rules and Regulations were recommended to the Board and await consideration.

While the Committee's reexamination of all existing Rules and Regulations is ongoing, may I suggest that all residents reacquaint themselves with and adhere to the Rules and Regulations, in both spirit and letter. Doing so, I believe, will make our neighborhood a better place to live.

Again, you are invited to attend the Committee's meetings and get involved. The next meeting will be on September 18, 2002 at 7:00 p.m. in the West Card Room.



### **Neighborhood Watch** **Judith York, Coordinator**

Our one-year anniversary celebration of the re-established Skyline House Unit Owners Association Neighborhood Watch program was held on Friday,

August 23, 2002, in the East building Party Room. The Neighborhood Watch volunteers – about 20 attendees – brought a great smorgasbord of food to the event, and it was fun reminiscing with other participants regarding their experiences over the past year.

The following information is from the July 2002 Mason District Newsletter written by our local Fairfax Police Officers. Officers Chip Connor and Alan Kivi are part of the newsletter staff:

1. The Citizens' Advisory Committee (CAC) meetings will resume again on September 10<sup>th</sup> at 7:30 p.m. in the community room at the Mason Government Center. This Committee is comprised of citizen volunteers who act as an advisory group to the station commander (Commander Tom Ryan). The meeting is open to any interested individual – just show up with your pen and paper and don't be afraid to ask questions.
2. The neighborhood watch coordinators' meeting will take place at 7:00 p.m. on October 8<sup>th</sup> and again on December 10<sup>th</sup>, followed by the CAC meeting at 7:30 p.m. The next open training session for Neighborhood Watch patrol members will be at 7:00 p.m. on December 12<sup>th</sup>. You must attend an open training session and receive a certificate of completion prior to being qualified to participate in any Fairfax County Neighborhood Watch programs).
3. Fire Drill – A special message for parents, grandparents and child caretakers: have you practiced a fire drill with the children who live with or visit you? A household situation changes over time, and now is the time to go through this most important safety procedure. Make sure the children know where to meet outside in case of an emergency.
4. Vehicle Safety – it's a good idea to automatically check that your vehicle mirrors are positioned correctly and, if others drive your vehicle, reposition them once you have returned to the driver's seat.
5. A New Child Passenger Law came into effect on July 1, 2002. All children under age six must be properly restrained in a child

safety seat or booster seat. Violations will result in a \$50 fine.

We are still seeking volunteers to donate one hour a week to our Neighborhood Watch program. The program is a great way to help look after our community, get some exercise, and meet your neighbors. If you are interested, please call your Neighborhood Watch Coordinator, Judith York at (703) 671-2267.



**Recreation Committee**  
**Tony DiSalvo**  
**Chairman**

The committee met on Wednesday, August 14<sup>th</sup>. It was a reminder that the next big activity will be the Holiday Party scheduled for Saturday, December 14, 2002 at 7:00 p.m. in the West Party Room. So mark your calendar accordingly.

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 will be Friday, September 6, 2002 at 6:30 p.m. in the East Party Room.



**Good Neighbor Committee**  
**Co-Chairs**

Toska Prather 703-379-7849  
 Ann Preston 703-031-7679

**Good Neighbors for September 2002**

**Betty Badavi 703-671-5216**  
**Toska Prather 703-379-7849**

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.

## **FROM THE EDITOR:**

### **Historical & Tourist Attractions**

The Park Authority protects, manages and preserves thousands of natural and cultural resources located within 19,326 acres of parkland. These stewardship responsibilities, in the natural world, extend to the plants and animals found there, the communities such as forests and wetlands which they form and the physical environments such as stream valleys in which they exist. The cultural resources and bits and pieces of our history, which allow us to understand our present and plan for our future, include structures, roads, landscapes, folklore, artifacts, and historic and prehistoric archaeological sites. These resources are preserved for your enjoyment and for the education of your children.

**You are our partners: call Cultural Resources 703-827-8672 to learn more.**

#### **Colvin Run Mill and Sully Historic Site**

Fairfax County is rich in its cultural heritage. The Park Authority owns and operates two sites of historical significance to Fairfax County: Colvin Run Mill and Sully. The two sites hold special historical events throughout the year.

**COLVIN RUN MILL** is located at 10017 Colvin Run Road in Great Falls. Nestled between Tysons Corner and Reston, Colvin Run Mill has an early 19-century wooden water wheel and operating gristmill. The old Miller's House features an exhibit about the process of milling and the families who operated the mill. Another exhibit in the renovated 20th-century dairy barn features the history of the Great Falls community around the mill.

Restored in 1972, Colvin Run Mill is an award-winning restoration and a Virginia landmark listed on the National Register of Historic Places. It offers daily tours, educational programs, special events, and outdoor concerts. The mill operates on a regular basis. You can picnic on the grounds, feed the ducks, and learn about America's technological roots. Also on the grounds is the Colvin Run Mill General Store. It originally served the local community and continues to function today as a sales shop offering penny candy, freshly ground

cornmeal and wheat flour, popcorn and an array of old-fashioned goods.

Colvin Run Mill is open from 11 a.m. to 5 p.m. March through December every day except Tuesdays, when the site is closed. Colvin Run Mill is not available for rent.

**Directions:** Colvin Run Mill may be reached by taking Route 7 west for five miles past Tysons Corner to the park entrance on the right.

**For more information**, fees, and to verify mill operating hours call 703-759-2771.

**SULLY HISTORIC SITE**, a Virginia Landmark listed on the National Register of Historic Places, was built in 1794 by Richard Bland Lee, Northern Virginia's first representative to congress. The house is furnished with antiques of the federal period. Outbuildings include a kitchen, smokehouse, and stone dairy. Formal and kitchen gardens complement the house. Educational programs, craft demonstrations, and living history events are offered throughout the year. Sully is open from 11 am to 4 pm March through December. Closed Tuesdays, New Year's Day, Thanksgiving and Christmas. Tours are given on the hour, beginning at 11 am. Sully is not available for rent.

**The Schoolhouse Store** at Sully once served as a one-room country schoolhouse. Today it offers items reminiscent of the early 19th-century. Merchandise includes gifts and toys for children.

**Directions:** Sully Historic Site is located on Route 28 in Chantilly, VA. From the Beltway (495) take either I66 west to Rt. 28 North or the Dulles Toll Rd. to exit 9A (Rt. 28 South).

**For further information** and fees contact Sully Historic Site 703-437-1794.

# ***SPECIAL EVENTS AT SKYLINE HOUSE September 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> Labor Day  LIBRARY CLOSED	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b> TGIF 6:30 PM EPR  Rosh Hashanah Begins at Sundown	<b>7</b>
<b>8</b>	<b>9</b>  LIBRARY OPEN 7:00-8:00 PM ECR	<b>10</b>	<b>11</b>  SECURITY 7:00 PM WCR	<b>12</b>  PPOC 7:00 PM WCR	<b>13</b>	<b>14</b>
<b>15</b>  Yum Kippur Begins at Sundown	<b>16</b>  LIBRARY CLOSED	<b>17</b>  FIN MGT 7:00 PM WCR	<b>18</b>  COVENANTS MTG 7:00 PM WCR	<b>19</b>	<b>20</b>  Sukkot Begins at Sundown	<b>21</b>
<b>22</b>	<b>23</b> LIBRARY OPEN 7:00-8:00 ECR  First Day of Autumn	<b>24</b>	<b>25</b>  BOARD MTG 7:00 PM WCR	<b>26</b>	<b>27</b>	<b>28</b>
<b>29</b>	<b>30</b> LIBRARY OPEN 7:00-8:00 PM ECR					

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