



THE HOUSE SPECIAL

Volume XXV, No. 2

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February 2005

2005 NOTICE OF ELECTION

SKYLINE HOUSE ANNUAL ELECTION FOR THE BOARD OF DIRECTORS MARCH 29, 2005

Three vacancies will be filled this year: Two, each for three years, and one for two years.

Nominations will open on January 3, 2005 and close February 8, 2005 at 6:00 p.m. Applications may be picked up at the front desk but must be returned to the Management Office on or before close of business February 8, 2005.

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

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



Board of Directors President, David Tilson

The arrival of the New Year is, for many of us, an occasion for New Year's resolutions to do things we should have been doing all along but somehow never got around to.

I have one that I hope many resident unit owners will adopt: to get actively involved in governance of this community. That means joining and actively participating in one or more of the standing committees, and, for those who feel qualified – and there are many of you who are – to be a candidate for election to the Board of Directors.

Candidates for the Board get on the ballot simply by filling out an application obtainable from the Management Office. This year there will be three vacancies to fill. I hope we will have at least five well-qualified candidates who volunteer to run. Although being a Board member does involve significant responsibility, the time demands are not very onerous. And as unit owners, we should all appreciate how important it is to have a well-qualified, thoughtful, and conscientious Board. Ultimately, the quality of life and the value of our investments can be significantly affected by decisions made by our elected Board of Directors. Candidates need to apply this month. The election takes place at the Annual Meeting of the Association on Tuesday, March 29.

If you have been living in Skyline House for some time, and have not attended any Board or Committee meetings, I urge you to do so. This is your community. It is self-governing.

It is, therefore, in your self-interest – as well as a moral obligation -- to get involved.

The 25th anniversary of the opening of Skyline House occurred last fall. We are fortunate to have good Management, an excellent staff, and many dedicated volunteers, though too many of us are beginning to get a bit long in the tooth. New

volunteers who bring fresh insights and enthusiasm are urgently needed. Fortunately, our financial condition is sound and no crises are in sight. We enter the New Year in good shape. I hope that with an influx of talented additional volunteers for our Board and the key committees, we will end the year in even better shape.



General Manager Gusbey Silva

West Building -- Restoration of the North and South Façade:

The first phase of the Façade repairs on the north and south walls of the West Building, including the cleaning of all the windows and the demobilization of the remaining overhead protection, was completed on Monday, January 31, 2005.

The second phase of the façade repairs will start on Monday, February 21, 2005, with the mobilization of the equipment and the installation of the overhead protection needed for this phase. Work on the south wall on tiers 02, 03, 04 & 05 will start immediately after the overhead protections are in place. Work on the north wall, tiers 06, 07, 08 & 09, will start later in the spring. Notices will be placed under each unit door at least one week prior to the start date for the façade repairs for each tier.

West Building - Restoration of the South Side Landscaping:

The Contractor for the façade repairs will complete the landscaping restoration on the south side of the West Building during the first two weeks of April 2005. The landscaping company has informed us that the Ivy plants needed to restore the landscaping will not be available until the end of March 2005.

Replacement of the Floor on S Level in the East Building:

The replacement of the floor tile in the S Level of the East Building was completed during the third week of December 2004, except for the vinyl tile on

OFFICE DIRECTORS

PRESIDENT	Dave Tilson	805W	998-7254
	dtilson@metronets.com		
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TREASURER	Wayne Krumwiede	606 W	998-0251
	waynek@metronets.com		
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	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		
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	greg@shuoa.org
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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 lalbin2@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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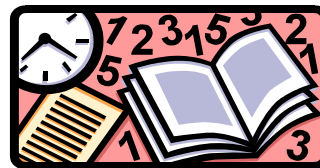
the two landings of the stairway located at the west end of the S Level. The floor tile in this area is in pretty bad shape due to the constant condensation leaks from the pipes located above. We are now obtaining bids to replace the flooring in this area with a ceramic tile similar to the one currently in place in the loading dock area.

Cleaning of the Dryer and A/C Vents:

As requested by the Board of Directors, Management searched and found a company, Chute Master Indoor Environmental Services, who, at a very good discounted price will clean your dryer and/or A/C vents. The discounted price is based on doing 10 units per day. Each resident will pay the company directly for the services rendered. Chute Master performed the cleaning of the dryer vent and/or A/C vents in 65 units during the reserved weeks in December 2004 and January 2005. Sixty five more residents have reserved this service for the first weeks of February and March 2005. As long as we have enough residents interested in their service, Management will schedule additional weeks to continue with the offered service. A sign-up sheet is placed at the Front Desk so you may reserve the time for your unit vent cleaning at your convenience. Please refer to the notices posted in the mail lobby bulletin boards for more detailed information.

