



The house special

Volume XXIII, No. 12

www.shuoa.org

December 2003



Board of Directors President, David Tilson

The next Board of Directors meeting will be December 3, 2004 at 7:00 p.m. in the West Card Room.



General Manager Gusbey Silva

Storm Damage:

The claim filed with Travelers Insurance Company to cover the cost of the damages incurred by the storm was approved. The Association received a payment in the amount of \$59,031.00 for the replacement/repair of the following items: the water fountain, the fence damaged by the fallen tree at the circle, and the removal and replacement of a total of 19 trees.

The Board of Directors accepted the recommendations from the landscape designer who, after a thorough inspection of the grounds, gave us advice on the type, number and size of trees to be replaced. A total of 27 trees lost this year. This includes the ones lost in the storm, by SPS construction, and by the environment. The funds received from Travelers Insurance Company will cover this expense.

Thirteen of these trees, the Colorado Spruces and Norway Maples, will be planted in early December. The large Crape Myrtles and the Nellie Stevens Holly will be planted in the springtime of 2004.

Garage Beams/Deck Repairs:

The garage repairs are going as scheduled. The contractor is currently performing the repairs on the second half of the project. We expect this project to be completed by the middle of December.

Freight Elevators Modernization:

The modernization of both East and West freight elevators started on Monday, November 17th, and the estimated completion date is by the middle of February 2004. The passenger elevators #3 of each building have been designated for move-ins, move-outs, and deliveries or pick-ups during this period. During this time, there will not be an elevator key available to secure the elevator while it is being used. Instead, the engineer on call will change the elevator to independent service when needed. It is imperative that you reserve the elevator if you are planning to move out or if you schedule a delivery or pick up. The Front Desk Receptionist will not call the engineer on call if there is no reservation on file. We apologize for the inconvenience and appreciate your cooperation.

Volunteers Appreciation Day:

A Volunteers Appreciation Day party is being planned for the end of January 2004. All residents will be invited to come and take the opportunity to show their appreciation for all the work and time

<u>OFFICE DIRECTORS</u>			
PRESIDENT	Dave Tilson	805W	998-7254 dtilson@metronets.com
VICE PRESIDENT	Budd Coutts	1607 E	931-3165 bcoutts@metronets.com
SECRETARY	Linda Council	1716 E	998-7519 Linda.Council@usdoj.gov 202-307-9477
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DIRECTOR	Johnnie Moore	1105 W	998-5650 johnniemoore@worldnet.att.net
DIRECTOR	Judith Peterson	1707 E	671-4543 peterson@metronets.com

COMMITTEE CHAIRS/CO-CHAIRS

COMMUNITY RELATIONS

COVENANTS,	Joseph Livingston	814 W	931-6923
FINANCIAL MGT,	Wynfred Joshua	1414W	820-4471 diawin@metronets.com and Chuck Ruby
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,	Terry Sakellos	204 E	820-0455

MANAGEMENT OFFICE

Gusbey Silva, General Manager	gusbey@shuoa.org
Darryl Hall, Deputy General Manager	darryl@shuoa.org
Greg Grimm, Chief Engineer	gregg@shuoa.org
Tycia Haight, Bookkeeper:	tycia@shuoa.org
Tania Saib, Resident Services Coordinator	tania@shuoa.org
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CHIEF WEB DEVELOPER

Joyce Routt	jlroutt@metronets.com
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EDITOR

Louise Albin	lalbin@metronets.com
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LETTERS TO THE EDITOR

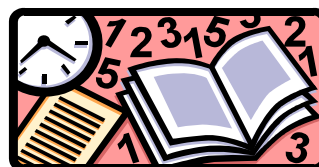
THE HOUSE SPECIAL welcomes brief comments from its readers. Limit your letters to 250 words or less and include your name and unit number. The Association Board reserves the right to refuse incorrect or improper statements. Committee reports must be submitted to the Editor by the 23rd of each month or 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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provided by each committee member during the year. Notices will be posted in the bulletin board with the date and time selected. Please contact the Management Office if you do not serve as a volunteer for the Association and would like to help with the party arrangements.



**Editor
Louise Albin**

Thank you for all of your donations. Thanks to the generosity of those donations we were able to provide two families a wonderful Thanksgiving Dinner. We will have the same families again for the Christmas holiday. In addition to providing food for the Christmas Dinner, we also try to provide a few gift items for the families.

