



THE HOUSE SPECIAL

Volume XXV, No. 8

www.shuoa.org

August 2004



**Board of Directors
President, David Tilson**

The July Board of Directors meeting was held on Wednesday, July 28, 2004. Bud Coutts, Vice President, chaired the July meeting due to the absence of our President.

Supplemental Wall Retaining Wall:

The Board of Directors approved a Resolution to accept the recommendation presented by the Physical Plant and Operations Committee to award a contract to Al Chavies Construction in the amount of \$23,200 to build a supplemental retaining wall in front of the existing wall adjacent to South George Mason Drive outside the circle next to the bus stop. The existing retaining wall consists of a section approximately 76 feet in length that has rotated forward as a result of the increased soil load at the backside of the wall.

The next Board of Directors meeting will be on Wednesday, September 22, 2004.



**General Manager
Gusbey Silva**

North & South Façade Restoration:

When the contract for this project was signed, the Association selected the option to seal coat the balcony edges for the continuity of the coating of the spandrels. While working on the façade, Jeff James, the consultant engineer, observed deterioration of the concrete on some of the balcony edges that would require repairs prior to the seal coating. In order to assess the necessary repairs to the balcony edges, a rig was mobilized over the balconies of tiers 13W and 10W.

On Monday, July 19th, the consultant engineer inspected all balcony edges and surfaces in those tiers. After this inspection was completed, we had enough information to determine that due to the repairs needed, the coating of the balcony edges could not be accomplished during this project.

Jeff James will study the cause for the concrete deterioration based on the information obtained during the inspection and come up with a recommendation that will include the best approach, timing, and an estimate of cost to accomplish the restoration of the balcony edges for both buildings.

The area of ground located between the garage and the Community College fence was prepared to

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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

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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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store the brick. The ground was leveled, using 88 tons of gravel and 40 sheets of plywood. A temporary fence was installed to the right of the rear exit door of the garage to prevent the brick from being stolen. Approximately one quarter of the brick ordered will be used every year. The first 30,000 bricks were delivered on Monday, July 12, 2004. We are now awaiting confirmation from the brick manufacturer for the delivery schedule of the remaining 70,000 bricks.

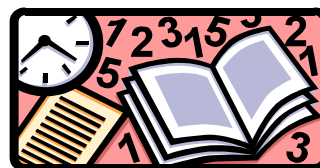
East Building Window Washing:

The window washing in the East Building was completed during the week of July 12, 2004. Washing of the balcony windows was an option at a cost of \$18 per balcony. Nineteen residents took advantage of this option. The contractor came back on Monday, July 19th, to take care of the problems reported by residents.

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

Garage Power Washing:

The power washing of the entire Skyline House parking garage was completed during the week of July 12, 2004. Even though the daily schedule was posted three weeks in advance on all the bulletin boards asking residents who do not use their garage parking spaces during the day to volunteer their spaces to be used by residents who park on the level being washed, we did not have as much cooperation from residents vacating their spaces during the power wash as expected.



**Editor
Louise Albin**

Occasionally, I have a need for interior Condo maintenance, and I was amazed to see when looking at the home page of the Skyline House web page, the scope of services offered. It seems that it would be useful to print the list from the Web site in the House Special.

Al Lambert, 709W

(I considered the information and found it is too long to print in *The House Special* – you may view the web site for information – www/shuoa.org – services offered, para J. or visit the Management Office for a copy.)

I received the following information from a friend of mine who lives in the District and thought it might be useful to alert our residents as well:

Heads up everyone! Be aware of a new car-jacking scheme. (This could also be used as a ploy for kidnapping.) Imagine you walk across the parking lot, unlock your car and get inside; you lock your doors, start the engine and shift into reverse. You look into the rear-view mirror to back out of your parking space and notice a piece of paper stuck in the middle of the rear window. So you shift into park, unlock your doors and jump out to remove that paper or whatever it is that is obstructing your view.

When you reach the back of the car, the car jacker appears out of nowhere, jumps into your car and takes off. Your engine was running (ladies would have their purses in the car) and they practically mow you down as they speed off in your car.

Be aware of this new scheme that is now being used extensively. Just drive away and remove the paper later. A purse contains all identification, and you certainly do not want someone getting your home address. They already have your keys.

Also, never keep your car keys and house keys on the same key ring!



