



# THE HOUSE SPECIAL

Volume XXIV, No. 4

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

April 2004



## Board of Directors President, David Tilson

### Election Results:

Norman Baker, Linda Councill, and Jean Orben were elected to fill the three Board vacancies, with Tosca Prather coming in a close fourth. We were very fortunate in having four well-qualified unit owners as candidates for the three vacancies. I want to particularly thank Tosca Prather for running. She has been active in providing selfless service to this condo community for many years, serving, most recently, for a number of years as co-chair of the Good Neighbors Committee. She is a valued member of this community who is appreciated by all who know her.

The new Board met in executive session on April 1 to elect officers. The results:

President:	David Tilson
Vice President:	Budd Coutts
Treasurer:	Wayne Krumwiede
Secretary:	Jean Orben

### A Look Back: My Annual Report:

I was happy to report at the Annual Meeting of the Skyline House Unit Owners Association on March 30, 2004 that the Skyline House Unit Owners Association is healthy. True, this year the welcome arrival of spring, announced here by the beautiful Bradley pear and cherry blossoms on our grounds, is unavoidably marred by the sights and sounds of the extensive renovation and repair of our

buildings now underway. As unit owners, I can assure you that, based on the best technical advice we could obtain, we think that all of the serious structural problems have been identified and are being addressed systematically and competently. The plan to do so is complete and comprehensive. It was adopted after careful study. Unfortunately, the renovation and repairs required are both extensive and expensive. As residents, I'm afraid we have no choice but to resign ourselves to living with this unpleasant construction environment for the next few years. But we can take comfort in knowing that the end result will be to enhance the value, functionality, and the appearance of our property.

Fortunately, we are in good shape financially. All of the required repairs are being paid for from our existing and projected reserves—no special assessments will be necessary. In the past year we have had a thorough analytic study of our reserve requirements conducted by a firm that specializes in studying reserve requirements and policies for condominiums. We have accepted their recommendations for a system of reserve budgeting that enables us to realistically budget for our very extensive and costly repairs with only modest annual increases (1.5% ) in the reserve contributions component of our budget in future years. It is important to recognize that this system of budgeting makes it imperative to program this modest increase in our annual budget every year without fail or we will run into trouble in the future.

Some of the major projects that were accomplished in the last year include:

**OFFICE DIRECTORS**

PRESIDENT	Dave Tilson	805W	998-7254
	<a href="mailto:dtilson@metronets.com">dtilson@metronets.com</a>		
VICE PRESIDENT	Budd Coutts	1607 E	931-3165
	<a href="mailto:bcoutts@metronets.com">bcoutts@metronets.com</a>		
TREASURER	Wayne Krumwiede	606 W	998-0251
	<a href="mailto:waynek@metronets.com">waynek@metronets.com</a>		
SECRETARY	Jean Orben	205E	845-0119
DIRECTOR	Norman Baker	915W	671-6759
	<a href="mailto:nbaker@fjc.gov">nbaker@fjc.gov</a>		
DIRECTOR	Linda Council	1716 E	998-7519
	<a href="mailto:Linda.Council@usdoj.gov">Linda.Council@usdoj.gov</a>	202-307-9477	
DIRECTOR	Johnnie Moore	1105 W	998-5650
	<a href="mailto:johnniemoore@worldnet.att.net">johnniemoore@worldnet.att.net</a>		

**COMMITTEE CHAIRS/CO-CHAIRS**

**COMMUNITY RELATIONS**

COVENANTS,	Joseph Livingston	814 W	931-6923
FINANCIAL MGT,	Wynfred Joshua	1414W	820-4471
	<a href="mailto:diawin@metronets.com">diawin@metronets.com</a> and Chuck Ruby	1006W	578-0896
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	<a href="mailto:gusbey@shuoa.org">gusbey@shuoa.org</a>
Darryl Hall, Deputy General Manager	<a href="mailto:darryl@shuoa.org">darryl@shuoa.org</a>
Greg Grimm, Chief Engineer	<a href="mailto:gregg@shuoa.org">gregg@shuoa.org</a>
Tycia Haight, Bookkeeper:	<a href="mailto:tycia@shuoa.org">tycia@shuoa.org</a>
Tania Saib, Resident Services Coordinator	<a href="mailto:tania@shuoa.org">tania@shuoa.org</a>
Terezinha Renosto, Admin. Assistant	<a href="mailto:terezinha@shuoa.org">terezinha@shuoa.org</a>

**CHIEF WEB DEVELOPER**

Joyce Routt [jlroutt@metronets.com](mailto:jlroutt@metronets.com)

**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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Alexandria, Virginia

- Completion of the east and west end wall facades on both buildings;
- Modernization of the East building passenger elevators (the West passenger elevators were completed in 2002);
- Security camera system was upgraded, including 2 additional cameras in each penthouse and 3 exterior cameras on each building;
- Wallpaper replaced around all passenger elevators;
- Garage deck and beam repairs;
- East and West party room floor upgrade;
- Replacement of residential corridor carpeting on 8 floors. Eight floors had been done in 2002.