Below are the children's names and ages and their wish lists (names are provided because some people prefer to wrap their gifts and place a name tag for the gift).

<u>Family 1</u>	<u>Wish List</u>	<u>Size</u>
Stephanie 12	Clothes	Adult Extra Large
Rudy 7	Winter Clothes	14 children's
Rachel	Winter Clothing	7 children's
Crystal	Barbie Dolls	
	Clothing	6 children's
Britney Mom	Winter Clothing	14 children's
	Christmas tree and decorations	
<u>Family 2</u>	<u>Wish List</u>	<u>Size</u>
Frankie 6	Clothes	7 children's (pants) 8 or large (shirts)
Tony	Clothes	3T pants 3T shirts

Submitted by Tycia Haight

**JOIN THE ALEXANDRIA SINGERS
HOLIDAY POPS CONCERT** on Sunday,
December 7, 2003 at 3:00 p.m., at the Bishop
Ireton High School, 201 Cambridge Road,
Alexandria. They will be singing Jazzy renditions

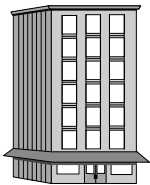
of your Holiday & Hanukkah favorites. Reserved Seating: \$20; General Seating: \$15; Senior, Students, & Active Military: \$10; Children (age 6 and under): \$5. Tickets ordered by mail, email, or phone at (703) 941-SING, must be prepaid by check or credit card, and will be held at the Will Call table at the concert.

THE ALEXANDRIA HARMONIZERS will perform a 2003 Holiday Concert on December 5th at 7:30 p.m. at the Lee Center, 1108 Jefferson Street, Alexandria. No admission charge. The HARMONIZERS will perform their 2003 Holiday Show on December 14th at 3:00 p.m. at the TC Williams High School Auditorium, 3330 King Street, Alexandria. Tickets available for \$9.00 at the door.

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



The Security, Fire and Safety Committee met on November 12, 2003, at 7:00 p.m. in the West Card Room. No written report was submitted.



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

The PPOC Committee met on November 13, 2003. The following subjects were discussed:

Storm Damage:

Management is still waiting for a decision from Travelers Insurance Company, the carrier for the Association's commercial policy, regarding the claim filed for damages incurred by the storm. The total estimated amount for the damages is \$55,531.00. Management solicited two additional estimates for the replacement of the 19 trees as requested by Traveler's claims adjuster. A response of the outcome will be provided soon.

Management hired an Arborist to find out why so many trees are dying, since only two were damaged in previous storms.

Elevator Modernization:

The modernization of the passenger elevators is now completed. The Fairfax County Elevator Inspector performed the final inspection of the East passenger elevators on Tuesday, November 4, 2003. Delta Elevators had removed all their equipment from the building by the end of last week.

There are two issues pending for the close out of this project:

Delta is proposing a credit in the amount of \$10,000 for the replacement of the astragals on all hoistway doors. Management is waiting for approval of this amount from our elevator consultants, Lerch Bates.

Delta Elevator's maintenance warranty contract was terminated on November 1, 2003. The Association's attorney, Bob Segan, said the Association will not be obligated to pay the balance of the warranty maintenance if we have a certification from Lerch Bates clarifying the intent of the paragraph included in their bid document for the modernization of the freight elevators. Roger Whetzel, our elevator consultant, confirmed (verbally) that the paragraph in question about the warranty maintenance was referring to both regular and warranty maintenance. The newly hired elevator company, Thyssenkrupp, is now performing the maintenance of all 12 elevators. The modernization of the freight elevators is scheduled to start on Monday, November 17, 2003.

Garage Deck and Beam Repairs:

The garage repairs are proceeding as scheduled. The contractor is currently performing the repairs on the second half of the project. We expect completion of this project by the middle of December 2003.

**Gardner Engineering Consulting Proposal for
North & South Façade Repairs:**

The General Manager is assured that the new bids will be at 5% in the following years, and that a pre-construction conference will be held as was done with the earlier contract. The Committee voted to recommend that the Board accept Gardner Engineering's proposal.

Replacement of Lawn Irrigation System:

The Association has a new sprinkler system on top of the garage in the newly planted areas, but the system in the rest of our landscaped areas has collapsed with pipes broken and sprinkler heads that must be constantly repaired and re-set. Management recommended accepting the Urban Irrigation, Incorporated proposal. The Committee voted to recommend that the Board accept Management's recommendation of Urban Irrigation, Inc.'s bid in the amount of \$39,600 to replace our lawn irrigation system.

