



THE HOUSE SPECIAL

Volume XXV, No. 10

www.shuoa.org

October 2005



Board of Directors President, Budd Coutts

The Board met on Wednesday, September 28th in the West Card Room. In the absence of the President, the Vice President, Norman Baker, chaired the meeting. The topics discussed are covered in the General Manager's report and the other Committee reports.



General Manager Gusbey Silva

Restoration of the North and South Façades of the West Building:

This project now has a completion date scheduled for the beginning of February 2006. This represents a change in the schedule of approximately three additional months; 19 days lost due to inclement weather YTD; the addition to the contract of the repairs needed to the back wall, and the pinning of the bricks at the expansion joint location, but mainly due to the increase in quantity of concrete spandrel repairs originally estimated at 750 SF for the whole phase. As of September 13, 2005, the contractor had already completed a total of 1,196 SF of concrete spandrel repairs.

The tiers located on the south wall will be completed by the end of October 2005.

Residents have been taking advantage of the party rooms for peace and quiet while the drilling is going on. Management was informed by one of our residents that wearing head phones like the ones used for CD players and/or ear muffs like the ones sold at Home Depot that are used at construction sites (a \$10.00 item) will reduce the noise significantly allowing you to stay at home during the demolition time.

Restoration of the Pool Deck:

The restoration of the pool deck started on Monday, September 12th, and it will be completed by the end of October. Color samples for the new deck coating will be available at the October PPOC meeting.

This project includes the concrete repairs needed underneath the pool in the garage. This will require that some garage spaces located on the A level of the garage be vacated during working hours some time during the month of October.

Pool Repairs:

The warranty repairs to the pool steps started on Monday, September 12, 2005, and will be completed by Friday, October 9, 2005.

Concrete Drive:

The replacement of the deteriorated curbs in front of the Main Lobby entrance was completed on August 31, 2005. The curb will be painted during the first week of October 2005. New concrete cannot be painted during the first 30 days due to the cure process.

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EDITOR

Louise Albin	<u>lalbin2@metronets.com</u>
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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.

Published by: Skyline House Unit Owners' Association, Inc., 3711 South George Mason Drive, Falls Church, VA 22041-3711. Printed by: Pioneer Printing

Security Company:

Management hired a new security company effective Friday, September 30, 2005, at 11:00 p.m. All officers assigned to Skyline House completed 16 hours of on-site training before they officially started.

Front Desk – Package Deliveries:

Please be aware that if you are anticipating a package delivery, you need to check periodically at the Front Desk. The only packages that require immediate notification are: next day delivery, courier, perishable items (i.e. flowers, food, etc), and faxes.

Evening shifts will call to announce any other packages awaiting pick up at the Front Desk. These calls are made by the intercom only and most of the time answering service is not available.

Free Shuttle to Metro:

In case some of the residents are not aware, there is a free bus shuttle between the Skyline Office Building Four and the Pentagon City Metro. Although this shuttle is for the use of the office building personnel, residents of Skyline Condominiums are also allowed to use this service.

The shuttle bus departs every hour from Skyline Office Building Four, by the Mc Donald's sign, from 6:30 a.m. to 5:30 p.m.

The shuttle bus departs every hour from Pentagon City Metro from 6:40 a.m. to 5:40 p.m. with a final stop at Skyline at 6:15 p.m.



Financial Management Committee Wynfred Joshua

The Financial Management Committee met on September 27, 2005. Total income for August was \$291,769 with expenditures of \$172,923. Total income less expenditures amounted to \$118,846. The total Reserve Contribution was \$94,746, leaving a net income before taxes of \$24,100.

There were no items that raised the FMC's concern.

Since our last report in the House Special, the FMC reviewed and recommended to the Board to award a new security contract in the amount of \$112,724 to the Remote Surveillance Technology Solutions Company. The new company is scheduled to start the first of October. The FMC also endorsed the funding for some \$5,800 for the additional façade work to secure the bricks at the expansion joints at the end of the West building. It may well be that we will encounter similar problems when working on the East building.

While we skipped our regular FMC session in August, the Subcommittees on the Operations and Reserve Budgets devoted their time to working on the 2006 budgets. May I express my appreciation for the close collaboration between the PPOC and FMC. Kurt Bedenbaugh did a superb job in chairing the Reserve Budget Subcommittee as did other members of the two committees. So did our Treasurer Wayne Krumwiede, our Chief Engineer Greg Grimm, and General Manager Gusbey Silva.

Thanks to their concerted efforts, the FMC was able to submit the draft 2006 budget to the Board at its September session. Without going into any detail as long as the Board has not yet reviewed the budget, a few comments are in order.

