



THE HOUSE SPECIAL

Volume XXVI, No. 3

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March 2006



Board of Directors President, Budd Coutts

At the ninth regular meeting of the Board of Directors held on February 22, 2006, there were two items of business requiring attention. The first item was the exercise room hours, which have been under discussion for some time. A decision was made to alter the hours on a trial basis as they relate to allotted time for women; allotted time for men; and allotted time for co-ed use of the Skyline House exercise facility. The effective date and new schedule will appear elsewhere in this issue of *The House Special*.

The second item requiring the Board's attention was one affecting the privacy and security of all residents of Skyline House. A resolution was adopted amending rule #10 "KEYS and LOCKS" of the Skyline House Unit Owners' Association, Inc. Rules and Regulations. The amendment deletes the existing rule and replaces it with new and more comprehensive wording, including the title, which will now be rule #10 "ACCESS TO UNITS, KEYS AND LOCKS." The complete new wording for rule #10 will be incorporated in the Rules and Regulations and will also appear elsewhere in this issue.

The Board is pleased to report there are seven (7) candidates running for the four (4) open positions on the Board of Directors, and we extend our best wishes to each in the forthcoming election.

We trust all unit owners will make every attempt to attend Meet the Candidates night on Tuesday, March 14, 2006. Even more important is your participation in the annual meeting and the Board of Directors election scheduled for Tuesday, March 28, 2006. Remember, this is your community; your participation in its affairs is not only important, it's for your own benefit.



General Manager Gusbey Silva

Restoration of North & South Façade on the West Building:

This project now has a completion and demobilization date scheduled for March 8, 2006. A total of 48 days YTD has been lost due to inclement weather. The completion of the work on the remaining tiers is estimated as follows: Tier 8 will be completed by March 3, and tier 6 will be completed by March 6, 2006, weather permitting.

The Association's Consultant Engineer inspected every balcony on all tiers completed on Phase I and Phase II of this project during the week of January 30th as recommended by the PPOC. The contractor started the repairs needed on February 9th with Tier 14 and continued along the south wall tiers. Work on the north wall tiers was completed during the week of February 27th.

OFFICE DIRECTORS

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PHYS PLANT/OPS, and Kurt Bedenbaugh	George Beams 1004 E	710 E	578-9507 671-8930
RECREATION,	Tony DiSalvo	502 E	824-1958
SEC/FIRE & SAFETY,	Vacant		
EDITOR,	Louise Albin lalbin2@metronets.com	903W	379-1645

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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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Balconies of Tiers 6, 8, and 9 will be inspected from the scaffold that is still in place, and any repair needed will be performed prior to the demobilization from those tiers.

Repairs to the East Building Façade:

The completion of the façade repairs in the West Building is estimated for March 15, 2006, including punch list items. The contractor has been advised that the mobilization to the East Building will not be approved until all work is satisfactorily completed in the West Building, as recommended by the PPOC.

The same as with the West Building, the work on the East Building will be accomplished in two Phases. Phase III will be completed in 2006 and Phase IV will be completed in 2007.

The tiers selected for completion on Phase III are tiers 2, 3, 4, 5, 6, 7, 8, 9, and 10. Work will start on tiers 4, 5, 6, and 7, with the installation of the form boards required above each window. This task is estimated to be accomplished during the last two weeks of March 2006. Notices will be sent to each unit in these tiers at least one week in advance. Work on these tiers is estimated for completion at the end of July 2006.

The work in the remaining tiers: 2, 3, 8, 9, and 10 will start approximately at the end of July 2006. Form boards will be installed above the windows on each of the units in these tiers during the two weeks prior to the start date. Notices will be sent to each unit at least a week in advance.

Emergency Balcony Edges Repairs

The repairs needed in the West Building balcony edges will start this month, as soon as weather permits, except on tiers 14 and 15 where the work was completed in December 2005. Notices will be sent to all units in each tier at least a week in advance.

Bike Rooms:

In order to better serve our residents, Management hired a contractor to install new racks in each of the bike rooms during the month of March 2006. Residents will be requested to remove their bikes for a period of one or two days

while the installation of the new racks is performed. Notices will be posted at least two weeks in advance. All bikes will need to be re-registered prior to being placed back in the bike rooms. Each room will hold 50 upright regular size bikes. Larger bikes and/or tricycles will not fit in the new racks and will not be allowed in the bike rooms.