Re-Building of the Heat Exchangers:

This re-building of the heat exchangers was last done ten years ago. The heat exchangers are in good condition and this is precautionary maintenance. The company that was recommended by Management, CT/HX, is the closest authorized representative in this area. The PPOC recommends that the Board accept the CT/HX Engineer Repair Services, Inc. bid of \$27,580 to re-build the heat exchangers.

Passenger Elevator Cab Renovation:

Our current passenger elevator cabs are in good condition; the renovation concept is based on the belief that upgrading their appearance would increase our building's value. Pictures are to be provided to the Committee, which will expand upon the drawings included in Artistic Elevator Interiors presentation. Should these cabs be renovated in accordance with Management's recommendation, it will be possible to install cameras to prevent vandalism of the wooden panels proposed for installation. The Committee accepted the idea of passenger cab renovation but felt additional investigation was called for.

Soap Suds Backup in the Lower Units:

Gusbey Silva said the problem began about eight or nine years ago when owners began to replace the original washer-dryer machines. The Board requested that an engineer be hired to evaluate the situation and suggest solutions. The Phoenix Design Group was the firm hired to evaluate the matter that blamed the original construction of the buildings, which connected kitchen sinks and the washer-dryers to a common vertical stack instead of to their own separate riser

pipe. The Committee felt that more study of the problem was called for, and it was suggested that another engineer be engaged to evaluate the situation. Bob Lowry, Cecil Williams, and Kurt Bedenbaugh are to be included in those discussions.

The PPOC will not meet in December. The next meeting will be on Wednesday, January 14, 2004, 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 November 17, 2003 to review the October financial statements and other issues. Summary figures for the month of October 2003 are as follows:

Total income: \$ 272,060.

Total Expenses: \$147,478.

Reserve Contributions: \$91,109.

Net Income before taxes: \$33,473.

The FMC was pleased to note the General Manager's report that Skyline House had received \$40,000 for the NCB stock it had held since 1999 as a condition for the loan it needed at the time. The FMC recommended that the amount be placed in the contingency fund.

The FMC further noted that in accordance with the Board's decision the fountain in front of the lobby would be repaired as soon as the insurance company approves the claim. Seventeen other damages caused by the storm included trees and fence, which will be replaced or repaired. The total claim runs to roughly \$60,000. Tree replacement will occur in light of the recommendations of the landscape designer.

The FMC endorsed several proposals of the PPOC, to wit: to award Gardner Engineering a consulting contract for the façade repairs; to have CT/HX Engineering Repair Services rebuild the heat exchangers for \$27,580; and to have Urban Irrigation replace the Lawn Irrigation System for \$39,600. The PPOC report includes the technical details and reasons for the contracts. The FMC also supported the PPOC proposal to have the

interior of the passenger elevators renovated at a price of approximately \$12,000 per elevator, provided PPOC would be able to see the proposed cabs and assess them in view of brightness and aesthetic design. At this point, no one has been able to see the proposed cabs. The FMC Co-Chairman, Winny Joshua, promised to visit a building in Reston where the cabs could be viewed.

The FMC will not meet in December, but will meet again on Monday, January 26, 2004. Other FMC meetings for 2004 will be scheduled for the third Monday of the month.



Covenants Committee **Joseph Livingston, Chairman**

The Covenants Committee met Tuesday, November 18, 2003, at 7:00 p.m. in the West Card Room.

At Management's request, the Committee discussed problems of water from units on some upper floors, backing up in the sinks of some units on lower floors. Both our Engineer and the PPOC are working to correct the problem. If you wish to have more information on this matter, you may contact the PPOC.

In view of the work being done by both our Engineer and the PPOC, consideration of any possible changes in the Skyline House Rules and Regulations appear premature. We will revisit the issue after receipt of pertinent information from our Engineer and the PPOC.

The Covenants Committee will not meet in December. The date, time and place of the January 2004 meeting will be posted in the January *The House Special*.

SKYLINE HOUSE ANNUAL ELECTION FOR THE BOARD OF DIRECTORS MARCH 30, 2004

Skyline House By Laws state that the notice of the Annual Election will be published in the December issue of *The House Special*.

There will be three (3) vacancies to be filled this year, two for three years, and one for two years.

Nominations will be open on January 2, 2004. Applications may be picked up at the front desk and returned to the Management Office on or before

close of business February 13, 2004. Nominations will close on February 13, 2004 at 6:00 p.m.

