



THE HOUSE SPECIAL

Volume XXV, No. 11

www.shuoa.org

November 2005



Board of Directors President, Budd Coutts

At the regular meeting of the Skyline House Board of Directors held on October 26, 2005, the Board dealt with the Operating and Reserve Budget for 2006. The proposed budget had been presented by the Financial Management Committee at the September meeting for review and consideration by the Board.

After review, and subsequent questions and discussion, the proposed budget was approved by the Board of Directors. The Operating and Reserve Budget for 2006 sets a moderate increase in the condominium fee of 2.89% commencing January 1, 2006. Further details will be forwarded to each unit owner by the association's Treasurer on or about December 1, 2005.

The Financial Management Committee is to be commended for their dedication and many hours of hard work in successfully steering the financial affairs of Skyline House Unit Owners' Association. Thank you for a job well done.

Other matters discussed and acted on at the Board meeting are contained for your review and information in the various reports, appearing on subsequent pages of this newsletter.

Skyline House Unit Owners' Association annual meeting and elections are scheduled for March, 2006. The time is growing short and we ask

qualified candidates to think seriously of running for one of the four positions on the Board of Directors that will be open. The various committees that help make up the governance of our Association also need more participants to bring new ideas and thinking to the work they do. **Your community needs you; get involved!**

In closing, it appears my plea to slow down and turn on your headlights in the parking garage fell on some **DEAF EARS**. **Please, Please** slow those vehicles down and turn on your lights! There is absolutely no need to drive 20 to 30 miles per hour and, yes, even more, in the garage! It is **extremely careless**, and someone will get hurt or even killed if it keeps up.

Thank you in advance for your cooperation.



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.

There was a total of 23 days lost YTD due to inclement weather. The contractor submitted a justification for the delay of the completion of this project. The quantity of concrete spandrel repairs, originally estimated at 750 LF for the whole

OFFICE DIRECTORS

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| PRESIDENT | Budd Couatts | 1607 E | 931-3165 |
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| VICE PRESIDENT | Norman Baker | | 915W |
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| | jpral19055@aol.com | | |
| DIRECTOR | Charley Roberts | 914E | 998-6080 |
| | charley.roberts@prodigy.net | | |

COMMITTEE CHAIRS/CO-CHAIRS

COMMUNITY RELATIONS

| | | | |
|--------------------|-----------------------|--------|----------|
| COVENANTS, | Joseph Livingston | 814 W | 931-6923 |
| FINANCIAL MGT, | Wynfred Joshua | 1414W | 820-4471 |
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| PHYS PLANT/OPS, | George Beams | 710 E | 578-9507 |
| | and Kurt Bedenbaugh | 1004 E | 671-8930 |
| RECREATION, | Tony DiSalvo | 502 E | 824-1958 |
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| EDITOR, | Louise Albin | 903W | 379-1645 |
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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 Shaw, Admin. Assistant | terezinha@shuoa.org |

CHIEF WEB DEVELOPER

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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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phase, now has a total of 1,266 LF as of October 11, 2005. The work on tiers 03, 04 and 07 required additional 80 to 138 calendar days to finish the work.

The tiers located on the south wall and tier 07 on the north wall, will be completed by the middle of November 2005.

Restoration of Pool Deck:

The completion of the pool deck restoration is now estimated for the second week of November 2005 due to the excessive amount of rain days. The selected color for the new deck coating is beige (called Sand Piper). This color has been recommended by the manufacturer and accepted by the PPOC because it is a light color that has less sun reflection compared to the light gray color that was removed from the deck, and does not generate an excessive amount of heat. This color is similar to the color of the spandrel coating and the bricks.

Emergency Repairs of Balcony Edges:

The Associations' consultant engineer designed a scope of work for the immediate repairs needed to some balcony edges. Al Chavies Construction, who performed the emergency repairs in 2000, will perform these repairs during the month of November 2005. The engineer recommends that this project start as soon as possible in order to complete the repairs prior to inclement weather, which could cause further damage.

Supplemental Retaining Wall:

Gardner James Engineering designed the scope of work for the construction of the supplemental retaining wall needed fronting South George Mason Drive (near the bus stop). Al Chavies Construction Co., the same company which constructed the first section of the supplemental wall in 2004, was selected to construct the second section of the wall, not only due to the low cost and excellent work done but to keep the uniformity of the wall. This project will be completed in November 2005 weather permitting.

Emergency Keys:

Rule 10 of Skyline House Rules and Regulations states: "Key(s) for each lock currently on the units' entrance doors must be furnished to the Management Office where they will be secured under restricted access for emergency use only."

