



The house special

Volume XXIII, No. 6

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June 2003



Board of Directors President, David Tilson

At the Board of Directors meeting on May 28, 2003, a number of things of interest to all unit owners and residents were discussed and acted upon.

Balcony Power Washing:

There was a discussion of the balcony power-washing program that has just been completed. Power washing the balconies once a year is a necessary condition of the warrant offered by the balcony repair contractor because the coating on the surface of the balconies requires power washing to keep it clean. However, the same is not true of the balconies that have been covered with ceramic tile. For tiled balconies, power washing is optional: a unit owner can have it power washed or decline by notifying the Management office. Unfortunately, this was not made clear in the preliminary announcement about the power washing this year. Next year it will be made clear in the initial announcement. A reminder will be published in the issue of the newsletter that comes out the beginning of the month in which the power washing will be scheduled.

Exercise Room Hours:

At the April Board meeting, a unit owner requested that the Board reconsider the schedule for use of the exercise room. The newly refurbished and enlarged exercise room is an attractive facility. He requested that hours for single sex use be

modified to allow couples to use the facility together during the late afternoon and evening hours. The matter was referred to the Covenants Committee. After an open discussion of this matter, the Committee submitted, for Board consideration, the following schedule:

Women only: Monday, Wednesday, and Friday from 9:00 a.m. to 4:00 p.m.

Men only: Tuesday, Thursday, and Saturday from 9:00 a.m. to 4:00 p.m.

Open to all, Sunday and all other hours:

The Board approved a temporary change to these new hours for three months beginning Monday, June 2. If there are large numbers of unit owners who are not happy with these changes during this trial period, the Board will reconsider the matter in September. If there is general satisfaction with the change, it will be made permanent.

Unit owners who use the exercise room should make their views known to Management.

Rules and Regulations:

The Covenants Committee worked very hard to review all of the Rules and Regulations, and its recommendations were reviewed at a special meeting of the Board earlier this month. The Board agreed that the Covenants Committee, ably led by Joe Livingston, had done an outstanding job but concluded that a few additional modifications were required. The Committee agreed to these modifications and the Board approved the final draft. The newly revised Rules

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PHYS PLANT/OPS, George Beams and Kurt Bedenbaugh	710 E 1004 E	578-9507 671-8930
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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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and Regulations will be distributed to all unit owners and renters in the very near future.

Investment Policies and Procedures for Reserve Funds:

The Financial Management Committee, following the Board's February request to recommend an investment strategy for our reserve funds, submitted its recommendations to the Board at this meeting. The work in developing these recommendations was done by an ad hoc subcommittee of the Financial Management Committee consisting of Darryl Graham, Wynfred Joshua, Morton Kessler, Wayne Krumwiede, Charles Ruby, and Gusbey Silva.

We have about \$1.6 million in reserves at present and are contributing about \$1 million per year to reserves in our operating budget to cover the costs of anticipated repairs and replacement of equipment, furnishings, etc., and to gradually increase the amount of our reserves to cover major contingencies that may occur as the buildings get older. The budget for 2003 and the anticipated budgets for 2004, 2005, and 2006 are likely to cover anticipated reserve expenditures.

Investments can be made only in instruments issued or guaranteed by the U.S. government. At present, almost half of our reserves (\$.779 million) are invested in long-term Fannie May bonds most of which are callable in October and November of this year. The balance of the money is invested in money market funds and intermediate term CDs and bonds.

The interest from the callable bonds will total almost \$39,000 in 2003. When these bonds are called, and if we reinvest the funds in Treasury T-bills and money market funds at present rates of interest, we would earn only \$7,000 to \$8,000 in 2004.

The Committee noted that it is possible that interest rates may rise next year and that there are some uncertainties about the amounts of reserve expenditures that may be incurred. Thus, to maintain both the flexibility to invest in higher yielding instruments next year and the necessary liquidity to cover unforeseen repairs, the

Committee recommended that the funds that become available from the callable bonds be invested in T-bills and money market funds, whichever will yield the highest net interest (after taxes). They plan to review the situation again at the end of the year.

The Board approved the Committee's recommendations.

Glass Doors In Commercial Units:

The owners of the commercial units in the East and West buildings both have requested permission to replace their solid doors with glass doors like the one in our Management office. After some discussion, the Board approved the requests with the understanding that Management will determine promptly whether there is anything in the condominium documents that would make such a change illegal.