Cleaning of the Outside Dryer Vent:

As approved by the Board of Directors, the dryer vents located outside of the buildings on tiers 05, 06 & 14 were cleaned by a company contracted by the Association during December 2004.



**Editor
Louise Albin**

From Penelope Gross, Mason District Supervisor:

County staff from the Department of Taxation and Assessments will be at the Mason District Governmental Center, 6507 Columbia Pike, Annandale to offer assistance in applying for 2005 Real Estate Tax relief. Staff will be there Thursday, March 10 and Friday, March 11, 2005

from 9:00 a.m. 12:00 noon both days. Reservations are not necessary; just bring your tax assessment information: **2004 total household income, and all assessment information as of December 31, 2004.** Staff will help you with the application and qualifications.

If you have any tax related questions prior to going to that office, you may call the tax information line at 703-222-8234.



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

The Financial Management Committee met on January 24, 2005 to review Skyline House's financial matters.

- Total income for the month of December was \$284,640 with expenditures of \$218,132.
- Total income less expenditures amounted to \$66,508.
- The total Reserve Contributions were \$93,259, leaving a negative net income before taxes of \$26,751.

This negative figure reflects, among others, larger expenditures for utilities. December payroll expenses were also higher reflecting the yearly bonuses. In addition, we spent funds for replacing the flooring on the S level of the East Building. Our annual budget is on track; however, we expect to show a net income of more than \$50,000 for 2004 in addition to the funds set aside in December for a new audio system. In light of the major expenses we will have for the façade repairs, the FMC urged the Board to transfer the surplus as an additional contribution to the Reserves for façade repairs.

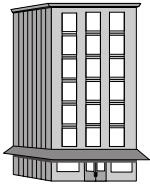
The FMC endorsed the recommendation of the PPOC to award a contract of \$103,030 to Century Pools for overhauling and whitewashing the swimming pool. Warranty for materials and workmanship is three years. The FMC concurred with the PPOC to eliminate the current lights inside the swimming pool because of their leaking potential. We strongly recommend that the lights inside the swimming pool be replaced with an

along-the-pool lighting system for safety as well as for aesthetic reasons. We did not have a price estimate for such a system, but we were assured that costs would be modest. To save time and allow the contractor to start work on the pool so the project could be finished before the swimming season, we decided to submit the plan for lights to the Board for its approval. The project to repair the deck, which originally had been scheduled for the same time, was postponed to the fall and a proposal would be submitted to the Board later this year.

The FMC also recommended to the Board that it accept the proposal of Lederer's Sound for \$9,548 to replace our outmoded P.A. system. The FMC accepted the PPOC's recommendation to add an additional lapel microphone and two wireless handheld microphones. The system would be set up and demonstrated by the company to ensure proper functioning. Warranty for equipment and labor will be for two years.

Now that we have 2004 behind us and have had a year of working with the Cash Flow method for estimating our Reserves, the FMC has reviewed the results. We are coming close to the ending Reserve Fund balance projected by the Cash Flow method. Our actual Reserve Fund balance on December 31, 2004 was \$1,123,430; the Cash Flow method projected \$1,270,102 or \$146,717 more. This difference reflected the following: (1) the Cash Flow tables (which were prepared in the fall of 2003) started with a Reserve Fund for January 2004 higher than we actually had; and (2) we already paid in 2004 for projects scheduled for 2005. For example, we completed the carpeting of the corridors; we had to buy all the bricks needed for the façade repairs, even though the majority would be used in 2005-07, etc. In consequence, we can expect our actual Reserve Fund expenses for 2005 to be somewhat less than projected in the Cash Flow tables, thereby narrowing the gap between the actual balance for the end of 2005 and the one under the Cash Flow method. The consensus of the FMC was that the adoption of the Cash Flow method for planning and accounting has proven to be justified.

Our next meeting is scheduled for Monday, February 21, 2005, at 7:00 p.m. in the West Card Room. We urge residents to attend; you are most welcome.



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

No report was submitted for this publication.

**Security, Fire and
Safety Committee**



No report was submitted for this publication.



**Covenants Committee
Joseph Livingston, Chairman**

The Covenants Committee met on January 17, 2005. In addition to its regular business, the Committee addressed two matters which may be of interest to unit owners/residents.

One item addressed the schedule for the use of the exercise room. After review of the data provided by Management, suggestions from members of the Committee and others, the Committee decided to leave the current schedule in place and make no recommendations to the Board for any changes.

The second item addressed was the language on the ballot for election of Board members. The language read, in pertinent part: "Vote for number) – () Candidates." Some had interpreted the language to require unit owners to vote for a number of candidates, equal to the number of vacancies indicated on the ballot. The change was to make clear that the unit owner may vote for one or more candidate on the ballot, but not more than the number of vacancies indicated on the ballot. This year, there will be three (3) vacant positions to be filled. If you have any questions, you may

contact the Chairman of the Covenants Committee at 703-931-6923.

