



THE HOUSE SPECIAL

Volume XXV, No. 5

www.shuoa.org

May 2005



Board of Directors President, Johnnie Moore

First, I would like to thank all who volunteered to support the Annual Meeting and Election of Officers. It is the owners who take an interest in the operation of this organization that have ensured that Skyline House continues to be a preferred location for those seeking a residence of this type in the Northern Virginia area. My heartfelt thanks go out to you for your continued dedication and support.

Second, we need more owners to get involved. Serving on any of the committees will ensure your voice is heard and will help to assure we have the views of more residents in the decision making process. We currently have a vacancy for the Chair of the Security, Fire and Safety Committee that must be filled. I strongly urge you to become involved. I am certain that there are several residents more than qualified to fill this position.

The Treasurer's report continues to reflect a healthy and solvent fiscal status for the SHUOA. Management is doing an excellent job of managing the day-to-day operation, and presented two items that required action by the Board. One concerned emergency repair work to the main lobby and Connector Corridor Roofs, and the other concerned the entry/exit doors to the West Building and main lobby. Both items were approved by the Board.



General Manager Gusbey Silva

Restoration of West Building North & South Façade:

The second phase of the façade repairs is about two weeks behind schedule. The demolition phase of the project which causes the most noise was scheduled to be completed by the end of April on the five tiers where the contractor is currently working. However, due to weather delays, the demolition on these tiers will not be completed until approximately the middle of May.

Demolition on the remaining tiers, 06, 08, and 09, is scheduled to start in the middle of June and should be completed by the end of July.

Residents have been taking advantage of the party rooms for peace and quiet while the drilling is going on.

Garage Entrance Door:

After two months of not having a door at the garage entrance, the curtain for the garage entrance door was finally repaired by our contractor according to factory specifications and using the parts provided under warranty by the manufacturing company. The repaired curtain was re-installed on Thursday, April 28th.

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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,			

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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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Pool Overhaul Project:

Due to the days lost because of the inclement weather and the high volume of damaged concrete, Management authorized the contractor to work on Saturdays. Even though the amount of repairs was much larger than anticipated, this project is on schedule with an estimated completion date during the week of May 9, 2005. The pool is expected to open on time during the Memorial Day weekend.

Trash Disposal:

We are once again experiencing problems with trash placed in the trash chute in open plastic bags. All trash should be bagged and tied before placing it in the trash chute as stated in the Rules and Regulations. The reason for this rule is that when a small open plastic bag is placed in the trash chute, the bag gets loose and sucked by the fan installed in the ceiling of the chute stopping the fan and causing bad odors to be held inside of the trash chute.

Owner's and Resident's' Contact Information:

Management has requested all residents to please update their contact information, i.e. home, work, cell phone numbers and emergency contacts. All non-resident owners are also requested to update their information. As of today we have received updates from only a couple of residents.



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

The FMC met on April 18, 2005. Total income for the month of March was \$287,496 with expenditures of \$172,532. Total income less expenditures amounted to \$114,964. The total Reserve Contributions were \$94,746, leaving a net income before taxes of \$10,042.

The FMC considered two proposals. One involved the repair of the West mail lobby doors. While the doors were scheduled to be fixed the week of April 18th, the strong winds continued to force the doors to slam shut, causing damage to the hinges and frame. To control the speed and

force of the doors, the technical expert recommended installing an automatic door operator with a push and go feature as we have with the handicap access doors at the main lobby. The FMC recommended that the Board award a contract of \$7,195 to Atlantic Door Control to install such controls at the West mail lobby and at the visitor's entry door at the main Lobby. Warranty is one year for material and service. Skyline House has worked with this company before when it installed the handicapped entrance doors, and they did an excellent job.

The other proposal involved the leaks and deterioration of the five lobby and hallway roofs. The Gardner Engineering report investigating the condition of the roofs indicated a generally fair to poor condition of the roofs and the need for replacement. We refer to the PPOC report for technical problems. The immediate issue was the emergency repair of current leaks and blisters, which could help delay replacement of the roofs for two to three years. Several FMC members preferred installing new roofs now rather than performing repairs. However, the FMC eventually decided to postpone replacement and endorsed the PPOC and Management recommendation to award the James Walls Contracting Company a \$9,000 contract to go ahead with repairs of current leaks and blisters.

Reasons for postponing roof replacement, which was estimated at roughly \$88,000, were timing and funding:

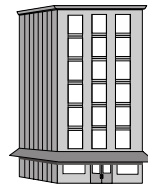
First, it would take about two to three months to develop and approve the proposal specifications. This would then be followed by invitations to bid and evaluation of the bids. This process would occur at a time when the contractors would be already fully engaged for the season. This would be a bad time to invite bids and would put us in a most disadvantageous position. The awarding of the contract would likely carry us to the Fall; meanwhile, we have ongoing leaks that urgently needed fixing.

Second, roof replacement had originally been scheduled for 2011 when funds would be available. While we can move up the date to 2008 when the façade repairs are completed, any time earlier would force our reserves below \$1 million – a highly

undesirable situation for a building of our size and age, and one we are committed to prevent. Moreover, the \$88,000 estimate could well be at the low end of the scale.