Speeding In The Garage:

Since the speed bumps were removed from the garage, the number of incidents of vehicles driving at unsafe speeds in the garage has increased noticeably. This is both a danger to residents and a potential liability to the Association. Management was instructed to seek expert advice on what effective technology might be available to force slower speeds in the garage, and what legal, meaningful penalties we might impose that would serve as a real deterrent to garage speeders.



Gusbey Silva
General Manager

Façade Repairs:

The façade repairs in the East building have been completed and demobilization will take place on Thursday, May 29, and Friday, May 30. The façade repairs in the West building will be completed and demobilization will take place on or by June 13. At that time, all of the overhead protection will be removed and the landscaping will be reinstalled to return the property to its original condition before the project started.

Security Camera System:

The installation of security cameras and monitors has been completed in the West building. The security cameras have been installed in the East Penthouse, and the concrete work was completed for the installation of the remaining wires, which will allow the installation of the remaining cameras and monitor for the East building.

Balcony Power Washing:

The balcony power washing was completed on Tuesday, May 27. The power washing took longer than expected due to several weather delays, which in some cases produced poor results. As a result, it was necessary to rewash several balconies. After the rewash, satisfactory results were achieved and the project was completed.

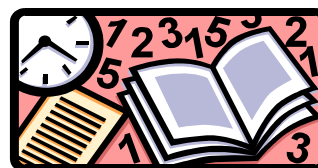
East Building Passenger Elevators:

The modernization of passenger elevator # 3 is in its 5th week, which is approximately half the time needed to complete the modernization.

Exercise Room:

A maximum of 10 persons will be able to use the exercise equipment at the same time, six using the aerobic equipment and four using the weight/resistance equipment. Management has increased the number of keys available at the Front Desk to ensure that the exercise room may be used to capacity.

Except for water, please refrain from eating and drinking in the exercise room.



Editor
Louise Albin

This is my plea to the Committee Chairs, or designated reporters for the Committee, to please give me your written reports, either hand written or e-mail, within five days of your meeting. If you have NO REPORT to submit, I need to know that as well. It is quite frustrating to e-mail you or call you to get your report. My aim is to have the

newsletter delivered by the first Friday of the month. I need your cooperation to do that.

Alexandria Singers

Are in

A

Broadway State of Mind

A Song & Dance Pops Spectacular featuring music from your favorite Broadway shows:

Chicago, Oklahoma, 42nd Street, The Pajama Game...

Also featuring songs by Billy Joel, Irving Berlin and MORE!!

The Alexandria Singers have been performing American popular music in the greater D.C. metro area for more than 25 years. Their repertoire of pop, rock, show tunes, blues, and jazz has distinguished them from the numerous choral groups in the area. Under the direction of Roger Oliver, the Singers have received praise and recognition over the years. *The Washing Post* noted that the Singers “combine a professionalism with their obvious and spontaneous love of what they do.”

Intermission Performing Arts Magazine wrote: The Alexandria Singers are “a topnotch show chorus that are a pleasure to both listen to and watch”.

Performances are Saturday, June 28th, at 8:00 p.m. and Sunday, June 29th, at 3:00 p.m. at T.C. Williams High School, 3330 King Street, Alexandria. Tickets may be purchased by calling: (703) 941-7464.

The Singers will also be sponsoring a **Silent Auction on Saturday, June 28 only – Bid on Great Prizes!!** Gift certificates for local restaurants, Kennedy Center gift certificates, CD collection, gift certificate for Victoria’s Secret, Mikasa Crystal, Framed Artwork... and **Much More!!!**

Security, Fire and Safety Committee

Terry G. Sakellos, Chairman



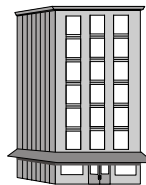
On June 4, 2003, at 6:00 p.m. in the East Party Room, Mr. Gerald Jaskulski, a member of the Fairfax Emergency Management Team, will give a presentation on Emergency Preparedness.

Garage Safety:

Once again it is necessary to remind residents that when driving in the garage please drive with caution, use your lights and slow down. We are getting a lot of complaints about speeding. The garage is not a playground, and children should not be riding their bikes through the garage and playing at the entrance/exit doors of the garage.