Please remember to sign-up to help on election night. The sign-up sheet is at the front desk. Also, don't forget to attend Candidates' Night. The time and place will be posted on the bulletin boards and in *The House Special*. And, please don't forget to vote.

At the next meeting of the Covenants Committee, among other matters, we will review Rules 13 and 18 of the Association's Rules and Regulations pertaining to "noise" and "parking" respectively.

All residents are invited to attend the Committee meeting. Bring a neighbor. Please check the bulletin boards and/or the March issue of *The House Special* for time and place.



**Neighborhood Watch
Judith York, Coordinator**

In Skyline House, reports of unlocked doors on the penthouse and storage room levels have been reported. There are also several cars parked inside the garage without Skyline House decals. If you do not have a Skyline House decal on your car, please visit the front desk to obtain one

Over the Christmas period, there were a series of larcenies from shopping carts in the area and no suspects have yet been found. Several shoppers in our local stores - Giant, Shoppers, Safeway, Trader Joe's, Whole Foods, and the Dollar Store - lost their purses or wallets. Remember to keep a tight hold of your purses and wallets and check your credit cards as, in some cases, only one credit card was stolen - the thieves probably hope that one card will not be missed.

We are continuing to have gang-related crimes, and this problem is on the increase; there have also been home invasions of individual homes and a robbery in a parking lot on S. George Mason Drive - the suspect was apprehended in

that case. Anyone interested in finding out more about crime and steps taken to prevent it in our area (called "Mason District") is invited to attend meetings (which are open to the public and take place on the first Tuesday of the month) at the Mason District Police Station, 6507 Columbia Pike, phone 703-354-5889. And, of course, we welcome volunteers to join the Skyline House Neighborhood Watch Program (phone me on 703-671-2267 if you are interested – it's only an hour a week and helps keep our buildings safe and maintained). Please see the following schedule for meetings held at the Mason District Police Station in 2005 - Neighborhood Watch Coordinators' meetings are at 6:30 p.m., followed by open training sessions for new patrol members at 7:00 p.m., then the CAC (Citizens Advisory Committee) meeting at 7:30 p.m. The CAC is a group of citizen volunteers who act as an advisory group to the station commander, and it is an excellent way for individuals to become more informed on what's happening in the area and how the police department is taking care of the community.

I would like to take this opportunity to thank the Neighborhood Watch volunteers for their continued help in caring for our buildings and grounds, also for promptly reporting incidents and areas that need attention. They go that extra mile by reporting in the maintenance log and by letting the management office know when prompt attention is needed. The hard work and skills of the management office and our Skyline House employees are also much appreciated.

Fairfax County Police (Mason District) – all Meetings are the First Tuesday of the Month

- March 1 – 6:30pm NWC / 7:30pm CAC
- April 5 – 7:00pm NWT / 7:30pm CAC
- May 3 - 6:30pm NWC / 7:30pm CAC
- June 7 – 7:00pm NWT / 7:30pm CAC
- July 5 – 7:30pm CAC
- August 2 – NATIONAL NIGHT OUT
(Summer Holidays from All Meetings)
- September 6 – 6:30pm NWC / 7:30pm CAC
- October 4 – 7:00pm NWT / 7:30PM CAC
- November 1 – 7:30pm – CAC
- December 6 – 6:30pm NWC / 7:00pm NWT
and 7:30 p.m. CAC (followed by holiday party)



**Recreation Committee
Tony DiSalvo
Chairman**

It appeared that a good number of Skyline House residents had too much New Year's Eve and were unable to attend the January TGIF. We hope to see you in February.

If you are a resident and have not attended the monthly TGIF, make this your first. Come 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 Recreation Committee meeting is scheduled for Wednesday, February 9, 2005, at 7:00 p.m. in the West Card Room.

The February TGIF is scheduled for Friday, February 4th, at 6:30 p.m., in the West Party Room.



**Good Neighbors Committee
Co-Chairs**

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

Good Neighbors for February 2005:

**Glendis Taylor 703-998-7871
Wayne Krumwiede 703-998-0251**

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 February 2005

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4 TGIF 6:30-8:00 WPR	5
6	7 LIBRARY OPEN 7:00-8:00 ECR	8	9 RECREATION 7:00-8:00 WCR	10 PPOC 7:00-8:00 WCR	11	12
13	14 LIBRARY OPEN 7:00-8:00 ECR	15	16	17	18	19
20	21 PRESIDENTS DAY LIBRARY CLOSED 7:00-8:00 ECR	22 FINANCIAL MGT 7:00-8:00 WCR	23 BOARD 7:00-8:00 WCR	24	25	26
27	28 LIBRARY OPEN 7:00-8:00 ECR					