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

The Financial Management Committee (FMC) met on July 19, 2004. Total income for the month of June was \$280,734 with expenditures of \$148,798. Total income less expenditures amounted to \$131,936. The total Reserve Contributions were

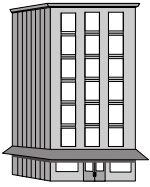
\$93,259 leaving a net income before taxes of \$38,677.

Questions the FMC had regarding the June financial statements were answered satisfactorily by the General Manager. We noted that expenses for building the new storage bins have been recovered; the bins are generally rented most of the time. The FMC expressed its concern over the General Manager's report regarding the deteriorating balcony edges apparently due to water penetration from the edges and from the bases of the railing posts. We are awaiting further data on the situation.

The FMC reviewed the recommendation of the General Manager and the Consulting Engineer to award the contract for repairing the retaining brick wall along South George Mason Drive to Al Chavies Construction because that was the lowest bidder. The General Manager assured the FMC that the PPOC had reviewed the specifications and had endorsed the Al Chavies bid, pending the Co-Chairman's review of the bids from all the prospective contractors. A few days later the FMC received the justification from the PPOC Co-Chairman as well as other requested financial data from the General Manager. Subsequently, via a phone vote, the FMC endorsed the recommendation to award the contract to Al Chavies' company.

The FMC noted that the Al Chavies bid is for \$23,200, which is \$5,700 over the funded amount for replacement in the Reserve Fund. We will be able to make up the difference for the time being from other funds and expect to compensate for this in next year's budget.

The next regular meeting of the FMC is scheduled on Monday, August 16, 2004, at 7:00 p.m. in the West Card Room. As usual, the meeting is open to anyone interested. If you have any financial or accounting skills, please join us. We need your support.



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

The PPOC met on July 8th at 7:00 p.m. in the West Card Room.

Management reported on the work in progress of projects currently underway.

The only item of business requiring Committee action was the selection of the contractor to repair the retaining wall on South George Mason Drive. There were four bids received ranging from \$23,200 to \$47,470. The lowest bid of \$23,200 submitted by Al Chavies Construction was accepted. This firm has done several projects at Skyline House and has provided good service.

The Committee meets on the second Thursday of the month at 7:00 p.m. in the West Card Room. All are welcome to attend.

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



Safety Tips:

The most common causes of residential fires are cooking and heating equipment. When cooking, never leave food on a stove or in an oven unattended, and avoid wearing clothes with long, loose-fitting sleeves.

- **Smoking is the leading cause of fire deaths and the second most common cause of residential fires.** If you are a smoker, do not smoke in bed; never leave burning cigarettes unattended, do not empty smoldering ashes in a trash can, and keep ashtrays away from upholstered furniture and curtains.
- **Keep matches and lighters away from children's reach.** Safely store flammable substances used around the home and never leave burning candles unattended.

Six Facts about Home Fires:

1. Each year in the United States, more than 400,000 residential fires account for approximately 3,600 deaths and 18,600 injuries.
2. Older adults, children younger than 5 years old, and people in lower income groups are at the highest risk for fire- and burn-related deaths.
3. Cooking is the primary cause of residential fires, and smoking is the leading cause of fire deaths.
4. Approximately 59 percent of fatal residential fires occur in homes without smoke alarms.
5. Most residential fires occur during the winter months (December through February).
6. Most of these residential deaths can be prevented.



**Covenants Committee
Joseph Livingston, Chairman**

The Covenants Committee did not meet in July because we did not have a quorum. The items of business were deferred until the September 15th meeting. All members are urged to attend. All residents are also invited to attend. The meeting will be held on Wednesday, September 15, 2004, at 7:00 p.m. in the West Card Room.

Some residents have observed inappropriately dressed persons in the lobbies of Skyline House, and in some instances, wearing no shoes or other footwear.

We recognize that Skyline House is a diverse community and that the customs, including dress, of some members of the community may be unfamiliar to others. However, as a reminder to ALL residents, Rule 7 of the Rules and Regulations of Skyline House, specifically provides the following:

“All persons shall be properly attired when appearing in the lobbies, corridors, elevators and all other common areas within the buildings.”

Adherence to Rule 7 and all the other Rules and Regulations of the Association are indispensable to the full enjoyment of all who reside at Skyline House. It is incumbent upon all residents to become familiar with the Skyline House Rules and Regulations. If you have misplaced your copy, contact the Management office for assistance.



Neighborhood Watch Judith York, Coordinator

First, I would like to thank the Neighborhood Watch volunteers and our residents for reporting in the maintenance book kept at the desk items that need attention so that we can continue to keep up with repairs.

