



THE HOUSE SPECIAL

Volume XXV, No. 7

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July 2004



Board of Directors President, David Tilson

The June meeting of the Board of Directors was held on Wednesday, June 23, 2004. Due to the absence of our President, Bud Coutts, Vice President, chaired the June meeting. No action items were presented at this meeting.

Maintenance Fee:

Management made a recommendation to increase the in-house maintenance fee from \$45 to \$60 per hour. This recommendation was endorsed by the Financial Management Committee. The Board of Directors approved a resolution to accept the new in-house maintenance fee of \$60.00 per hour effective August 1, 2004. This action will enable the in-house maintenance program to be self supported.

The next Board of Directors meeting will be on Wednesday, July 28, 2004, at 7:00 p.m.



General Manager Gusbey Silva

Garage Power Washing:

We are pleased to announce that we will be power washing the entire Skyline House parking garage during the week of July 12, 2004. The power washing will be done by levels and conducted between the hours of 8:00 a.m. – 4:00 p.m. The daily schedule has been posted on all the bulletin boards. Residents who do not use their garage parking spaces during the time mentioned above are requested to volunteer their spaces to be used by residents who park on the level being washed between Monday, July 12th and Thursday, July 15, 2004.

Balcony Power Washing and Window Washing:

The power washing of all balcony and patio floors in the East Building was completed on June 2, 2004. Window washing has been scheduled for the week of July 12th. Washing of the balcony windows is an option at a cost of \$18 per balcony which must be prepaid at the Management Office.

The balcony power washing and window washing in the West Building will not take place until the façade repairs in that building are completed.

OFFICE DIRECTORS

PRESIDENT	Dave Tilson	805W	998-7254
	dtilson@metronets.com		
VICE PRESIDENT	Budd Coutts	1607 E	931-3165
	bcoutts@metronets.com		
TREASURER	Wayne Krumwiede	606 W	998-0251
	waynek@metronets.com		
SECRETARY	Jean Orben	205E	845-0119
	rorben@msn.com		
DIRECTOR	Norman Baker	915W	671-6759
	nbaker@fjc.gov		
DIRECTOR	Toska Prather	1003W	379-7849
	jprall9055@aol.com		
DIRECTOR	Johnnie Moore	1105 W	998-5650
	johnniemoore@worldnet.att.net		

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	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	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
Terezinha Renosto, Admin. Assistant	terezinha@shuoa.org

CHIEF WEB DEVELOPER

Joyce Routt jlroutt@metronets.com

EDITOR

Louise Albin 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 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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Increase of Hourly Rate for In-House Maintenance:

Since the in-house maintenance program was established in Skyline House more than ten years ago, there has not been an hourly increase. Unfortunately, we are now forced to increase the current rate of \$45 to \$60 per hour. This increase represents a 35% increase over the current rate, which is exactly the same amount of the shortage experienced between the labor income from the in-house program received in 2003 and the salaries paid during the same year to the staff directly involved in the in-house maintenance program.

The money collected during the year from this program should be sufficient to cover the salaries of the staff members assigned to perform the duties of the in-house maintenance program, which is the total annual salary of the in-house maintenance technician and a prorated portion of the resident services coordinator's annual salary.

The new hourly rate of \$60 will be in effect beginning Sunday, August 1, 2004. You may take advantage of the current rate by scheduling any preventative or needed work in your unit during the month of July.

North & South Façade Restoration:

The fabrication of the custom brick has now been completed. The brick will be delivered by the middle of July. After a study was performed on the concrete slab of the S level storage room in the East Building, it was determined that the brick must be stored outside the building. The only place that was found feasible to store the brick, due to the large quantity and weight, is the area located behind the West Building between the garage and the Northern Virginia Community College. The ground will first be leveled using about nine square yards of gravel plywood placed on top. A temporary fence will be installed to the right of the rear exit door of the garage to prevent the brick from being stolen. One quarter of the brick will be used every year. The brick that will be used this year will be placed behind the East Building in a fenced area near the fire lane.

The contractor is currently working on the North Wall, tiers 10, 11, 12, and 13. The increased

noise as a result of the concrete demolition will continue until the end of July. Both Penthouse Party Rooms are available for residents who want to escape the noise without leaving the building.

We apologize for the inconvenience and thank you for your cooperation during this project.

Carpet Base Replacement:

After the hallway carpet replacement was completed in the East Building on May 10, 2004, the contractor continued with the installation of the new carpet base that, due to the lack of sufficient material, was completed only on 10 of the 14 floors that needed it. The manufacturer later completed the fabrication of the carpet base and the installation was completed during the second week of June.



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

The Financial Management Committee (FMC) met on June 21, 2004 to review the May 2004 financial statements and other issues. Summary figures for the month of May are as follows:

- Total income: \$ 288,663.
- Total Expenses: \$171,288.
- Reserve Contributions: \$93,259.
- Net Income before taxes: \$ 24,116.

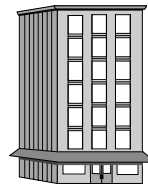
There were no issues of note to raise any concerns.