An issue discussed at our last FMC meeting in February involved the lighting system at the swimming pool. PPOC has agreed to try using floating lights that will be activated at the evening closing of the pool. Price would be \$70 per light. These would have rechargeable batteries and avoid any permanent installation in the pool itself.

The next meeting of the FMC is scheduled for Tuesday, May 17th at our usual time of 7:00 p.m. in the West Card Room. We cordially invite any residents to join us.



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

The Committee met on Thursday, April 14th. The following subjects were discussed:

Roof Repairs to the Existing Roof:

The Management office informed the PPOC members that the existing roof over the main lobby and connecting corridor roofs are deteriorating and must be repaired to stop the leaks. The area requiring the attention consists of five areas measuring approximately 6,920 square feet which have never been replaced, except for the West lobby roof. Gusbey Silva suggested to the Committee to make the emergency repairs now until the funds are available in 2008 to remove and replace the entire membrane.

A motion was passed by the PPOC recommending that the Board of Directors accept the bid of \$9,000 from Wall Construction Company to perform emergency repairs on the lobby and connecting roofs in lieu of obtaining three bids required by Skyline House Procurement Procedure Regulations due to the emergency situation.

Property Inspection:

The PPOC recommended examining the exterior landscaping of the magnolia tree (which appears to be dead), and the landscaping proposed around the building entrance fountain.

Swimming Pool Restoration:

Management has reported no delays with the renovation work in progress by the pool contractors. The waterproofing of the pool's shell is complete. Gardner Engineering has found portable light fixtures with rechargeable batteries that will operate over a 5 to 6 hour period. The swimming pool repair is on schedule.

West Lobby Door Entrance:

Gusbey Silva stated residents are having problems with the West mail lobby door closure due to the wind. The doors were inspected, and three firms were requested to bid. Atlantic Door Control, the firm that installed the handicap doors, was the low bid at \$7,195. Accordingly, the Committee passed the following motion:

It is recommended that the Board of Directors accept the bid of \$7,195 from Atlantic Door Control for repairing and solving the problem with the entry door at the West mailroom lobby.

Proposal for a New Door Viewer:

Management has alerted the PPOC members about the need to replace the existing door viewer that can provide a 200 degree wider view of the front entrance doors. Management has reviewed the specifications, and the size that was shown to the PPOC will fit the existing hole through the door. The brass finish has a brighter appearance and is recommended as a better feature compared with the old that has a narrow line of sight. The cost of installing the door viewer is only \$25.00 for labor and materials. The Committee briefly discussed whether Skyline House should bear the cost of replacing all peephole units in order to standardize the appearance of all doors to make them uniform. No decision was arrived at by the Committee.

Kurt Bedenbaugh informed Management to ensure that the door viewer assembly must have the Underwriter's Listed (UL) label because our apartment entrance doors are fire rated and without the approved label, the door rating is compromised.

Security, Fire and Safety Committee



****SECURITY ALERT**SECURITY ALERT**SECURITY ALERT****

The Security, Fire and Safety Committee remains without a chairperson. While the Chairmanship remains vacant, the Board of Directors liaison will serve as interim chairperson. If you are interested in chairing this Committee, please contact the Board President, Mr. Johnnie Moore, at the listed information. Your volunteerism is greatly appreciated.

PARENTS please ensure that your children are supervised while on the balconies. We recently experienced children throwing, tossing, and/or dropping items from the balcony to the parking lot below. This can hurt, harm, injure, maim or possibly kill a passerby or destroy someone's property that you, not the Association will be personally liable for.

We would like to remind everyone **DO NOT** give access to the building to persons unknown to you; this is an immediate SECURITY BREACH that puts the entire building at risk. Please direct them to the main lobby entrance so they can be properly screened prior to being granted access.

We would like to extend an invitation to all residents to join the Committee. The next meeting will be held on Wednesday, May 11th, at 7:00 p.m. in the West Card Room; please plan to attend.



Covenants Committee Joseph Livingston, Chairman

Thanks to the volunteers who did a wonderful job in conducting the 2005 election of members to the Association's Board of Directors.

For many of the volunteers, this was a first time experience. Through several training sessions

with the guidance and leadership of Nadyne McKelvey, Helen Weiner, and Sonya Livingston as Chairperson, the Election Committee volunteers detected and corrected a few glitches in the procedures and completed the election in record time.

The Election Committee met on April 4th after the election and critiqued the election procedures. They made recommendations intended to improve the procedures for the election next year. Those recommendations were included in a report to the Covenants Committee. The Covenants Committee will review the report and make recommendations to the Board.

The Election Committee report noted that about 31% of the eligible unit owners voted in the last election. We can do better and you can help in this effort.

The Covenants Committee will undertake the challenge to improve unit owner participation in the governance of the community. We need your involvement. Please mark your calendar and attend the next meeting scheduled for Wednesday, May 18th, at 7:00 p.m. in the West Card Room. If other commitments preclude joining or attending the Committee's meeting, please offer your suggestions in writing of ways the election process can be improved. Every suggestion will be considered.