Elevator Safety & Courtesy:

Please use the elevators with others in mind when having a conversation as you exit the elevator. Don't hold the doors open to finish your conversation, step off the elevator and let the elevator continue. The elevators doors will remain open long enough for passengers to board and exit the elevator safely. Please don't force the doors open.



Physical Plant And Operations Committee

**George Beams
And Kurt Bedenbaugh**

The PPOC submitted no written report for this issue of *The House Special*. The next meeting will be held on Thursday, July 10, 2003, at 7:00 p.m. in the West Card Room.



Financial Management Committee

**Wynfred Joshua & Chuck Ruby
Co-Chairmen**

The Financial Management Committee (FMC) met on May 19, 2003, to review the April financial statements and other relevant issues. Total income for the month of April was

\$270,834 with expenditures of \$157,151. Total income less expenditures amounted to \$113,681. The monthly Reserve Contributions were \$91,109, leaving a net income before taxes of \$22,572. We are well within the budget projection for the month of April. Reports of costs for façade repairs and other big-ticket projects are expected in June.

While The FMC did not go into detail on the Audit Report, it verified that the Auditor's basic recommendations had been implemented or would be in preparing next year's budget. FMC members noted the importance of having the option to extend the auditing contract for additional years. Auditors are usually able to work at less cost in succeeding years once they are familiar with our Association and internal control system.

The report of the Subcommittee on Reserve Investments was discussed at some length. This ad hoc Committee was established in response to the Board's request to recommend an investment strategy for our Reserve funds. Skyline House by-laws restricts investments of Reserve funds to U.S. Government securities and U.S. Government guaranteed CDs.

Roughly half of our Reserves are invested in long-term government bonds. About \$700,00 of this is in two high interest callable bonds, which provide almost \$39,000 annually in interest to our budget. These bonds are likely to be called in October and November 2003. The question for us was where to invest these funds.

A key assumption of the Subcommittee members was that interest rates, while they could still drop in the near future, would likely rise next year. The Committee was also acutely aware that there could be unexpectedly high Reserve expenditures, such as far-reaching façade repairs, or unanticipated repairs that could upset budget plans and projections.

With these considerations in mind, the Subcommittee concluded that it would be prudent to invest coming available funds of the callable long-term bonds in short-term securities, specifically 26-week T-bills or money market, whichever would yield more revenue taking into account tax

implications. This would give Skyline House the flexibility to invest in higher interest long-term bonds in 2004 or later when issued, while at the same time maintain liquidity to cover unforeseen repairs. The FMC endorsed the report and submitted this to the Skyline House Board of Directors at its May meeting. The Board unanimously accepted the recommendation.



Covenants Committee
Joseph Livingston, Chairman

The Covenants Committee submitted no written report for this issue of The House Special. The next meeting will be held on Wednesday, July 16, 2003, at 7:00 p.m. in the West Card Room.



Neighborhood Watch
Judith York, Coordinator

There are five regional Neighborhood Watch Conferences being held in Virginia to support Homeland Security. These conferences are free and open to the public. The Virginia Crime Prevention Association (VCPA) and the Allstate Foundation (an independent foundation funded by contributions from the Allstate Insurance Company) sponsor the Neighborhood Watch Conferences. The next regional Neighborhood Watch Conference is scheduled for Saturday, June 21, 2003, from 8:30 a.m. to 3:00 p.m., in Chantilly at the Fairfax County Police Department's Sully District. Over 300 people attended the three previous conferences held in Salem, Henrico County and Bristol.

Please call me (703-671-2267) if you are interested in attending all or part of this program on June 21st. We have already received interest from our neighborhood watch participants and we could carpool if enough Skyline House residents indicate interest. This initiative is part of the

overall war on terrorism and is being funded by the VCPA and the Allstate Foundation.

During the April/May time frame, we had reports on several doors being left unsecured on the Penthouse level of both the East and West buildings. In the East building, there were doors left unsecured on the "S" level and "P" level, as well as a broken panic bar latch on the stairwell door between the "G" and "S" level and a damaged gate in the "B" stairwell. Wall markings have been reported on six floors and cable boxes have been left open on a few floors. In the West building, trash again was scattered beyond the fence on the penthouse floor and was also left on the floor in several disposal rooms. Twelve of the disposal rooms in the West building had foul odors and there were carpet stains and wall markings on several floors. Finally, there are still vehicles parking on Skyline House property that do not display an authorized decal.