Management has encountered emergency situations that necessitated the use of the emergency key to enter the unit, and the key was not available mostly because the key was not promptly returned after being signed out by the resident. We would like to remind you that in the event that emergency access is necessary, and the unit owner has failed to provide a key, the emergency access will then be at the risk and expense of the unit owner.



Financial Management Committee Wynfred Joshua

The Financial Management Committee met on October 17, 2005. Total income for September was \$279,123 with expenditures of \$187,527. Total income less expenditures amounted to \$91,596. The monthly Reserve Contributions were \$94,746 leaving a negative net income before taxes of \$3,150. There were no items that raised the FMC's concern.

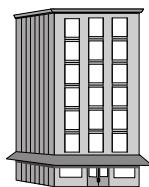
The FMC endorsed two actions of the PPOC. The first one involved the recommendation to award a contract in the amount of \$10,350 to Al Chavies Construction for the building of a supplemental retaining wall fronting S. George Mason Drive. Al Chavies handled the first section of the retaining wall last year and did a good job. There will be a two-year warranty on material and labor. For further details we refer to the PPOC report.

The second project is the replacement of heating elements for the boilers in the East and West buildings. The Coates Heater Company, Inc. is the only vendor who sells these parts. We plan to do one of the two boilers in each building. Total amount will be \$10,660.

The FMC then discussed the emergency balcony edge repairs. At this point we do not have an exact amount, but with our cash flow method, we will be able to fund the project by shifting funds from another account and then make this up next year. The Board of Directors and the Committees had already voted on this issue by e-mail. To limit the impact of these unexpected repairs and ensure more effective planning, the FMC plans to explore with the PPOC possible proactive options. We hope to report to you more fully in the next House Special.

A final human interest item: One of our former loyal members who left the FMC more than a year ago because of illness has now been moved to a rehabilitation place and is expected to go to an assisted living home. Our committee requested Management to send her a fruit basket as a token of appreciation for the many years that she actively worked in our community, including the FMC.

The next meeting of the FMC is scheduled for Monday, November 21, 2005, at 7:00 p.m. in the West Card Room. We urge our residents to join us. Get a better understanding of what is happening to your condo fee.



Physical Plant And Operations Committee George Beams And Kurt Bedenbaugh

The Committee met at 7:00 p.m. on October 13th. Management presented the following items for consideration:

1. Emergency repairs of balcony edges;
2. Construction of front supplemental retaining wall;
3. Replacement of heating elements for the East and West Building boilers.

Our consulting engineers, Gardner-James Engineering, Incorporated, advised Management that they had observed from the worker's scaffolding of building 3713, and visual observation using binoculars for 3709, significant deterioration of the balcony edges requiring immediate repairs prior to the winter's freezing

weather. The balconies could suffer damage by the freezing and thawing that will take place.

After considerable discussion, the following motion was passed: It is moved that the Board accept the recommendation from Gardner-James Engineering, Inc. for the emergency balcony edge repairs as outlined in their letter of September 23, 2005.

Gardner-James Engineering, Inc. designed the scope of work for the construction of the supplemental retaining wall needed at S. George Mason Drive (near the bus stop). Al Chavies Construction Company, the same firm that constructed the first section of the supplemental wall in 2004, was awarded the contract based on low cost, keeping the uniformity of the wall, and avoiding a lengthy bidding process. This will allow for completion prior to inclement weather. The following motion was passed:

It is moved that the Board award a contract for the supplemental repairs to the retaining wall to Al Chavies Construction Co. in the amount of \$10,350.00 in accordance with the recommendation of Gardner-James Engineering, Inc. (via e-mail of September 30, 2005).

Replacement of the heating elements to the East and West Buildings boilers is necessary because two-thirds of each boiler need replacement in each boiler. Repairing one boiler at a time in each building will be sufficient to generate enough heat for the upcoming winter season. The boiler manufacture is the sole source supply for these heating elements.

The Committee passed the following motion: It is moved that ten bundles of the heating elements be purchased from Coates Heating Company, sole source supplier, for \$10,660.00.

The PPOC Committee meets the second Thursday of each month and all are welcome to attend and participate. The next meeting will be Thursday, November 13th, at 7:00 p.m. in the West Card Room.



Covenants Committee Joseph Livingston, Chairman

The Covenants Committee met last on Monday, September 26th. There was no meeting scheduled for October. The next meeting will be on Wednesday, November 16th, at 7:00 p.m. in the West Card Room.

We reviewed the Committee's activities for September at the October Board meeting. The recommendation to approve the revised Election Manual for the election of Board Members, which included one significant change, i.e., the requirement for the proxy of the absentee ballot to be notarized was eliminated. It is anticipated that this change may facilitate more participation in the election for Board members.