Skyline House has a very effective in-house maintenance program. Indeed, our program is the envy of other condominiums whose residents have to go through the laborious and expensive process of finding an outside commercial service to fix their plumbing or electrical problems. When we established this program in the mid-nineties, the intent was that it would be self-sustaining. The scope and content of our in-house maintenance program, however, has markedly expanded since its inception. We now have one full-time engineer and about 50% of Tania's time is devoted to the

program in addition to the frequent support of our other engineering staff. Labor fees for in-house maintenance, however, have remained the same with the result that the program is no longer self-sustaining.

The FMC endorses, therefore, Management's recommendation to raise the labor fee for the program from \$45 per hour to \$60 per hour. This would still be significantly less than what an outside commercial service would cost us. The fee increase is likely to cover the program's current deficit. Fees for spare parts would not be affected. The FMC urged the Board to accept the recommendation.

The FMC explored several other items, none of which required a decision or action by the Committee. The next meeting of the FMC is scheduled for Monday, July 19, 2004, at 7:00 p.m. in the West Card Room. In August, we will be working on the budget. We urge members of the Skyline House community to join our Committee. We need your help and input. After all, it is the allocation of your money that the FMC reviews.



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

The Committee held its monthly meeting on Thursday, June 10, 2004. The following items were discussed:

Second Door Bell:

As reported in the last issue of *The House Special*, the Covenants Committee sent a message to the PPOC concerning its thoughts for a ruling governing the use of second doorbells. Currently, there is no uniformity, color, size, etc., nor guidelines to cover such installations.

A survey of second doorbells already installed yielded the following results: in the East Building, 26% of the units have a second doorbell. In the West Building, 29% of the units have a second doorbell.

The Committee voted to permanently table the matter. The cost of correcting the problem, for the sole purpose of uniformity, would have to be borne by Skyline House. Unit owners could not be expected to bear the cost when there are no guidelines to cover a second doorbell which was in place.

Repair of Retaining Wall:

The Committee approved the specifications prepared by Garner Engineering for repair of the 76 feet of retaining wall located on South George Mason Drive. This section of the wall has been leaning for years, and the lean has started to increase. If that section of the wall should give way, someone walking on the sidewalk could be hurt and bring suit against Skyline House Unit Owners' Association. Gardner Engineering will solicit bids from contractors based on these specifications and the winning bid will be submitted to the Board for approval. It is hoped that the Board will have the bid by their July meeting.

The PPOC meets on the second Thursday of the month. All are welcome.

Security, Fire and Safety Committee

Terry G. Sakellos, Chairman



Community Service Talk:

Mark your calendar for July 7th at 7:00 p.m. when we will host another safety presentation from the Fairfax County Fire Department. Lt. Raul Castillo will be here to give us a safety presentation dealing with fire prevention. This is always a very informative presentation and ends with questions and answers from the audience. There will also be literature and brochure handouts that can be very informative and useful. Please make an effort to attend. If you are a new resident and/or have not attended a presentation in the past, please take advantage of this opportunity.

Garage Safety:

Please observe and drive responsibly in the garage; this means lights on when driving in the

garage, and drive at the posted speed limit. It is imperative that you observe the one way traffic pattern. This pattern was established for your protection.

The space by the stairs at the entrance by the elevators in the garage is not a parking space and should not be used for loading or unloading your car. Everyone has an assigned space in the garage. Please use it for loading or unloading or waiting for passengers.

Many residents drive daily or weekly into Washington D.C. Please be advised of a new law in effect for your safety. On January 6, 2004, the DC Council passed new legislation to fine **ANYONE** using a cellular phone **WITHOUT** a hands-free device while driving in the District of Columbia. The fine of \$100 and 1 point becomes effective July 1, 2004. This law applies to **ALL** drivers in the city, regardless of whether or not you are a resident.



Covenants Committee
Joseph Livingston, Chairman

Due to the lack of a quorum, the Covenants Committee was unable to conduct its May meeting. The next meeting is scheduled for July 21, 2004 at 7:00 p.m.

At the May 2004 Board of Directors meeting, it approved the publishing of the proposed amendment to Rule 25 of the Rules and Regulations of the Skyline House Unit Owners' Association. The proposed amendment is as follows:

“...Card Room and Exercise Room.

5a. Users of the exercise room shall wear appropriate cover-up or “Workout” clothing and footwear while in the facility. At a minimum, the upper torso shall be covered and trousers or shorts must also be worn.

5b. Persons using the sauna or steam room must also wear clothing appropriate for those facilities.”

During the required notice period (60 days, commencing with posting in *The House Special* for two issues) comments may be sent to the Board or the Covenants Committee. Your comments will be considered before the Board's final decision.

Again, please mark your calendar for the next meeting on July 21st.



Neighborhood Watch
Judith York, Coordinator

There were several reports of doors left open at the Penthouse level in both the East and West Buildings, also car tag information was given to the office on vehicles parked at Skyline House without decals. Neighborhood Watch volunteers have requested work orders to be done in some instances where action needs to be taken immediately. Instances of stains and tears, as well as scarring, on hallway walls were reported.

