



THE HOUSE SPECIAL

Volume XXV, No. 3

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March 2005



Board of Directors President, David Tilson

At the February 23rd meeting of the Board of Directors, the following major items were discussed:

Financial Status:

The financial condition of the Association continues to be good. The audit of the 2004 operations has been completed. The Treasurer reported that he has seen the draft audit report and that the auditors have found our financial condition to be accurately represented in our books, and there were no concerns of any kind indicated by the auditors. We ended the year with about \$84,000 of income in excess of our expenditures. As recommended by our auditors, the Board voted to allocate this amount to our reserves which, at the end of January 2005, total over \$1.2 million.

Pool Overhaul:

The work on the pool will start on March 1st. The issue of pool lighting was discussed at some length. At the previous meeting, the Board was informed that the consultant had found that the major cause of the leaks was found to be the seals around the pool underwater lights and, that by eliminating the underwater lighting, this problem could be eliminated as a future source of leakage. A number of people expressed concern, however, about pool lighting and what could be done to ensure safety of pool users if these lights were eliminated. A satisfactory out-of-pool lighting

solution had not yet been found. The Board asked Management to go back to the consulting engineer (and the PPOC) to determine whether installing new underwater lighting, and then ensuring that the integrity of the seals be checked – and, if necessary, repaired – every year would be a more satisfactory solution than some type of external lighting.

Passenger Elevator Doors:

The company that installed the new passenger elevator interiors and the doors damaged the Skyline House logos on the outside panels of the doors on all six passenger elevators. Management is negotiating with this company to either repair the damage by replacing the doors or otherwise compensating us for this damage. Pending settlement of our claim, Management has withheld final payment for the work they did.

Annual Meeting and the Election of New Directors:

Four candidates, two of whom are currently on the Board, are candidates to fill the three vacancies to be filled by the election held at the Annual Meeting of the Association that will be held on Tuesday, March 29th, in the West Card Room. An opportunity to meet the candidates and ask them questions will occur on Tuesday, March 15th, at “Meet the Candidates” night starting at 7:00 p.m. in the West Party Room.

<u>OFFICE DIRECTORS</u>			
PRESIDENT	Dave Tilson	805W	998-7254
	dtilson@metronets.com		
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	waynek@metronets.com		
SECRETARY	Jean Orben	205E	845-0119
	rorben@msn.com		
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	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,			

MANAGEMENT OFFICE

Gusbey Silva, General Manager	gusbey@shuoa.org
Darryl Hall, Deputy General Manager	darryl@shuoa.org
Greg Grimm, Chief Engineer	greg@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 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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**General Manager
Gusbey Silva**

West Building: Restoration of the North and South Façade:

The second phase of the façade repairs began on Tuesday, February 22, 2005, with the mobilization of the equipment and the installation of the overhead protections needed for this phase. The façade repairs will be done on tiers 02, 03, 04, 05, 06, 07, 08, and 09. Work on tiers 02, 03, 04, 05, and 07 will begin on Monday, February 28th. Work on tiers 06, 08, and 09 will begin later in the spring.

The installation of the form board over the windows began on Wednesday, February 23rd, and will be completed by Tuesday, March 15, 2005, in all units in the above tiers. Notices were placed under each unit door one week in advance, with all the necessary information pertaining to the façade repairs project.

Expect significant noise from the work. The party rooms in both buildings will be available for your use during this time. For those residents who might have left your window screens, and/or furniture, plants, etc., on your balcony, please be advised that the concrete repairs and the brick removal process will cause significant amounts of dust and debris to accumulate on your balconies and anything that is left out there. Dust and dirt will adhere to your screens and, if the screens are left in place, they may be damaged. There is also the possibility that some dust may infiltrate into your unit. Please keep your windows completely shut at all times.

Pool Overhaul Project:

This project will start on March 1, 2005 with a completion date of April 8, 2005. The first two weeks of the project will generate loud noise due to the demolition of the damaged concrete. The contractor, in conjunction with the consultant engineer, is currently researching options available to install lights for the pool.