Exercise Room Hours:

As requested by the Board of Directors during their January 2006 meeting, Management completed a survey of the usage hours of the exercise room. Based on the information obtained in the survey, the Board of Directors adopted a temporary revision of the hours, during a trial period of three months starting on Monday, March 13, 2006. Residents are welcome to submit their comments to the Management Office, and/or suggestions regarding the new hours no later than June 16, 2006 in order to present all issues with the new hours to the Board of Directors at their June 2006 meeting, for the permanent adoption of the new hours and/or its revision if necessary.

New Exercise Room Hours, Effective March 13, 2006:

Women: Monday, Wednesday, and Friday, from 10:00 a.m. to 3:00 p.m.

Men: Tuesday, Thursday, and Saturday, from 10:00 a.m. to 3:00 p.m.

Co-Ed: All other hours.

Emergency Keys:

Management received 63 of the total of 64 emergency keys found missing and/or not working, during the inspection performed in January 2006. The unit owner of the remaining missing key was referred to a Covenant's Hearing for compliance with the Association's By-Laws.

During the meeting held on Wednesday, February 22, 2006, the Board of Directors adopted a new version of Rule #10, previously titled Keys and Locks, which explains in detail the intended use of the emergency key and the procedure to access a unit during an emergency and/or routine maintenance as specified in the Association's By-Laws, as follows:

RULE 10 ACCESS TO UNITS, KEYS AND LOCKS

A. Emergency Repairs and Inspections

1. Employees and agents of the Skyline House Unit Owners' Association shall have the right to enter any unit when necessary to carry out emergency repair to electrical, potable water or plumbing systems or fixtures when failure or malfunction of such systems or fixtures within the unit may be causing any damage to another unit or common elements or is otherwise threatening the safety of persons or property.

2. The Association shall attempt to notify the unit owner or his/her agent of the need to enter the unit at the time such need is recognized and document such attempt in writing whether successful or not. Notification shall be at such telephone number or e-mail address as is provided by the owner to the Association.

B. Non-Emergency Repairs and Inspections.

1. Non-emergency repairs and inspections are events not involving immediate threat to persons or property. Employees of the Skyline House Unit Owners' Association shall have the right to enter any unit at a time specified by the unit owner or his/her agent after at least forty-eight (48) hours of the time notification is provided to the unit owner or his/her agent that such access is necessary. The forty-eight (48) hours shall begin when the latest of the following events occurs: (a) when notice is posted on the door of the unit; and (b) when notice is provided to the unit owner at such telephone number, facsimile number, or e-mail address as is provided by the owner to the Association.

2. If the unit owner or his/her agent fails to specify a time reasonably convenient to the Association within forty-eight (48) hours of notification that such access is necessary, employees of the Association may enter the unit and accomplish such non-emergency repairs or inspections after forty-eight (48) hours have elapsed from the time notification has been provided pursuant to this Rule.

3. Non-emergency repairs accomplished in this fashion may include any repair, maintenance, or construction for which the Association is responsible or for which the unit owner is responsible but has not completed within the time specified in a notice provided to the unit owner by the Association.

C. Damage Caused During Entry, Repairs, or Inspections.

Any damage caused when employees of the Association enter a unit to carry out repairs or during the course of such repairs shall be repaired at the expense of the Association, unless: (a) such damage is the result of forced entry made necessary because the unit owner has failed to provide the Association an access key; or (b) unless the entry has been made to perform any obligation for which the unit owner is responsible, in which events the entry and all work done shall be at the risk and expense of the unit owner.

D. Keys for each lock currently on the unit's entrance door must be furnished to the Management Office, where they will be secured under restricted access for use pursuant to this Rule.

E. Security keys requested by the owners over and above the number, to which they are entitled, according to the legal number of occupants, will be sold in the Management Office at the prevailing rate. Any request for more than two additional keys must be submitted to the Board for approval.

Letters were sent to the unit owners where one or more keys do not fit the locks, requesting that they provide us with a working key.

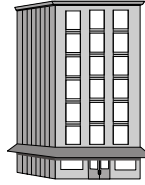


**Financial Management
Committee
Wynfred Joshua**

The February 2006 meeting of the Financial Management Committee was canceled because there were no items for action. The figures for the month of January are the following: Total income for January was \$285,316 with expenditures of \$173,711. Total income less expenditures amounted

to \$111,605. The total Reserve Contribution was \$96,167, leaving a net income before taxes of \$15,438.

The next meeting of the FMC is scheduled for March 20, 2006, at 7:00 p.m. in the West Card Room. We urge Skyline House residents interested in what is happening to your condo fee to join us.



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

The PPOC met on February 9th at 7:00 p.m. Two items were on the agenda:

- a. Replacement of Racks in the Bike Rooms.
- b. Review of Hours and Use of the Exercise Room.

