



# THE HOUSE SPECIAL

Volume XXVI, No. 7

[www.shuoa.org](http://www.shuoa.org)

July 2006



## Board of Directors President, Norman Baker

The business of the Board at its June 28<sup>th</sup> meeting was routine. I am, therefore, using my report to address a few general items.

As I mentioned in the June Newsletter, one of the Board's major initiatives was going to be aggressive enforcement of all parking rules and regulations in addition to some new policies and procedures all in an effort to maximize parking spaces for our guests.

### Requirement for Driver's License for Guest Parking:

As most of you are probably aware by now, effective June 19<sup>th</sup>, the Association began requiring guests to present their driver's license to front desk staff when registering to park a car in a Skyline House guest parking space. Board support for implementation of this policy was based on much anecdotal and observed evidence of ongoing abuse of our guest parking spaces.

### Resident Vehicle Registration:

Rule 18 E. 6. of the Rules and Regulations states "All vehicles...parked in the garage or outside spaces on a regular basis, shall display the Skyline House registration decal issued by the Association."  
"

Management has been instructed to increase the monitoring and enforcement of this parking regulation as well. If you park inside or outside on Skyline House property, register your car with the Association and display the sticker in your vehicle window as instructed. This is for everyone's security.

### Towing:

The Board and Management do not wish to tow vehicles, but be assured that if you are in violation of our parking rules and regulations, your vehicle will be at risk of being towed at your expense. You will note in the Manager's report in this Newsletter additional details on the towing policy.

Our 500+ Skyline House units have access to only 40 guest parking spaces. Although that number will always be far too few for an active community such as ours, your appeals have been heard and your Board and Management will do what can be done to ensure that those spaces are available for our guests. I am optimistic that the above mentioned actions, as well as others, will help. I am personally convinced they already created some relief. Still to be addressed by the Board is the one-hour convenience parking for residents in our limited guest parking spaces. Revocation of that policy is a good possibility in an effort to maximize parking for our guests.

### Now, On To Brighter Topics:

**New Chairman for the Security, Fire and Safety Committee**

Mr. Robert De Mayo has offered to serve as Chairman of the Security, Fire and Safety Committee. After approximately two years without a Chair, the Board was pleased to approve the selection of Mr. De Mayo. I will Co-Chair the July 11<sup>th</sup> meeting with him to assist in the transition. Please consider joining this very important Committee and help Mr. De Mayo as he works to maintain and improve security and safety for all of us. An important topic at the next meeting will be consideration of information on the replacement of the current common area key with an electronic access control system.

### **Using E-Mail as an Additional Method To Disseminate Information To Residents:**

Management will begin collecting e-mail addresses (on a voluntary basis) from those owners and residents that would like to receive many Skyline House informational items (including the Newsletter) via e-mail. I commend Management on their quick adoption of this alternative and cost savings information dissemination method. More details on this innovation can be found in the Manger's report in this Newsletter.

### **National Night Out:**

August 1<sup>st</sup> is "National Night Out" and 2006 will be the second year that we at Skyline House have recognized it. "National Night Out" is an annual event at which Neighborhood Watch Groups throughout the United States dedicate this one evening to show their solidarity against crime. Last year Skyline House volunteers placed luminaries – candles in brown paper bags – in front of the building, as well as by the fountain and many residents gathered together to show their support. Your Board of Directors strongly supports the efforts of those residents developing the event for this year (August 1<sup>st</sup>) and encourages all residents to make an appearance to show the strength and security of our wonderful Skyline House community. Watch for announcements in this newsletter and elsewhere with more details on the event.

The next Board meeting is July 26<sup>th</sup> at 7:00 p.m. in the West Card Room. As in the past, there will not be a Board meeting in August.