Passenger Elevator Security Cameras:

One camera has already been installed and is working properly. Greg will proceed with the installation of the rest of the cameras and all shall be installed by the first week of March.

Antonio, the Association's Head Painter, is repairing the scratched elevator panels as instructed by the company who installed the panels as they are found.

Building Access:

We are, again, asking residents to refrain from allowing strangers to gain access to the building. If someone is waiting at a door when you are entering the building, please direct them to the Main Lobby entrance.

During the last week of February we had an incident when a stranger approached the Front Desk pretending to be a resident who was locked out and requesting entry to a specific unit. Please take into consideration that when you allow someone to enter the building you or other residents may be at risk.



Financial Management Committee Wynfred Joshua & Chuck Ruby Co-Chairmen

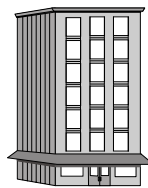
The Financial Management Committee met on February 21, 2005.

- Total income for the month of January was \$274,343 with expenditures of \$183,966.
- Total income less expenditures amounted to \$90,376.
- The total Reserve Contributions were \$94,746 leaving a small negative net income before taxes of \$4,370.

We note that this negative figure reflects, among others, larger expenditures for electricity as a result of the cold weather we have had.

The Committee discussed the draft audit report which had just been received and distributed to the FMC members. The audit indicated an income for 2004 of \$84,057. In view of the major expenses for the façade repairs and complying with the Board's intention and the FMC's recommendation, the Treasurer instructed this sum to be transferred to the Reserve Funds.

There were no proposals for discussion this time. The FMC traditionally does not meet in the month of the Annual Meeting. The next FMC session therefore will be on Monday, 18 April 2005. We welcome all residents interested to join us.



Physical Plant And Operations Committee George Beams And Kurt Bedenbaugh

The Committee met on Thursday, February 10th. The following subjects were discussed:

Spare Parts Inventory:

Kurt Bedenbaugh reported to the PPOC Committee that on January 21, 2005 Nadine McKelvey, Al Lambert, and he met with the Chief Engineer, Greg Grimm, to conduct the annual inventory of the spare parts and equipment. The survey resulted with all items accounted for, with the exception of insect screens and an HVAC unit that was not available.

On February 7th, Kurt returned and met with Greg to inspect the missing four (4) rolls of screens, and the HVAC unit was omitted from the list. The list was provided to Gusby Silva to issue to the Skyline House Accountant to be recorded.

Landscaping Proposal for Skyline House Property:

A motion was past to recommend to the Board of Directors to approve the landscape plan proposed for the front of the West Building. All were in favor to pass the motion.

Property Inspection:

The property inspection team decided not to have a property inspection until March.

Security, Fire and Safety Committee



Prior to the regularly scheduled January meeting of the Security Fire and Safety Committee, Mr. Terry Sakellos resigned. Our past

Board President, Mr. Charlie Roberts, generously chaired that meeting.

The Committee did not meet in February but would like to remind all Skyline House residents that security is everyone's business. Please make an effort to help keep where you live safe by making sure common area doors close tightly after you pass through them and do not allow people you do not know to (piggy back) walk through open doors behind you.

While driving in the garage, please use your headlights, extreme caution, and obey the speed limits when driving in the garage and around the property.

We would like to extend an invitation to all residents to join the Committee. We meet the 2nd Wednesday of every other month at 7:00 p.m. in the West Card Room. Our next meeting is Wednesday, March 9th. If you are interested in chairing this Committee, please contact the Board President, Mr. David Tilson, at the information listed on page 2. Your volunteerism is greatly appreciated.



Covenants Committee
Joseph Livingston, Chairman

The Covenants Committee did not have a meeting scheduled in February. The Committee's next scheduled meeting is March 15, 2005 at 7:00 p.m. in the West Card Room. The agenda will include a review of Association Rules 13 and 18, pertaining to noise and parking. Review of other Association Rules will follow in due course.

The Election Sub-Committee is on schedule for the pre-election activities. The notice of the annual meeting of the association and the absentee ballots has been mailed. The next milestone is "Meet the Candidates," night scheduled for March 15, 2005 at 7:00 p.m. in the West Party Room.