Neighborhood Watch participants are reporting these incidents on their monitoring form, as well as in the maintenance log. We urge all residents to use the maintenance log when they see something that needs repair, and for us all to do our part to help keep Skyline House beautiful as well as safe; Neighborhood Watch volunteers and Management cannot do it alone. Please ask the receptionist to dispatch the security officer to investigate when you see something that requires immediate attention.

In conjunction with The Allstate Foundation, the Virginia Crime Prevention Association (VCPA) is conducting five regional Neighborhood Watch Conferences to support Homeland Security in Virginia. President Bush has called on communities throughout America to double participation in Neighborhood Watch to support Homeland Security. In the aftermath of September 11, 2001, the need for securing our communities with volunteer programs such as Neighborhood Watch has become essential. People want to get involved and learn how to report and respond to terrorist threats. Neighborhood Watch is a natural tool to get people involved in the war against terrorism.

To support the President's call, the VCPA is partnering with Virginia law enforcement agencies

to mobilize Neighborhood Watch with a new mission to support Homeland Security. This new mission will provide Virginians the tools they need to be more vigilant for suspicious activity that may be related to terrorist threats and to make their homes and communities more secure.

The regional Neighborhood Watch conferences provide support for existing Neighborhood Watch programs, while recruiting new volunteers to meet the President's goal of doubling Neighborhood Watch participation. Topics that the conferences will address include: Neighborhood Watch and Homeland Security; Status Report: Neighborhood Watch in Virginia; Virginia Citizen Corps; Recognizing and Understanding the Threat of Terrorism; Hazardous Article Threats; Preparing for the Unexpected - Home Emergency Planning and Terrorism Risk Assessments.

The VCPA is a non-profit 501(c)(3) organization that has been operating in Virginia since 1978. Its mission is to develop and implement programs that prevent crime by focusing on reducing opportunities for crime. The VCPA partners with law enforcement, community groups, businesses, schools, public housing and other organizations to deliver programs and services. The VCPA is a charter member of the Crime Prevention Coalition of America. The VCPA has over 425 members, representing the majority of the law enforcement agencies in the Commonwealth of Virginia.

The Neighborhood Watch Conferences are being made available through a grant presented to the VCPA by The Allstate Foundation. Founded in 1952, The Allstate Foundation is an independent corporation funded by contributions from the Allstate Insurance Company.

**Neighborhood Watch and Homeland Security
June 21, 2003**

**Fairfax County Police Department
Sully District Station
4900 Stonecroft Boulevard
Chantilly, Virginia 20151**

- 8:30 am - 8:45 am Welcome and Introduction
Patrick Harris - Virginia Crime Prevention
Association//Local Law Enforcement
Representatives
- 8:45 am - 9:15 am Neighborhood Watch and
Homeland Security:
Patrick Harris - Virginia Crime Prevention
Association
- 9:15 am - 9:45 am Status Report:
Neighborhood Watch in Virginia
Daniel Gilmore - Department of Criminal
Justice Services
- 9:45 am - 10:15 am Virginia Citizen Corps
Susanne Simmons - Citizen Corps, Office of
the Governor
- 10:15 am - 10:30 am Break
- 10:30 am - 11:00 am Recognizing and
Understanding the Threat of Terrorism Virginia
State Police
- 11:00 am - 11:45 am Terrorism Risk Assessments
Richard L. Arrington - Roanoke Police
Department
- 11:45 am - 1:00 pm Lunch (provided)
- 1:00 pm - 1:30 pm Hazardous Article Threats
Karl Mercer - Henrico County Division of Police
- 1:30 pm - 2:00 pm Preparing for the Unexpected
- Home Emergency Planning
American Red Cross
- 2:00 pm - 2:15 pm Break

2:15 pm - 3:00 pm Expanding Neighborhood
Watch to Support Homeland Security
Local Panel Discussion

For more information contact: Patrick D.
Harris, Executive Director, (804) 231-3800 or
vaprevent@aol.com



**Recreation Committee
Tony DiSalvo
Chairman**

EMERGENCY: The Recreation Committee
is looking for a few more good members with the
goal in mind that one of the new members would
like to become co-chair of the committee.