The Committee also recommended and the Board approved an amendment of Rule 8 of the Association's Rules and Regulations. The amendment provides that:

“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.”

The inclusion of this rule change in the November issue of the House Special constitutes the required second successive posting before the rule change becomes effective.

If you have any questions, please present them to the Committee at the next meeting or you may contact me at your convenience.

Security, Fire and Safety Committee



The Security Fire and Safety Committee did not have a regularly scheduled meeting and, therefore, did not meet in October.

We would like to wish everyone a safe and happy Thanksgiving. The day after Thanksgiving is symbolically known as not only the opening day of the holiday shopping season but the largest grossing shopping day of the year. We would like to remind everyone to please use extreme caution while shopping and keep a close watch on each other as well as your merchandise. Do not leave your merchandise unattended and guard your personal information and your wallets and purses with extra care.

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 your 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. Budd Coutts, at the listed information. Your volunteerism is greatly appreciated.



Neighborhood Watch
Judith York, Coordinator

Volunteers reported that more doors than usual are being left unlocked on the East and West Penthouse levels of the buildings, trash compactor rooms, equipment rooms, G-level double doors and loading dock doors, also some telephone closets. There is also more trash than usual being left in the trash rooms, hallways, and elevators. There are still several vehicles without Skyline decals – a matter which can be quickly resolved by visiting our Reception desk. Please remember this is OUR COMMUNITY and WE ARE ALL RESPONSIBLE for taking newspapers, recycling materials, and items too big for the trash chute to the trash rooms at the loading docks.

We have one more training session in 2005 at the George Mason Police Station, and we welcome all new volunteers to attend – the Officers have also invited all our volunteers to the Holiday Party that follows:

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

Officer Brendan Murphy, our local crime prevention officers, has been keeping us informed of crime in our area. If you have a specific concern, please contact him at Brendan.murphy@fairfaxcounty.gov (office 703-256-8035, extension 22256). He is quick to respond to community concerns. The latest alert concerns larcenies from vehicles. Officer Murphy advises us to make sure your doors are locked, even if you have to double-check as a precaution (most of the victims reported that they had forgotten to lock their vehicle). Please also remember to put in the trunk any items that remain in your vehicle while you are shopping (I have seen valuable items such as computers, etc. left on the seat in vehicles parked in the garage).

Other crimes reported were gang-related activity in the Falls Church, Springfield, and Alexandria areas. You can follow crime activities in Fairfax County, and specifically our general area, under the “Mason District” section of Thursday's Washington Post (see the “Fairfax Extra” section of the paper); in the same section under “Home Sales” are home sale prices in our building and our general area.

Please call me at 703-671-2267 if you are interested in joining Skyline House's “Neighborhood Watch Program.” It is a great way to get to know some of your neighbors of our two buildings, as well as helping to keep your community attractive and safe.

Last but not least, walking is a very healthy activity and you will receive a free T-shirt (only size XXL left) which, depending on one's size, can be the usual T-shirt, or a night-shirt for those who are not built like an NFL football player. I would also like to take this opportunity to wish everyone a happy upcoming festive season.



Recreation Committee
Tony DiSalvo
Chairman

I am still looking for a co-chair for the Recreation Committee.

Just a reminder that the Annual Holiday Party is scheduled for Saturday, December 10, 2005, at 7:00 p.m., in the West Party Room. More details in the December Newsletter.

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 November TGIF is on Friday, November 4th, at 6:30 p.m. in the East Party Room. Please come join us.



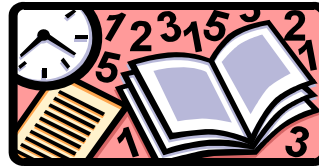
Good Neighbors Committee
Co-Chairs

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

Good Neighbors for November 2005:

Marianne Sollak 703-845-9325
Judith York 703-671-2267

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

Happy Thanksgiving!

Skyline House has once again adopted two families for the Thanksgiving Holiday referred to us by ACCA (Annandale Christian Community for Action). We will be collecting non-perishable food items to donate to the families. Also, we will accept monetary donations to purchase perishable items. If you would like to make a monetary donation, please drop it off in the Accounting or Management Office.

As in the past, the best way to collect items is to divide food items into groups according to your last name. If you would like to make a donation, please check the list below.

If your last name begins with:

A-H: Canned Foods (vegetables, cranberry sauce, fruit, soup etc.)

I-O: Drinks (juice, tea bags, coffee, etc.)

P-Z: Boxed Items (cake mix, macaroni and cheese, sugar, etc.)