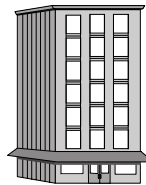
The Operations Budget provides for an increase in the payroll account of 3.23% over 2005. This reflects the hiring of a part-time painter next summer. Our own painters devoted much of their time this summer to fixing the apartment ceilings after the façade workers had done their part. We also had a fire which required a great deal of repainting. Antonio and his assistant had little time for keeping up the corridors and other areas. Some of our corridors began to look pretty shabby. We also want to pick up the garage painting project again. To meet this objective and to keep up with routine maintenance projects, the 2006 budget at the FMC's request provides for an additional painter's support. This plus a significant rise of 16.8% in group hospitalization largely accounts for the overall increase of 4.49% in personnel costs.

Regarding the Reserve Budget, under the cash flow method we are committed to increase the Reserve Budget with 1.5% or \$1, 154, 07. We have

adjusted the replacement period for the garage doors from 20 years to a more realistic 10 years, while we have extended the replacement time for the first floor corridor carpets with one year. The 2006 budget includes funds for repaving the front entrance circular driveway. Most importantly, if we do all the projects we have planned, including the third phase of the façade repairs, we will end 2006 with a balance of little over \$1.2 million in the Reserve Budget. This will maintain our progress toward creating a responsible and viable reserve.

The overall 2006 budget requires only a modest increase in our condo assessments. In light of the rising prices all around us, this is quite an achievement.

The next regular meeting of the FMC is scheduled for Monday, October 19, 2005, at 7:00 p.m. in the West Card Room. We strongly urge residents to join us so we all can keep track with what happens with our condo fee.



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

The Committee met September 8th at 7:00 p.m. in the West Card Room.

Management advised there were no action items to discuss or vote on.

Mr. Bedenbaugh gave a co-chair report to inform the Committee about a meeting held on August 26, 2005 to discuss the façade repair and restoration project and other related issues involving the construction schedule and change order request.

The meeting was called with the Contractor "Eastern Waterproofing and Restoration." The following items were raised with the Contractor:

Response to the Cure Letter issued by Gardner James Engineering initiated by the Management Office.

- Project Schedule,

- Manpower production,
- Change Order established for performing the additional masonry anchors under contract.

Justification of change order cost for materials and labor proposed for \$5,100.00 was increased to \$5,800.00

In summary, the contractor informed all attendees that he terminated two workers thus causing a void in the workforce. He promised to build the workforce back up to par. Anticipation of completion is scheduled for November 15, 2005.



Covenants Committee
Joseph Livingston, Chairman

The Covenants Committee met on Monday, September 26th. Two matters were presented for the Committee’s consideration.

The first matter acted on was the pending revision of the Election Committee Procedure for the election of Board members. It was noted that the most significant change in the procedure was the elimination of the requirement that absent ballot proxies be notarized.

The second matter was a recommendation to amend Rule 8 of the Association’s Rules and Regulations as follows:

“Rule 8. A. 1.

Prior to occupying/moving into a Condominium unit or prior to the start of any renovation of the unit at Skyline House, new owner(s)/residents(s) shall, without exception, attend an orientation conducted by the Skyline House Management staff.”

If this rule change is adopted by the Board, it will require successive posting in the House Special.

Security, Fire and Safety Committee



The Security Fire and Safety Committee met on Wednesday, September 14th, at 7:00 p.m., since the Committee is still without a chairperson, and Mrs.

Toska Prather, the Board of Directors liaison to the Security Committee who usually chairs the meetings was not present due to an out of town trip, the meeting was voluntarily chaired by Mr. Charles Roberts, past President, and current member of the Skyline House Board of Directors.

There was discussion held concerning Management’s request to remove the locks on the double glass sundeck doors on the penthouse level of the East and West buildings. It was agreed by the Committee to request approval from the Board of Directors to allow these locks to be removed, as they serve no real security purpose and they are more of a liability than an asset.

We would like to remind everyone that security is everybody’s business. Be involved in your neighborhood, introduce yourself to your neighbors, know your neighborhood and its surroundings, and report all suspicious persons and activity to the police.

We invite you to join your neighbors in helping to keep our community safe by joining the Security Fire and Safety Committee. The next meeting will be held on Wednesday, November 9th, at 7:00 p.m. in the West Card Room. Please plan to attend. Currently the Security Fire and Safety Committee is without a Chairperson. If you would like to Chair this Committee, please contact the President of the Board of Directors, Mr. Bud Coutts, at the listed information. Your volunteerism is greatly appreciated.



Neighborhood Watch
Judith York, Coordinator

This is an abbreviated version of the usual Neighborhood Watch article for the House Special as I have just returned from visiting England. Please see below for meetings at the Mason District Police Station for the rest of the 2005 calendar year - and note that the Mason District Officers are always happy to see anyone interested in attending meetings of the Neighborhood Watch Coordinators, the CAC (Citizens’ Advisory Committee) and the Neighborhood Watch

Training Sessions (this is the meeting where volunteers are certified so they can start participating in walking the buildings and grounds of Skyline House).

October 4th at 7:00 p.m. - Neighborhood Watch Training session is followed by CAC at 7:30 p.m.

November 1st at 7:30 p.m. – CAC.