Our local community Police Officer, Alan Kivi, sent several advisories on crime in the area. These included warrants for the arrest of a white/Asian male who is a suspect in some of the 400 burglaries in Fairfax County (especially the Holmes Run Park area). He is 5'10, 150 lbs and has brown eyes and hair. He was born on February 2, 1975 and goes by the name of Donald Montgomery. There are also over 23 cases in the Metro area of men, usually Hispanics, being stopped by an individual claiming to be a law enforcement officer. He asks to check their wallets and returns them with cash missing – all descriptions agree that he is a Hispanic male. Several cars – Hondas and Toyotas seem to be likely targets – have been stolen in the South Jefferson Street, Columbia Pike and Culmore areas. Money and goods have also been taken from stores and residences in the same general neighborhood.

The next coordinators meeting will be held at the Mason District Police Station on Tuesday, July 13th, at 6:30 p.m. There is another Gang Awareness presentation for adults at 7:30 p.m. on Thursday, July 8th. Please attend both these meetings and learn

much more about what is going on in our neighborhoods.

There has been a lot of reporting in local newspapers on the vicious and violent crimes committed by the Mara Salvatrucha, or MS-13, gang in Northern Virginia and it is an issue that will not go away. If you would like information on community crime statistics in our area, or a local neighborhood, please call 703-246-7932 and follow directions given by a recorded message. Reports take approx. 5-7 business days and are limited to two reports a week per caller due to volume of requests.

On a positive note, we have a new Neighborhood Watch Program. The fine residents of Fairview Park have joined together to look after the Camp Alger Avenue neighborhood. The Fairview Park volunteers were also trained in "Park Watch" guidelines since they live adjacent to Providence Park.

The Fourth of July is just around the corner so have a safe and happy Independence Day. Be aware of the firework "code." If you have any questions on what is allowed, phone the Mason District on 703-354-5889. A very happy Fourth of July to one and all!

There is a sobriety checkpoint held somewhere in Fairfax County each week, usually on a weekend evening. At the last one, just over 400 cars were stopped between the hours of 11:30 p.m. and 1:00 a.m. Each driver received a notice that explained what the checkpoint was about and the reason why driving under the influence is a serious matter. Four drivers were arrested for driving while intoxicated. In 2003, more than 60 people were killed in Fairfax County; alcohol was one of the main factors in these fatalities.



Recreation Committee
Tony DiSalvo
Chairman

At the last meeting, it was decided that a Flea Market be scheduled for Wednesday, August 18th, in the East Party Room. Full details will appear in the August Newsletter, but watch the bulletin board at the end of July for details for making reservations.

It was good to see that a lot of the missing returned to the monthly TGIF but there still are lots of missing faces. We are still waiting for 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.

The July TGIF will be Friday, July 9th, at 6:30 p.m. in the East Party room; the delayed date is caused by the July 4th Holiday falling on a weekend. Come join us.



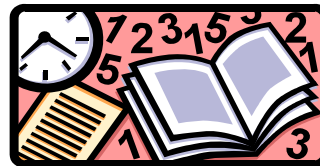
Good Neighbors Committee
Co-Chairs

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

Good Neighbors for July 2004:

Toska Prather 703-379-7849
 Judith York 703-671-2267

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.



Editor
Louise Albin

News from Supervisor Penny Gross
Mason District - June/July 2004

MATURE OPERATOR'S DRIVER IMPROVEMENT PROGRAM (MODIP):


The Fairfax County Police Department offers residents 55 years of age and older enrollment in the Mature Operator's Driver Improvement Program (MODIP). This eight-hour course, which provides safe driving information, is sanctioned by the American Automobile Association (AAA) and is presented by certified Fairfax County Auxiliary Police Officers. Upon completion of this course, drivers are eligible for the Virginia State mandated insurance premium reduction (check with individual insurance carriers for the amount). The classes are held the second Saturday of each month at the Franconia District Station. Registration is required and can be done by calling the MODIP reservations line at (703) 924-6588. The cost for this course is \$10.00 per person for books and materials.

Support your Local Farmers' Market:

The Annandale Farmers' Market is back until November 4th on Thursday mornings 8:00 a.m. – 12:30 p.m., at Mason District Park, 6621 Columbia Pike in Annandale. Seasonal produce from local growers is available, along with plants and baked goods.

Directions: Beltway Exit 52B (Little River Turnpike, Rt. 236) east 2 miles to left at John Marr Drive and right on Columbia Pike to park entrance on right just before Sleepy Hollow Road (703-941-1730).

SPECIAL EVENTS AT SKYLINE HOUSE July 2004

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4  Independence Day	5 Independence Day Observed LIBRARY CLOSED	6	7 RECREATION 7:00-8:00 WCR	8 PPOC 7:00-8:00 WCR	9 TGIF 6:30-8:00 ECR	10
11	12 LIBRARY OPEN 7:00-8:00 ECR	13	14 SECURITY, FIRE & SAFETY 7:00-8:00 WCR	15	16	17
18	19 FIN MGT 7:00 PM WCR LIBRARY OPEN 7:00-8:00 ECR	20	21	22	23	24
25	26 LIBRARY OPEN 7:00-8:00 ECR	27	28 BOARD 7:00-8:00 WCR	29	30	31

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