## **General Manager Gusbey Silva**

### **E-Mail/Internet Dissemination of Information:**

Management is in the process of implementing the dissemination of Skyline House information via e-mail to any resident who may be interested in this service in the near future. If you have access to e-mail and would like to receive information that is sent and/or posted by Management (i.e. newsletter, committee meeting agendas, bulletin board announcements, and short notice announcements usually placed under the door, etc.), please contact Tania Saib, the Association's Resident Service Coordinator, at [tania@shuoa.org](mailto:tania@shuoa.org) with your e-mail information, indicating that you would like to be part of the voluntary e-mail list. This information will be considered confidential and will be used only by Management staff for the above-mentioned matters. Please note that for administrative reasons, under the door hard copies will still be delivered in that form even if you have signed up for the e-mail plan.

### **Towing Enforcement of Guest Parking:**

Effective July 15, 2006, Management will make a courtesy call only to first time resident offenders prior to towing. Each courtesy call will be recorded. A second offense will result in towing without prior notification, as provided by Rule 18 – Parking/Vehicular Responsibilities: *Vehicles in violation are subject to being towed without warning at the owner's risk and expense.*

### **10 Minute Parking:**

Courtesy calls will NOT be made for cars parked in the 10 minute parking spaces longer than 10 minutes.

### **Restoration of East Building North and South Façade:**

The concrete demolition, concrete repairs, and the flashing replacement have been completed on tiers 4, 5, 6, and 7. The form boards installed on the ceiling above the windows will be removed

starting July 10, 2006. The ceiling texture will be restored and the window sills painted where needed. Notices will be sent at least one week in advance.

The remaining tasks of brick installation and pointing (already completed on some of the tiers), concrete spandrel coating, cleaning caulking and sealing are estimated for completion by the end of August 2006.

The work on the remaining tiers: 2, 3, 8, 9, and 10, will start at the beginning of August 2006. Form boards will be installed above the windows on each of the units in these tiers starting on Monday, July 24, 2006. Notices will be sent to each unit at least a week in advance.

Unfortunately, the repair process imposes a real inconvenience on the residents of units on the side that is being worked on. The drilling, which is very noisy, occurs in two separate phases: first, to remove the bad concrete and second, to remove the brick above the spandrel in order to replace the existing flashing. To escape the noise while the repairs are being done outside your unit, the party rooms will be available between 9:00 a.m. and 5:00 p.m.

Please keep in mind that the façade repairs also generate a high volume of dust and debris. Please keep your doors and windows closed while the work is being performed and do not access your balcony during that time.

### **New Recycling Procedures:**

Due to a new recycle law in Fairfax County that allows cans, bottles, junk mail and newspapers to be placed in the same container, and without sufficient planning and prior notification, the Association's current contractor removed all the recycling containers from Skyline House during the Memorial Day holiday weekend. The contractor returned the containers ten days later after realizing that new procedures should be first established according to the needs of the Association. A credit will be issued by the contractor to cover the days that service was not rendered.

The contractor is currently in the process of establishing new procedures for the pick up of recycling materials at Skyline House, including

recycling containers and pick up dates. Notices will be posted as soon as the new procedures are finalized.

### **Washington Cable – Channel 2 (Arabic Channel):**

At the beginning of May 2006, we lost the transmission of the Abu Dhabi Channel. Washington Cable was unable to resume its transmission. Unfortunately, the list of remaining channels that are available to us is very limited. We will now be provided with Qatar TV. We regret the inconvenience caused.

### **IMPORTANT NOTICE**

#### **BIKE DISPOSAL**

**Bikes not removed by the residents prior to the new bike racks installation, performed during the first week of April 2006, were removed by Management and stored away. These bikes must be picked up as soon as possible. Please contact the Management Office to make the necessary arrangements. Any unclaimed bikes will be donated to a charity organization by the end of July 2006. This is the third and last notification.**



### **Financial Management Committee Wynfred Joshua**

The Financial Management Committee met on June 19, 2006.

- Total income for the month of May was \$299,621 with expenditures of \$188,088.
- Total income less expenditures amounted to \$111,533.
- The total monthly Reserve Contributions were \$96,167, leaving a net income before taxes of \$15,366.

The financial statements did not trigger any major issues for discussion.