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, June
6, 2003, at 6:30 p.m., in the West Party Room.

The July TGIF is scheduled for Friday, July
11, in the East Party Room. The delayed date is
due to the holiday July 4th which falls on the first
Friday.

The next Committee meeting is scheduled for
Wednesday, June 11, at 7:00 p.m., in the West
Card Room

COMING EVENTS:

Recreation Committee Meeting: Wednesday,
June 11, at 7:00 p.m., in the West Card Room.



**Good Neighbors Committee
Co-Chairs**

Toska Prather 703-379-7849
Ann Preston 703-931-7679

Good Neighbors for June

Virginia Fissmer 703-379-2901
Alina Gonzalez 703-379-5391

The Good Neighbors are available to assist all residents who are in need of temporary help due to illness or emergency. We are always in need of new members to assist those in need. If you are interested in serving your neighbors, please call one of the co-chairs and join us.

INFORMATION FROM MASON MATTERS!

*SPOTLIGHT BY starlight Series
Summer 2003 Schedule*

All performances are free and begin at 7:30 p.m. at the Mason District Park amphitheatre, located at 6621 Columbia Pike.

- June 1 Falls Church Concert Bank
- June 4 HOTS Jazz Orchestra (Ragtime)
- June 6 Claudia Gargiulo Quartet
(Venezuelan/Argentinean)
- June 8 City of Fairfax "Concert Band"
- June 11 Cephas & Wiggins (Blues)
- June 13 Korean Dance and Music
- June 15 Hexagon (Satirical Show)
- June 18 Razz'm Jazz'm
- June 20 US Navy Band "Country Current"
- June 25 Little Bit of Blues
- June 27 Swing Shift (Swing)
- June 29 Alban Chorale

- July 2 La Salle Dance Orchestra (Swing)
- July 6 US Navy Band "Commodores"
- July 9 Herb Smith Band (Blues)
- July 11 Road to the Isle (Scottish/Irish)
- July 13 Fairfax Symphony "Summer Band:
- July 16 Federal Focus Jazz Band (Jazz)
- July 18 Arte Flamenco (Dance & Music)

- July 20 Fairfax Symphony "Summer Band"
- July 23 Bruce Ewan & Andre Christovam
(Blues)
- July 25 Hesperus (old-Time)
- July 27 Blue Highway (Bluegrass)
- July 30 New Columbia Swing Orchestra

- Aug 1 Mariachi Los Amigos
- Aug 3 Laurie Delk Bank (Blues Jazz)
- Aug 6 The King's Combo (Blues)
- Aug 8 Fairfax City Alte Kameraden
German Band
- Aug 10 Bull Run Cloggers
- Aug 13 Beall Street Jazz Band
- Aug 15 Navy Band "The Cruisers" (Rock)
- Aug 17 Washington Balalaika Society
(Russian Music)
- Aug 20 Army Blues Band (tentative)
- Aug 22 Pan Masters Steel Orchestra
(Caribbean Music)
- Aug 24 Alexandria City Band
- Aug 27 Village Jazz Band (Jazz)
- Aug 29 Irish Breakfast Band
- Aug 31 Happy Feet (Clogging/Tap)

SPECIAL EVENTS AT SKYLINE HOUSE June 2003

SUN	MON	TUE	WED	THU	FRI	SAT
1	2 LIBRARY OPEN 7:00-8:00 PM ECR	3	4 Emergency Preparedness Presentation by Fairfax Emergency Management Team 7:00 PM ECR	5	6 TGIF 6:30 PM WPR	7
8	9 LIBRARY OPEN 7:00-8:00 PM ECR	10	11 RECREATION 7:00-8:00 PM WCR	12 PPOC 7:00 PM WCR	13	14
15	16 FIN MGT 7:00 PM WCR LIBRARY OPEN 7:00-8:00 ECR	17	18	19	20	21
22	23 LIBRARY OPEN 7:00-8:00 ECR	24	25 BOARD OF DIRECTORS 7:00 PM WCR	26	27	28
29	30 LIBRARY OPEN 7:00-8:00 ECR					

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