**The following major items are planned for 2004:**

- Renovation of the passenger elevator cabs in both buildings;
- Completion of the freight elevator modernization;
- West building north facade repairs;
- Repair and seal coating of the garage exterior concrete walls and vertical panels;
- Replacement of residential corridor carpeting on the remaining 18 floors.

As a self-governing community of 556 units with over 1,000 residents, we unit owners are very dependent on those among us who volunteer their time and energy to do the many tasks involved in ensuring that our condominium is well-managed, financially sound, well-maintained, and attractive. This does not happen by chance.

The decisions made by your elected board of Directors are critical in affecting the quality of life in this community. The Board is responsible for hiring and overseeing the performance of the General Manager, who, in turn, hires and oversees the staff and the numerous contractors we retain to perform many types of essential services. The Board approves the budget (which includes setting the condo fees), sets the Rules and Regulations to which all residents must adhere, and establishes and adjusts a policy framework for Management to ensure that the quality of service to the residents is as high as possible, that the maintenance of our buildings and grounds is excellent, that our

finances are handled properly, and our financial records are accurate and current.

The Board cannot do all of these things without relying on the work of four key committees: the Physical Plant and Operations Committee, co-chaired by Kurt Bedenbaugh and George Beams; the Financial Management Committee, co-chaired by Winnie Joshua and Chuck Ruby; the Covenants Committee, chaired by Joe Livingston, and the Fire Safety and Security Committee, chaired by Terry Sekellos. In addition, the Elections Committee, chaired by Nadine McKelvey performs the essential annual function of organizing and conducting the election of new Board members.

Happily, we have a competent, conscientious, and ably-managed staff of employees and volunteers on these four committees who work closely with Management and the elected Board to contribute constructively to the decision-making and oversight responsibilities of the Board.

In addition, there are some other committees and individual volunteers who contribute importantly to the quality of life in Skyline House: the Recreation Committee, chaired by Tony DiSalvo; the Neighborhood Watch, chaired by Judith York; the Good Neighbors Committee, co-chaired by Toska Prather and Ernest Loyola; Louise Albin, our very conscientious and able editor of *The House Special*, our monthly newsletter; and Joyce Routh who is our chief web site developer.

The work of keeping Skyline House an attractive and desirable place to live falls squarely on shoulders of the 27 employees who are ably led by our General Manager, Gusbey Silva, and her deputy, Darryl Hall. The maintenance and engineering staff, led by Greg Grimm, not only maintain our equipment and respond promptly and competently to all types of emergencies, they also provide outstanding in-unit maintenance at very reasonable prices – a service that very few condominiums offer. The housekeeping staff, led by Betty McLauren, who has been here from the beginning, does a first rate job of keeping our buildings and grounds clean and neat. The front desk, one of the toughest functions to handle adequately because of the high staff turnover that is an inherent characteristic of this type of job, functions well. The office staff includes three very able ladies – Tycia Haight, our bookkeeper, Tania

Saib, the Residents' Coordinator, and Terezhina Renosto, the Administrative Assistant.

I know that all of you share the Board's feeling of appreciation for the excellent service all of these people provide to this community.

Finally, I want to express my personal appreciation to my fellow Board members, Budd Coutts, Vice President; Wayne Krumwiede, Treasurer; Linda Council, Secretary; Johnnie Moore, Judith Peterson, and Norman Baker to whom we are grateful for agreeing to step in and fill the Board vacancy created when Jim Loomer left last summer. Judith is leaving the Board because she is moving to North Carolina later this spring. We thank her for her service and wish her well in her new home.

The Board members have worked hard and conscientiously to serve the best interests of the Association. I feel honored to have been part of the group.



**General Manager  
Gusbey Silva**

**Garage Walls:**

The project to repair and seal coat the vertical panels of the garage walls began on Monday, March 1, 2004. The north and the west walls have been completed. The contractor will work on both east and west sides of the garage on all three levels (A, B and C). Notices were posted with the scheduled days for each wall. The entire project will be completed by Friday, May 7, 2004.