Also paper/plastic and condiment items are always needed.

The Collection box will be outside of the Accounting Office beginning on Friday November 4th.

** We will continue a food/gift drive in December for the Christmas Holiday. Please check the bulletin board and the December Newsletter**

Thank you for your Support!!

Submitted by *Tycia Haight, Accounting Office*

News from Supervisor Penny Gross
Mason District, 6507 Columbia Pike
Annandale, VA 22003
Tel. 703-256-7717, Fax 703-354-8419,
Email: mason@fairfaxcounty.gov

In-person Absentee Voting at the Mason District Governmental Center:

For your convenience, the Mason District Governmental Center will be open for in-person absentee voting from October 19 - November 5, 2005, Monday - Friday 3:30 p.m. - 7:30 p.m., and 9:00 a.m. to 5:00 p.m. on Saturdays. For more information, you may call the Electoral Board at 703-222-0776, or go to www.fairfaxcounty.gov/eb. Application deadlines for absentee ballot requests by mail/fax is November 3rd, and in-person is November 5th. Reminder: Parents may wish to obtain absentee ballot applications for students who are in college.

Holiday Town Gathering: Supervisor Penny Gross invites you to the 10th Annual Mason District Holiday Town Gathering, a celebration of the holiday season, on Thursday, December 1, at the Mason District Governmental Center at 7:30 p.m. The J.E.B. Stuart High School Jazz Band will entertain; there will be a few speeches, door prizes, and refreshments.

Pedestrian Safety: Now that daylight savings time is over, it gets dark early. When you walk around your neighborhood at night, please be sure to wear light color clothing and reflectors to ensure that motorists can easily see you in the dark.

Vehicle Decal Enforcement starts November 16th. Your county decal must be displayed on your car windshield by midnight November 15th. For further information, contact the Department of Tax Administration at 703-222-8234 or visit their Web site: www.fairfaxcounty.gov/living/taxes/

Annandale Decoration & Holiday Lighting Ceremony: The Annandale Chamber of Commerce will be decorating downtown Annandale on Saturday, December 3rd at 8:00 a.m. in Toll House Park. Volunteers are needed and welcomed!

The Annandale Chamber's Holiday Lighting Ceremony will take place on Tuesday, December 6th at 5:00 p.m. at Toll House Park. Come join us after at Ossian Hall (behind the Annandale Fire Station) for their 5th Annual Holiday Dinner Dance from 6:00 – 10:00 p.m. The Chamber will host a dinner with music provided by the Annandale Jazz Ambassadors and the Chapel Square Combo (part of VA Music Adventure). Tickets are \$40/person and \$75/couple. The Chamber is helping the

Virginia Music Adventure raise funds for an overseas trip so \$25/ticket is tax-deductible. For more information and tickets, contact the Chamber office (703) 256-7232 or e-mail them at info@annandalechamber.com.

Belvedere Craft Market: Support Belvedere Elementary School PTA's educational programs by visiting the Craft Market on Saturday, December 3, 2005 from 9:00 a.m. to 4:00 p.m. at the school, 6540 Columbia Pike, Annandale. Seventy artisans will demonstrate their trade, provide information on their business, and offer unique handcrafted items for sale. The market will include art, jewelry, floral arrangements, decorative painting, furniture, woodturning, stained glass, candles, fabric arts, soap & bath products, clothing, pottery, holiday decoration, and children's items. Belvedere ES serves a diverse student population from Annandale & Falls Church. Admission is free; for further information, please contact Dee Dee Payne, at 703-942-5113, or by e-mail deedepayne@cox.net.

Holiday Toys Drive for Hospitalized Children: Starbucks at Barcroft Plaza, 6365 Columbia Pike in Falls Church, is co-sponsoring a holiday toy drive with the Starlight Children's Foundation. Needed gifts: hand-held games (include batteries), DVDs and CDs (rated G or PG), books for children and teens, dolls, craft kits, make-up kits, and nail polish. Hospitals ask that you do not donate stuffed plush toys. Please deliver your new, unwrapped gift to Starbucks by December 25, 2005. For more information, go to www.starbucks.com.

Free Aerobics Class

Bailey's Community Center
5920 Summers Lane
Falls Church, VA 22041

High Impact Aerobics
Tuesday and Thursday – 7:15-18:15 p.m.

Low Impact Aerobics
Monday and Thursday 1st Class – 6:30-7:15 p.m.
Walk/Weight Room 7:15-8:00 p.m.
2nd Class 8:15 – 9:00 p.m.

To register contact: Sharon Hargrove
@703-931-7027

SPECIAL EVENTS AT SKYLINE HOUSE November 2005

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

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