Second, instead of going down a list of what has been reported, I'm listing below some of the criminal activities that Officer Kivi has sent us via the internet. It reads almost like a big city with its usual type of crime rather than a suburb of our nation's capital.

There are scam artists, including several individuals and also some young people who pass themselves off as students, who are going door-to-door in nearby locations asking for donations to help support a Fairfax Country Lacrosse Team's trip to Hawaii and to purchase children's books; also, a young man who is trying to raise money for his baseball team. Then there is a group that claims to be members of a chess club and needs to raise money for a trip to Moscow by selling magazines. All these people seem to belong to a company called "Ultimate Power Sales," and it is a RIP OFF organization.

In the Columbia Pike area of Arlington right now, there is a pattern of single license plates (that is only one license plate out of the two) being stolen from cars. Diversion scams are being played out in the big grocery stores where one person requests your assistance while the other takes your wallet. There was a robbery by two armed men disguised as meter readers at a home on Magnolia Lane, Bailey's Crossroads. When the home-owner

answered the door, the two men went inside, tied up the owner and ransacked the house.

Gang activity was probably involved when three people were shot and injured in the Lincolnia area early in the morning of July 10th. They had earlier had an altercation with known MS13 gang members. The three were treated and discharged from the hospital. Several federal agencies – FBI, ATF, DEA, and the Bureau of Immigration and Customs Enforcement – are working together to break up the gangs in this area as they are becoming more and more violent, especially the MS13. Over 100 gangs have been identified in Northern Virginia, with 2,000 to 3,000 associated members. In 2003, there were 837 gang-related cases, of which 78 were chargeable gang-related cases in Fairfax County schools.

On a different subject but relevant to our area and our buildings, is the subject of the West Nile Virus. The virus came from Africa through Europe to New York and it has spread throughout most of the United States (Washington and Oregon have had no cases, and Maine has had birds and horses affected but no humans). Skyline House had a problem with birds about two or three years ago. Insect repellent should contain at least 30% Deet (however, check with the pharmacist before using it on children). If you should see a dead bird, call 703-246-2300 and explain the location but do not handle or move the dead bird.



The Chief Engineer Greg Grimm

Security Keys and Entry Doors:

Recently, a resident told me that she had observed some residents use their security keys to pull open the outside doors. Please pull the doors open with the door handle and not with your key because it can bend your key and damage the locksets in the doors. We have had several residents with bent or damaged keys or even keys stuck in the locks. It is usually caused by pulling the door with the key and not the handle.

Laundry Suds:

We have completed the cleaning of all the kitchen risers. Any resident continuing to get suds in his/her kitchen sink should alert Tania in the office. She will schedule an appointment for a check valve to be installed in your drain line. This applies only to the units on the bottom of the risers (where there is no unit below you).



Recreation Committee Tony DiSalvo Chairman

The Flea Market is scheduled for Wednesday, August 18th, from 7:00 to 8:00 p.m. (or longer, as necessary, or until 8:30 p.m.) in the East Party Room.

This is a good time to get rid of those heirlooms that have been taking up space. Selling will be **RESTRICTED** to Skyline House residents – all others are urged to come and buy.

The July TGIF was well attended, best crowd in several months. All who attended enjoyed themselves. We are still waiting to meet Skyline House residents who have not attended 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 August TGIF will be Friday, August 6th, at 6:30 p.m. in the West Party Room.

The Committee will meet on Wednesday, August 11th, at 7:00 p.m. in the West Card Room.

COMING EVENTS:

TGIF, Friday, August 6th, at 6:30 p.m. in the West Party Room

Recreation Committee meeting, Wednesday, August 11th, at 7:00 p.m. in the West Card Room

FLEA MARKET, Wednesday, August 18th, at 7:00 p.m. in the East Party Room



Good Neighbors Committee Co-Chairs Toska Prather 703-379-7849 Ernest Loyola 703-671-0384

Good Neighbors for August 2004:

Ernest Loyola 703-671-0384
Anne Preston 703-931-7679

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.

SPECIAL EVENTS AT SKYLINE HOUSE August 2004

SUN	MON	TUE	WED	THU	FRI	SAT
1	2 LIBRARY OPEN 7:00-8:00 ECR	3	4	5	6 TGIF 6:30-8:00 WCR	7
8	9 LIBRARY OPEN 7:00-8:00 ECR	10	11 RECREATION 7:00-8:00 WCR	12 PPOC 7:00-8:00 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	26	27	28
29	30 LIBRARY OPEN 7:00-8:00 ECR	31				

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