**Elevators Modernization:**

The East and West service elevators were released for service on Tuesday, March 2, 2004, after the Fairfax County Elevator Inspection was performed. The necessary repairs and adjustments to the passenger elevators were also completed during the month of March 2004.

The next scheduled project is the cab renovation of the passenger elevators. The contract has been signed with Artistic Elevator Interiors, the same company who performed the renovation of the cab interiors of the service elevators. It will

take approximately three months for the fabrication of the new material. The installation of the new cabs has been tentatively scheduled for the last week of June 2004. The renovation will include the replacement of the ceiling, lighting, walls, and floors.

#### **Lawn Irrigation System Replacement:**

The installation of the new lawn irrigation system started the last week of February 2004 and was completed the last week of March 2004.

#### **North & South Façade Restoration:**

The restoration of the north and south façades, to include flashing replacement and weep holes installation, began on March 22, 2004 with tiers 14, 15, 16, and 01 of the West Building. This is a four-phase project to be completed in four years. The West Building will be completed between 2004 and 2005. The East Building will be completed between 2006 and 2007. All balcony edges will be repaired (where necessary) and seal coated.

Please be aware of the noise that will be generated by the drilling of the concrete spandrels. The party room will be available during this process if you want to avoid some of the noise occurring in your unit at that time. The contractor has been instructed to avoid performing any noise driven task before 8:00 a.m. and all noise should cease by no later than 5:00 p.m. All windows should remain closed during the project to avoid dust coming into your unit even if your unit is not located in one of the tiers where the work is being done. Notices will be posted advising residents of any changes

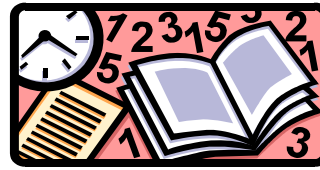
#### **Carpet Replacement:**

The Replacement of the carpet in the East and West Penthouse Galleries was completed the last week of March 2004.

The replacement of the carpet in the remaining 18 residential corridors (four in the West Building and 14 in the East Building) is scheduled to begin by the middle of April 2004. Notices will be posted in each building, with a full schedule at least one week in advance. All residents will be notified at least two days prior to the start date for their specific floor.

The replacement of the G level connecting corridor carpet will be performed after the façade repairs on tiers 10, 11, 12, and 13 (scheduled for

2004) are completed. This will ensure that we will no longer experience water leaks on the G level during heavy rains after the installation of the new carpet.



**Editor  
Louise Albin**

*This edition of The House Special was delayed in order to bring you the results of the last election of Board of Directors and its new officers and the End of Year Reports from some of the Committees.*

*Dear Friends:*

*A note to the many residents of Skyline House who extended the hand of friendship and goodwill during my recent emergency stay at two of our area hospitals. The expressions of concern and many offers of assistance to my wife, Joan, are greatly appreciated. We extend our heartfelt gratitude to all of you. THANK YOU.*

*I want to add that the attention and care I received at Northern Virginia Community Hospital and INOVA Alexandria Hospital was first class and a large factor in my speedy recovery.*

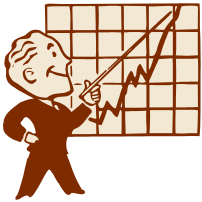
*Sincerely  
Budd Coutts  
1607East*

#### **ANNUAL ELECTION**

*I wish to express my thanks to all the residents who participated in making the election a success. Approximately 100 owners and non-resident owners attended. It was again disappointing that only 31% of the owners voted.*

*Thanks to the staff from the Management Office; Reception Desk; Engineering; and Housekeeping for the wonderful support they provide each year. The Inspector General; Assistant Inspector General, Counting Supervisors and Counters; the Registrars; Greg and Betty for the refreshment center, and anyone that I may not have mentioned, I THANK YOU SO MUCH -- YOU ARE ALL GREAT.*

*Nadyne*



**Financial Management  
Committee  
Wynfred Joshua & Chuck Ruby  
Co-Chairmen**

**FMC Report to the Annual Meeting  
March 30, 2004**

Those of us concerned with the financial aspects of Skyline House had a very busy year. The members of the Financial Management Committee have done a superb job of bringing to bear their experience and knowledge on the financial and budgetary problems our condo faces. The co-chairmen of the FMC would like to express their thanks for the dedicated support of our members.

The FMC reviewed several proposals designed to maintain the viability of the structure of the House or to enhance our living environment. We reported on these projects in our monthly newsletter, but let me recall a few. We endorsed the re-carpeting of eight more residential corridors in 2003 with the remaining 16 floors to be done in 2004.