The replacement of the bike racks in the bike rooms will provide less clutter and more security. The new racks will hold bikes in place, something the current rack system does not do. The new racks cost is \$1,500.

The Committee unanimously recommended to the Board of Directors the purchase of the new bike racks.

At the January Board meeting, a member suggested the matter of the exercise room hours and usage be reviewed by the Committee. To this end, Management provided a breakdown of hours of usage from September through January 2006 by men, women and co-ed hours. The figures compiled approved interesting but did not add much to the discussion.

Two attendees at the meeting – one representing women and the other representing co-ed – provided the majority of the discussion. It seems the women are tired of losing hours every time a revision is made, and the couples want more and different hours. They both finally agreed that the current hours should be maintained as there seemed to be no fair way to adjust the hours. Therefore, the Committee passed the following recommendation to the Board: Based on the discussion during their February meeting, the PPOC can only recommend the hours and usage of the Exercise Room be retained as currently published.



Covenants Committee
Joseph Livingston, Chairman

We were quite pleased to learn that seven unit owners have agreed to become candidates in the upcoming election for members of the Association's Board of Directors.

As a reminder, the election will take place Tuesday, March 28, 2006. Please mark your calendar.

Notices of the election were mailed to non-resident unit owners on February 24, 2006. Notices to resident unit owners will follow shortly. If you have any questions about the election material you receive, please contact the Management Office.

Unit owners will have an opportunity to meet the candidates and ask questions Tuesday, March 14, 2006, at 7:00 p.m. in the West Party Room. Please come and participate. Remember, this is your Association.

Our thanks to the Election Committee, the Management staff and volunteers for the work they have done in moving the 2006 election process forward.

Just one more reminder, the Covenants Committee will hold its next regular meeting Wednesday, March 15, 2006, at 7:00 p.m. in the West Card Room.

Security, Fire and Safety Committee



The Security Fire and Safety Committee did not have a regularly scheduled meeting, and therefore did not meet in February 2006.

We would like to remind everyone that March is a very windy month, and the wind keeps doors from automatically closing as they should, and since all unattended open doors are a security risk, we ask that you pull the door closed behind you. This will drastically reduce our security risk and help keep our community safe.

We would also 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, March 8, 2006, 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

Our Neighborhood Watch volunteers have reported an improvement in the East and West Buildings' appearance, and we thank everyone who has helped to maintain this. We also thank the security guards for doing their jobs well; in fact, two of our volunteers were stopped and questioned. Far from being upset, they were very pleased to know that we have such good security – our kudos to the security company and their able employees.

There are three areas of concern. The first concerns pedestrians crossing the busy roads in our area and ending up either badly injured or killed. Please cross at the lights or only go to the center median and wait for the next light to cross completely over the road. The traffic here is fast and aggressive, and we need to be aware that drivers do not always see pedestrians when they are crossing against the traffic lights. It is always a terrible tragedy when pedestrians are injured or killed, and it is very traumatic for drivers who do not see a pedestrian until too late. Also be aware at night that when pedestrians wearing dark clothes cross the street in front of you, it is very difficult to stop in time to avoid hitting them.

The second concern is that some of our residents are letting people into the building from the side entrance and we would like to reiterate that you must not let anyone in to the building you do not know or recognize. Recently, a resident let in a group of people at the West Building side door. These visitors parked their cars without registering them - so there is no way of contacting them if an emergency should occur.

The third area of concern is trash and the issue of identity fraud. Of course, trash should not be left on the floor of the trash rooms as it is a fire hazard and, very important, do not leave receipts containing credit card information lying in trash bags. A receipt was left on the floor of the trash room recently that contained the name and account of the credit card user. Please be alert, not only when you are outside and keeping a check on your wallet but also how you dispose of your receipts.

On Tuesday, March 7, 2006 there will be a Neighborhood Watch Training session at 7:00 p.m. followed by the CAC meeting at 7:30 p.m. Please note that it is the CAC's "Annual Officer of the Year Award" presentation for our local police officers and Barb Browning of the Mason District Police Station is coordinating the food. If you would like to donate a small dish or platter, she would be very happy to hear from you. Her e-mail address is Barb.AliceB@Verizon.net and phone number 703-750-3608. If you are a new volunteer, you will need to go to the 7:00 p.m. training session; if you'd like to honor our local police officers, do attend the CAC meeting; both meetings are open to the public.

April meetings are: Tuesday, April 4th at 6:30 p.m. for Neighborhood Watch Coordinators and the CAC at 7:30 p.m. Please give me a call on 703-671-2267 or e-mail me on eboracum@verizon.net (this is a new e-mail address) if you are interested in joining the Skyline House Neighborhood Watch. Thank you.