It takes at least 50 helping hands to conduct the election. We urge anyone who can possibly do so to give a few hours to help. It is our desire to have our new residents take an active part in this election. A sheet for volunteers to sign up will be at the front desk, so PLEASE give this your utmost attention. You will be contacted to discuss your interest.

Two Committees, the Nominating Committee and the Election Committee, need to be established. At least three (3) unit owners are needed for each of these Committees.

The Nominating Committee is charged with recruiting candidates. The Election Committee's objective is to provide all unit owners with formal, legally sufficient, and timely notification of the Annual Election.

The Management Office staff will provide administrative support, i.e., preparation of all forms and assistance to each Committee.

Please consider running for office, being a Committee Chairman, or just lending a helping hand.



Neighborhood Watch **Judith York, Coordinator**

The year has gone by quickly and the festive season is upon us.

Please be extra careful with your handbag or wallet and be aware of "staged" events as pickpockets often work in pairs. Carry only as many credit cards as you need and make sure you have an up-to-date list of them at home.

Last but not least, lock all your packages in the trunk of your car so they do not tempt thieves. If you are driving long distances, have a mechanic check your car to prevent breakdowns and, if you are flying, don't be distracted when lining up at the airport counter, keep a close watch over your wallet, handbag and carry-on luggage. If you will be away from home for a while, let a friend or neighbor know how long you will be gone so they can pick up your newspapers, mail, and any packages that might be delivered (unless you have a separate arrangement with the delivery service).

The next open training session is Tuesday, December 2, 2003 and the Neighborhood Watch Coordinators' meeting is December 9, 2003; both meetings start at 7:00 p.m. The Citizens' Advisory Committee (CAC) takes place on the second Tuesday of each month (except August) in the community room at the Mason Governmental Center (6507 Columbia Pike).

This past year has shown the importance of the Neighborhood Watch Program by the decrease in the number of vandalism and graffiti incidents. Does anyone remember when we re-started the program again, when we received the March 15, 2001 memo from Skyline House Management detailing some of the incidents such as "vandalism of a vehicle on the East side of the parking lot, several areas being used as rest rooms, spitting on one of the mirrors, etc."?

I thank all who have helped keep our community a decent and safe place to live. Please feel free to contact me on 703-671-2267 if you are willing to spend one hour a week walking the grounds and buildings. You can choose your own schedule and change it whenever you like. We have lost several members over the past year and would welcome (and need) more volunteers. I wish one and all a very pleasant and joyous upcoming festive season.



Good Neighbors Committee Co-Chairs

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

Good Neighbors for December 2003

Geraldine Naveau 703-931-4643
Glendis Taylor 703-998-7871

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.



Recreation Committee Tony DiSalvo Chairman

Mark Saturday, December 13, 2003 on your calendar for the Skyline House Annual Holiday Party. As usual, this party is held on the second Saturday of December at 7:00 p.m., West Party Room. This is a semi-dress-up night. Residents always outdo themselves in preparing hors d'oeuvres for that evening.

The committee will meet on Wednesday, December 10, 2003 at 7:00 p.m. in the West Card Room to formalize plans for the Holiday Party. 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 Post Annual Holiday Party is scheduled for January 9, 6:30 p.m., East Party Room. Note the change from the first Friday to the second Friday.

A BIG THANK-YOU to Fawaz Alami who has updated the committees' Holiday and the Post Annual Holiday Party fliers. Fawaz is Sandy's husband. Sandy is another great Skyline House volunteer who does the security patrol. Thanks to the both of them.

SPECIAL EVENTS AT SKYLINE HOUSE December 2003

SUN	MON	TUE	WED	THU	FRI	SAT
	1 LIBRARY OPEN 7:00-8:00 ECR	2	3	4	5	6
7	8 LIBRARY OPEN 7:00-8:00 ECR	9	10 RECREATION COMMITTEE 7:00-8:00 WCR	11	12	13 HOLIDAY PARTY 7:00 PM WCR
14	15 LIBRARY OPEN 7:00-8:00 ECR	16	17	18	19	20  Happy Hanukkah
21	22 LIBRARY OPEN 7:00-8:00 ECR	23	24	25  Christmas Day	26 Kwanzaa Boxing day	27
28	29 LIBRARY OPEN 7:00-8:00 ECR	30	31 NEW YEAR'S EVE			

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