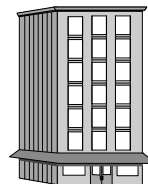
We supported the renovation of the fitness room so that we could install additional fitness equipment. The main entrance door to the lobby has been equipped with push plate guides to facilitate entry for the handicapped. We went ahead with funding the renovation of the freight elevators; you have seen the results. We also included funds in the 2004 budget for renovating the cabs of the passenger elevators which is scheduled for completion sometime this year. Several other projects we reviewed were designed to repair our aging structure, and most residents would not be aware of these except for the inconvenience of temporary restrictions of using certain common areas, elevators, etc. Yet these projects are essential to keep the House in efficient and safe operating condition, such as fixing the garage walls or repairing the damage the major storms had caused.

Our biggest project, however, was to work out the funding for the repair of the north and south façades of the buildings. Accepting the recommendations of PPOC and guidance of the Board, we went back and forth before coming to a conclusion. Eventually, we advised the Board to go ahead with doing the façades in four years – each

year one side – for a price of no more than \$3 million. You may recall that the bid we recently accepted for the project is a little over 2.5 million.

The reason we could afford to go ahead with these repairs without unduly raising the condo fee was the major change we made in our budget method. Our total budget consists essentially of the Operating Budget and the Reserve Budget. The Reserve Budget covers major repairs and replacements. Where the Reserve Budget was concerned, we switched the traditional method of component funding to the cash flow method. The latter allows us to meet the required expenses for repairs and replacements but the increase in the reserve budget is more gradual and does not require major increases for a particular year in the budget. We won't go into any detail here, but we urge those of you who are interested in the intricacies of the budget to come to the FMC meetings.

To review the Management's proposed budget and report our findings to the Board is one of the key responsibilities of the FMC. We spent a lot of time on this. At this point we can say that our financial situation is sound. For 2004, we accepted a \$3.25 million budget, which required only a 2.5% condo fee increase. The modest growth of the budget reflects the efficient work of our Management and the superb staff of Skyline House. At the end of the day, however, the successful operation of our condominium depends on the harmonious cooperation of the Board, the Committees, and Management. Skyline House was fortunate to have this in 2003.



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

The PPOC did not meet in March; therefore, no report is submitted. The next meeting is scheduled for Thursday, April 8, 2004, at 7:00 p.m. in the West Card Room.

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



The Committee met on Wednesday, March 10, 2004, in the West Card Room. The following subjects were discussed:

**Garage Safety:** We have received a lot of complaints of speeding and driving with no head lights in the garage. I urge everyone to please slow down and obey the posted speed signs. Some of our senior residents cannot move very fast when walking and small children don't always look when exiting between cars. They are hard to see when one is driving too fast. **PLEASE SLOW DOWN and use your head lights at all times when driving in the garage. SHOW SOME COURTESY!**

**Skyline House Rules & Regulations 15 and 20: Fire Safety:** As warmer weather approaches and we start to enjoy the use of our balconies, please review Rules 15 & 20 as they pertain to the use of barbeque grills on balconies in Fairfax County. In accordance with Fairfax County pertaining to use of grills on balconies, **ONLY ELECTRIC GRILLS ARE PERMITTED FOR USE ON BALCONIES.** The use of grills shall not result in any nuisance to other residents. Rule 15 addresses other issues of balcony safety; please review these rules.

The next SF&S Committee meeting will be Wednesday, May 12, 2004. Please join us.



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

The Covenants Committee met on Tuesday, March 18, 2004. Two items of business were discussed at the meeting:

1. The matter of the "second" or additional unit door bell. The Committee agreed to refer the matter to the Physical Plant and Operations Committee (PPOC) for consideration. The Committee suspended any further action pending the PPOC's response, and

2. The establishment of a dress code for the exercise room, particularly during the "co-ed" period. The Committee agreed to develop a proposed rule to cover this subject for consideration by the Board.

The date, time and place of the Covenants Committee will be posted on the bulletin boards and in the next issue of *The House Special*.



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

We welcome Felipe Turina back to our program and thank him for the work he has already undertaken. The next Neighborhood Watch Coordinators' meeting will be on Tuesday, April 13, 2004, at 6:30 p.m. at the George Mason Police Station on Columbia Pike. The CAC meeting immediately follows this meeting. Both are open to anyone interested in finding out about crime and security issues in our area. The next open training session is Tuesday, May 11<sup>th</sup>, at 7:00 p.m.

The reoccurring issues at Skyline House have been unsecured doors in the penthouse, storage, and loading dock areas. When found, these have been locked by the Neighborhood Watch volunteers and any lock in need of repair was noted in the maintenance log. Boxes and newspapers have been found in disposal rooms on several floors. These should have been taken down to the areas designated for such items in the loading dock area.