**The Chief Engineer
Greg Grimm**

Washington Cable Television Reception

Several residents have had problems with the reception of Washington Cable in their units. If your television is correctly connected and the reception is not clear, please contact the Management Office so they can schedule Washington Cable to visit your unit and check to see if your antenna jack needs to be replaced, this service is free. Washington Cable comes to the building every Wednesday afternoon. Please do not try to repair or replace these antenna jacks yourself, as they are connected to units and you may disconnect someone else's signal.



**Recreation Committee
Tony DiSalvo
Chairman**

Thank you all Skyline House residents who attended the February TGIF. It was a wonderful large group of residents. I am sure all who were present enjoyed themselves. Join us on March 3rd 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 next TGIF is scheduled for Friday, March 3rd, at 6:30 p.m. in the East Party Room



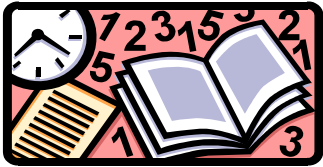
**Good Neighbors Committee
Co-Chairs**

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

Good Neighbors for March 2006:

**Virginia Fissmer 703-379-2901
Gwen Petijean 703-820-4260**

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**

At this time when so many volunteers are required to perform so many functions to keep our "House" running smoothly, I think the following poem is appropriate.

"The reasons volunteers aren't paid isn't because they are worthless,

It is because they are PRICELESS"

Submitted by: Liza Ruiz, 1002W

The following information was submitted by Evelyn Haught, 205W



Why Recycle at Skyline House?

Because it helps your bottom line! Skyline House sells its newspapers, which reduces management expenses and therefore your monthly maintenance fee. In addition, by recycling other discarded products you help reduce the ultimate sales price of many commodities you buy because recycled products are used as feedstock, in place of virgin raw materials, to manufacture new products. Recyclables greatly reduce manufacturing and environmental clean-up costs. Metals don't need to be mined. Raw materials, including pulp for paper and petroleum for plastics, don't need to be processed "from scratch" to be made ready for manufacturing. Trees can be left to grow since the U.S. paper industry now meets 40 percent of its feedstock needs through the use of scrap paper. Along the way, you help create a healthier environment because recycling greatly reduces waste disposal, energy usage, and pollution.

Fairfax County recently issued new residential recycling guidelines. The following suggests what and how to recycle here at Skyline House. Whenever possible, try to flatten cans and bottles to save space.

Newspapers:

Simply carry them to the designated shelves in the loading dock area. It helps staff to bag them first.

Other Paper:

Place junk mail; magazines; mixed and office paper; catalogs; phone books; and cereal, cracker, shoe and other "gray" cardboard boxes in a plastic bag, tie to keep products dry and uncontaminated, and toss into the designated recycling bins in the trash disposal room. Shredded paper should be bagged and tied separately before placing in the bins.

Corrugated Cardboard:

Moving boxes and other cardboard shipping and packing boxes should be flattened, folded, and added to the plastic bag containing other recyclable paper. It helps to remove packing tape. Again, toss in Skyline House's recycling bins.

Cans:

Rinse steel food cans (to discourage insect and rodent infestations at Skyline House and at the recycling facility) and toss in recycling bins along with aluminum beverage cans. Do not discard hypodermic needles, matches, cigarette butts, paint, or hazardous materials in aluminum beverage cans.

Plastics:

Soda and pill bottles, detergent and shampoo containers, and milk and juice jugs should be rinsed (see above) and tossed in the bins. If in doubt about whether a container is recyclable, look for the numbers 1 or 2 inside the recycling symbol on the bottom of the item.

Glass:

All glass bottles and jars, rinsed, can be added to the bins. Do not include table glassware, light bulbs, or other glass items.

"What NOT to Recycle at Skyline House" in the April issue of *The House Special*.

SPECIAL EVENTS AT SKYLINE HOUSE March 2006

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3 TGIF 6:30 P.M. EPR	4
5	6 LIBRARY OPEN 7:00-8:00 ECR	7	8 SECURITY 7:00 WCR	9 PPOC 7:00 WCR	10	11
12	13 LIBRARY OPEN 7:00-8:00 ECR	14 MEET THE CANDIDATES 7:00 WPR	15 COVENANTS 7:00 WCR	16	17	18
19	20 FMC 7:00 WCR LIBRARY OPEN 7:00-8:00 ECR	21	22 BOARD 7:00 WCR	23	24	25
26	27 LIBRARY OPEN 7:00-8:00 ECR	28 BOD ELECTION 7:00 W POOL R AND WCR	29	30	31	

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