Now to the election results, our congratulations to the successful candidates and thanks to all of the candidates who participated.

Finally, our thanks to the Board, the candidates, the members of the Election and Covenants Committees, the Management Staff, and to you, the voters for the success we achieved in this past election.



**Neighborhood Watch
Judith York, Coordinator**

Welcome to new Neighborhood Watch Volunteers Betty and Dale Turner – and thank you for attending the training session on April 5th so you could start helping us take care of Skyline House.

I attended a meeting held by 2nd Lt. Christopher Cochrane on Friday, April 15. Officer Cochrane has taken over the Neighborhood Patrol Unit (NPU) and, after introducing the officers who are working in our community, he gave a thorough presentation of their goals. Past, current and future issues concerning our area were discussed and Officer Cochrane urged anyone with concerns to e-mail him directly on Christopher.cochrane@fairfaxcounty.gov or phone him on 703-256-8035. A good rundown on the Mason District's demographics and recent crime statistics was given to the attendees, and it is now in the blue folder entitled "Information on Neighborhood Watch" kept at the front desk. For example, the Mason District's population according to the 2002 census was 110,000 and total crimes dropped from 4,457 in 2003 to 4,271 in 2004. We are lucky to have such capable officers, given that the Mason District Police Station has been short-staffed in recent years.

The Mason District's Commander is Captain Mike Dittmer and the Assistant Commander is Lieutenant Ted Arnn. We still have the following meetings scheduled at the George Mason Police Station (6507 Columbia Pike) and they are open to the public:

Neighborhood Watch Coordinators' meetings on May 3rd, September 6th, and December 6th at 7:30 p.m. Open Training Sessions for Watch Patrol Members are June 7th, October 4th, and December 6th at 7:00 p.m.

Anyone interested in becoming a Neighborhood Watch Volunteer is welcome to contact me (703) 671-2267 – your volunteerism of one hour a week within the East and West Buildings or outside (at your convenience) will be greatly appreciated by all. Thank you.



Recreation Committee
Tony DiSalvo
Chairman

Emergency! The Recreation Committee is looking for a co-chairman. Speak to Tony at the next TGIF if you want to get involved. The next TGIF is Friday, May 6th, at 6:30 p.m., in the East Party Room.

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 June TGIF is on Friday, June 3rd, at 6:30 p.m. in the West Party Room.

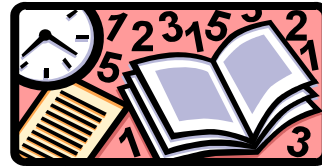


Good Neighbors Committee
Co-Chairs
Toska Prather 703-379-7849
Ernest Loyola 703-671-0384

Good Neighbors for May 2005:

Ernest Loyola 703-671-0384
 Charles Roberts 703-998-9068

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
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 Tel. 703-256-7717, Fax 703-354-8419,
 Email: mason@fairfaxcounty.gov
 April/May '05

2005 Fairfax County Farmers' Market:

The Farmers' Market returns to Mason District on Thursday, May 5th with some new features! This year the Market has added dairy products, eggs, and meat. Along with these new additions, residents will continue to find fresh vegetables, fruits, baked goods, potted plants, and cut flowers. The Market also features a Master Gardener Plant Clinic from 9:00 a.m. – Noon. You can visit the Annandale Farmers' Market at the Mason District Park at 6621 Columbia Pike every Thursday from May 5th to November 3rd, 8:00 a.m. – 12:30 p.m. For information and directions call 703-642-0128 or visit the web at www.fairfaxcounty.gov/parks/farm-mkt.htm.

Mason District Park Amphitheater reopens with another season of **Spotlight by Starlight**. It is my pleasure to announce that the rebuilding of the Mason District Park Amphitheater, which burned down last October, will be completed in time for another season of Spotlight by Starlight. Please come and enjoy another season of open-air concerts from June 5 to August 31, 2005 at the Mason District Park amphitheater. All performances are on Wednesday, Friday, and Saturday beginning at 7:30 p.m. Children's performances begin at 10:00 a.m. on Saturday. For a listing of events, go to http://www.fairfaxcounty.gov/gov/bos/md/mm/spring_2005.pdf. Please note that shows are cancelled in the event of rain.

SPECIAL EVENTS AT SKYLINE HOUSE May 2005

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 EPR	7
8 Mother's Day	9 LIBRARY OPEN 7:00-8:00 ECR	10	11 SECURITY 7:00-8:00 WCR	12 PPOC 7:00-8:00 WCR	13	14
15	16 LIBRARY OPEN 7:00-8:00 ECR	17 FINANCIAL 7:00-8:00 WCR	18 COVENANTS 7:00-8:00 WCR	19	20	21
22	23 LIBRARY OPEN 7:00-8:00 ECR	24	25 BOARD 7:00-8:00 WCR	26	27	28
29	30 MEMORIAL DAY LIBRARY CLOSED	31				

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