Neighborhood Watch
Judith York, Coordinator

We have two changes coming up in our community. Captain Sharon Smith, the Commander of Mason District Police Station, has been promoted to Major and is being transferred. She will be in charge of the 2nd Division and will oversee McLean Youth Services. A farewell luncheon will be held at the Mason Station this coming Wednesday, March 2nd at Noon. There is a \$5 cover fee. Please let Eva Zorilla on 703-256-8035 know if you plan to attend.

The second change is that we are losing Officer Alan Kivi as he has accepted a position with the Criminal Intelligence Unit. Many of you will remember him from his informative presentations at Skyline House when we first re-started the Neighborhood Watch Program in March 2001. Those of us who have attended the Neighborhood Watch Coordinators meetings and the open training sessions for watch patrol members at the Mason District Police Station on Columbia Pike will also recall how interesting and helpful his sessions were. Officer Kivi was with our community for 15 years, and we were lucky to have his expertise.

I would like to request more volunteers from Skyline House to keep our program running efficiently. Whether you are an owner or renter, we welcome you to help us. It is only one hour of your time each week. Our program helps keep the buildings attractive and safe. It is not only a way to give back to the community but also good exercise and easy to check the buildings whether it rains, snows – or anything in between. We can stay indoors and patrol the hallways, garage, penthouse levels, and loading docks regardless of the weather conditions outside. Please consider joining us; it's a neat way to get to know the people in your community. Thank you. Judith York, Neighborhood Watch Coordinator (phone: 703-671-2267).

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

The Skyline Residents who turned out for Super Bowl watching in January had a great time. The TV picture was great as well as all the food that the residents brought with them. It reminded me of a group of people sitting around your living room watching a football game. It was Nadyne's idea; all who attended had a good time. Now if the Redskins could win a playoff, we would have a great 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 Committee met on Wednesday, February 9th; we discussed the Super Bowl and maybe a Skyline House party celebrating 25 years old. Just talk. The February TGIF is scheduled for Friday, March 4th, at 6:30 p.m., in the East Party Room.

MAGAZINES FOR ALEXANDRIA HOSPITAL:

Thanks again to the Skyline House residents who drop their magazines at the front desk to be delivered to Alexandria Hospital. As I have said before, they look for me every Sunday afternoon when I make my delivery. If you have magazines you would like to donate and you are unable to drop

them off at the front desk, you may call me at: 703-824-1958.



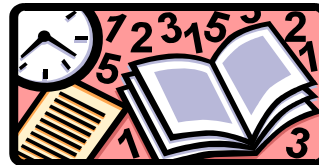
Good Neighbors Committee
Co-Chairs

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

Good Neighbors for March 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.



Editor
Louise Albin

George Mason Regional Library
7100 Little River Turnpike,
Annandale, VA 22003

The library has thousands of hardbacks and paperbacks, military history to science fiction to cookbooks and everything in between! They have a great selection of children's books, CD's, tapes, video tapes, and art for sale. 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.

They will be open on the following dates and times: Thursday, April 28th from 5 to 9 p.m.
Friday, April 29th from 10: 00 a.m. to 6:00 p.m.
Saturday, April 30th from 10:00 a.m. to 4:00 p.m.
Sunday, May 1st, noon to 5:00 p.m.

Liz Clements, Publicity
Friends of George Mason Regional Library
(703-642-9487)

SPECIAL EVENTS AT SKYLINE HOUSE March 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 SECURITY 7:00-8:00 WCR	10 PPOC 7:00-8:00 WCR	11	12
13	14 LIBRARY OPEN 7:00-8:00 ECR	15 MEET THE CANDIDATES 7:00.WPR	16 COVENANTS 7:00-8:00 WCR	17	18	19
20	21 LIBRARY OPEN 7:00-8:00 ECR	22	23 BOARD CANCELLED	24	25	26
27	28 LIBRARY OPEN 7:00-8:00 ECR	29 ELECTION TO THE BOARD 6:30 WPR	30	31		

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3711 South George Mason Drive
Falls Church VA 22041-3711**