December 6th at 6:30 p.m. – Neighborhood Watch Coordinators followed by Neighborhood Watch Training at 7:00 p.m., and then CAC at 7:30 p.m., followed by a holiday party for one and all.

If anyone would like to join our Neighborhood Watch Program, please contact me at 703-671-2267, and I'll be happy to talk to you and take you on a tour. Time is marching on and this program is a great opportunity to prepare yourself for our upcoming festive season with a trim and fit outlook, a chance to meet your fellow neighbors and the opportunity to keep Skyline House as attractive (and secure) as possible. Thank you.



Recreation Committee
Tony DiSalvo
Chairman

Thanks very much to our Board President Budd Coutts for his comments suggesting that now is the time to get acquainted with your neighbor by attending one of the monthly TGIFs. Unfortunately, many were not paying attention. Thank you for your efforts. I will repeat myself again from last month's newsletter.

Newcomers (new residents) where are you and where have you been? We still await you at the next TGIF scheduled for Friday, October 7th, at 6:30 p.m. in the West Party Room. Also, where are the residents who have lived in Skyline for ages and ages? Come join us. You will certainly be welcomed. The above statement was printed in the September Newsletter. We still await you at the next TGIF.

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 October TGIF is on Friday, October 7th 6:30 p.m. in the West Party Room.**

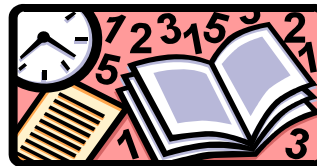


Good Neighbors Committee
Co-Chairs
Toska Prather 703-379-7849
Ernest Loyola 703-671-0384

Good Neighbors for October 2005:

Alina Gonzales 703-379-5391
Ernest Loyola 703-671-0384

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
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2005 Fairfax County Farmers' Market:

The Farmers' Market returned 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.

Libraries Build Communities
By Liz Clements, Mason District
Fairfax County Public Library Board of Trustees

Every time you walk into any of our 21 public libraries, you can see things happening, great and small, that improve our quality of life. Our libraries in Mason District, George Mason Regional in Annandale, and the Thomas Jefferson and Woodrow Wilson in Falls Church, give us the opportunity to connect in a real way with our community.

In our libraries we have books to inform and entertain; spur discussions and explain “how to;” tapes to get us through rush hour and beyond; internet stations connect us to a wealth of information, whether we are school children (remember our on-line tutoring) or adults with a need for life-long learning; links to foreign language news, practice civil service exams... the list goes on. Our libraries have meeting places for community groups; children’s programs; ethnic celebrations; small spaces to meet clients; places for tutoring, talking, and studying; volunteer opportunities and used book sales.

The Board of supervisors indicated that one of its primary goals is enduring quality education by effectively meeting student and community needs. Your library is a community center for education, information, recreation, and a key link in a network of institutions helping to achieve the county’s educational goals.

Since Sundays are the busiest times in the eight regional libraries – a prime time for students – it would be important to extend the same service hours for the 12 community libraries that are presently closed on Sundays. My colleagues and I on the Library Board will be working toward achieving this goal.

To everyone who enjoys George Mason, Thomas Jefferson, and Woodrow Wilson Libraries, thanks for helping us build and grow our community in Mason District. If you haven’t visited our libraries lately, come and bring your family. They’re too good to miss, and they belong to you!

Fire Prevention Week:

Fire Prevention Week will be observed from October 9th – 15th. Fire Stations throughout Mason District will host a Fire Prevention Open House on Saturday, October 15th, 10:00 a.m. – 4:00 p.m. For more information call 703-246-3801.

Thanks to Ernest Loyola for the following funnies!

Actual Lawyer’s questions
Disorder in the Court

“How many times have you committed suicide?”

“How far apart were the cars when the collision occurred?”

Now doctor, isn’t it true that when a person dies in his sleep, he doesn’t know about it in the next morning?”

“The youngest son, the 20-year-old, how old is he again?”

Were you present when your picture was taken?”

“You were there until the time you left, is that true?”

“These stairs that went down to the basement, did they go up also?”

“So what were you doing when your baby was conceived?”

“Did he kill you?”

Downsizing Business

The new employee stood before the paper shredder looking confused. “Need some help?” asked the passing secretary. “Yes,” he replied. “How does this thing work?” “It’s easy,” she said as she took the report from his hand and fed it into the shredder.

Even more puzzled, he asked, “Thanks, but where do the copies come out?”

SPECIAL EVENTS AT SKYLINE HOUSE October 2005

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3 LIBRARY OPEN 7:00-8:00 ECR	4	5	6	7 TGIF 6:30-8:00 WPR	8
9	10 LIBRARY OPEN 7:00-8:00 ECR	11	12	13 PPOC 700-8:00 WCR	14	15
16	17 FINANCIAL 700-8:00 WCR LIBRARY OPEN 7:00-8:00 ECR	18	19	20	21	22
23	24 LIBRARY OPEN 7:00-8:00 ECR	25	26 BOARD 700-8:00 WCR	27	28	29
30	31					

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