It is important for everyone to be vigilant and not let people in with you when entering the building. It is also important that you listen for just a few extra seconds to make sure the doors have locked behind you. If you notice problems with the lock, please notify the receptionist at the front desk and list it in the maintenance log so prompt attention can be given to ensure a secure area. Skyline House has undergone months of renovation with contractual employees working inside and outside both buildings. Please make that extra effort to secure doors and report any

equipment, material or debris left unattended to the receptionist or the Management Office so swift action can be taken.

Please call me at 703-671-2267 if you are interested in joining our Neighborhood Watch Program. Devoting one hour a week to such a worthwhile program is a way to help with security, to keep our community safe, get fit and healthy, and, last-but-not-least, meet your neighbors and Management team of Skyline House. Thank you.



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

The Committee will meet on Wednesday, April 14, 7:00 pm, West Card Room.

It was good to see that a lot of the missing returned to the monthly TGIF but there still are lots of missing faces. One person that we all know is Audrey Williams, who was a resident and has moved away. We thank Charlie Roberts and his wife, Lynn, who pick her up and return her home. She tells me that she loves to see us all. Where are the many new Skyline residents who have not tried the TGIF. Please join us.

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.

And, of course, the April TGIF will be Friday, April 2, at 6:30 p.m. in the West Party room. Come join us.



**Good Neighbors Committee**  
**Co-Chairs**

**Toska Prather 703-379-7849**  
**Ernest Loyola 703-671-0384**

**Good Neighbors for April 2004**

**Fran Stamm 703-998-8821**  
**Charles Roberts 703-998-6080**

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

**News from Supervisor Penny Gross**  
**Mason District, 6507 Columbia Pike**

Annandale, VA 22003, Tel. 703-256-7717

Fax 703-354-8419, Email: [mason@fairfaxcounty.gov](mailto:mason@fairfaxcounty.gov)

**Celebrate Arbor Day 2004 at Bailey's Park:**

The Bailey's Beautification Alliance and students from Bailey's Elementary School for the Arts and Sciences invite you to come to Bailey's Park on Friday, April 16, at 1:30 PM for a celebration and tree planting for Arbor Day. (Bailey's Park on Glen Carlyn Drive is adjacent to Woodrow Wilson Library.) To RSVP, contact the Bailey's Beautification Alliance, 3433 Pinetree Terrace, Falls Church, VA 22041, Tel. 703-820-0579, E-mail [PSWeck@msn.com](mailto:PSWeck@msn.com).

**George Mason Regional Library is located at**  
**7001 Little River Turnpike, Annandale**

**George Mason Friends Used Book Sale:**

We have thousands of hardbacks and paperbacks, military history to science fiction to cookbooks and everything in between! We also have CD's, tapes, videotapes and art for sale. For the collector, we can offer many old and rare books and music.

Previous book sales have provided funding for many Fairfax County Public Library projects that are not included in the county budget. We are especially proud to sponsor the children's summer reading program.

Our book sales are also wonderful opportunities for community participation – sales volunteers, donors of books, and pleased purchasers of bargains and treasures. We would really appreciate your support. If you have any questions, please call Liz Clements at: 703-642-9487.

**Hours of operation are:**

Thursday, April 29, 5:00 p.m. to 9:00 p.m.

Friday, April 30, 10:00 a.m. to 5:00 p.m.

Saturday, May 1, 10:00 a.m. to 6:00 p.m.

Sunday, May 2, noon to 5:00 p.m.

# ***SPECIAL EVENTS AT SKYLINE HOUSE April 2004***

<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>  TGIF 6:30-8:00 ECR	<b>3</b>
<b>4</b>  Daylight Saving Time Begins	<b>5</b>  Passover Begins at Sundown LIBRARY OPEN 7:00-8:00 ECR	<b>6</b>	<b>7</b>	<b>8</b>  PPOC 7:00-8:00 WCR	<b>9</b>  Good Friday	<b>10</b>
<b>11</b>	<b>12</b>  LIBRARY OPEN 7:00-8:00 ECR	<b>13</b>	<b>14</b>  RECREATION 7:00-8:00 WCR	<b>15</b>	<b>16</b>	<b>17</b>
<b>18</b>	<b>19</b> FIN MGT 7:00 PM WCR  LIBRARY OPEN 7:00-8:00 ECR	<b>20</b>	<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>
<b>25</b>	<b>26</b>  LIBRARY OPEN 7:00-8:00 ECR	<b>27</b>	<b>28</b>  BOARD 7:00-8:00 WCR	<b>29</b>	<b>30</b>	



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