Two unit owners who were in arrears paid their debts just prior to the foreclosure date of their

apartments. We received about \$20,000 which includes legal fees Skyline House incurred. As of May 31<sup>st</sup>, the total remaining delinquent accounts amount to some \$4,200 covering a number of units. We expect that much of this will be covered in the near future.

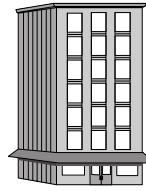
Because of major additional expenses we incurred for the façade repairs for the West Building, the FMC supports the General Manager's recommendation to postpone until next year the renovation of the circle in front of the lobby entrance and the sealing of the garage decks. Such a postponement will allow us to maintain our financial reserves at least at \$1 million which is about the minimum for a building of our size should have. The General Manager assured us that this delay would not harm the circular driveway or the garage decks.

The FMC noted that it was time to replace the elevator carpets which had dirt spots that could no longer be fully cleaned. The General Manager responded that she had already ordered new rugs which were expected to come in about 4 to 6 weeks. Installation would be done by in-house staff.

Several new contracts can be expected for next month's meeting, including the contract for re-sealing of the driveways; the inspection of the garage structure; and a new access control system to replace our key-entry system for the common areas and building entrances. The latter project would require wiring for each common access door. Management plans to have the wiring done by our own engineers, thereby saving some \$35,000. We were assured that this would be done gradually in order not to conflict with other responsibilities of our engineers.

The FMC supported the recommendation of the PPOC to the Board to pay Eastern Waterproofing, our contractor for the façade repairs, another \$16,785 for overhead costs for the additional work required for the West Building in Phase II of the project.

The FMC's next meeting will be on Monday, July 24, 2006. Please note the changed date. We welcome all interested Skyline House residents.



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

The minutes of the May 11, 2006 meeting were approved with one minor change.

### **Management Report:**

Ms. Silvat stated that there are 70 anchors that were left when the roofs were replaced in 2000. These anchors make it difficult to paint the spandrels. The removal of the anchors will cost \$1,736.

### **New Business:**

The Eastern Water Proofing Company is requesting \$80,000 for the additional work they performed. Jeff James reviewed their submission of back-up documents. He approved \$16,785 to be paid to the Contractors in accordance to their documentation.

Mr. Lambert made a motion to approve Jeff James' recalculation of \$16,785 to be paid to the contractors. The motion was seconded and passed.

Mr. Lambert made a motion to approve the bid amount of \$1,736.70 to remove the anchors unless there is a reason that the removal is not necessary. The motion was seconded and passed.

### **Old Business:**

Walk-around: The conclusion of the walk-around was that bushes and trees are to be removed or pruned as needed. The benches that were at the lobby entrance may be renewed and taken to the pool deck. The brick wall located on the garage deck/pool area may need to be caulked and painted. All this is to be put in writing.

The next walk-around will be on Thursday, July 20, 2006, at 7:00 p.m. to check the penthouse facilities.

Ms. Haught asked about the painting of the balcony railing. Ms. Silva stated that this project is budgeted for 2008.



## **Covenants Committee** **Joseph Livingston, Chairman**

Since the last issue of the House Special, the workload of the Committee has decreased. Thanks to the support and cooperation of our members, those matters that were considered by the Committee and merited action were addressed, either with recommendations to the Board or a decision to take no action.

While the Committee's workload has decreased, unfortunately, the number of infractions of the Association's Rules and Regulations has increased.

This will be discussed at our next meeting. You are welcome to attend and offer some suggestions.

The Covenants Committee, working with the Election Committee, anticipates presenting to the Board at the September meeting, a draft revision of the Election Procedure. Further publicity of the revision will follow the presentation to the Board.

As always, all unit owners are invited to the Covenants Committee meeting. Our next meeting will be on Wednesday, July 19<sup>th</sup>, in the West Card Room.

## **Security, Fire and Safety Committee**



The Security, Fire & Safety Committee did not meet in the month of June; however, we are pleased to announce that the Board of Directors has installed a new Chairman for the Security, Fire & Safety Committee.

We all would like to congratulate and welcome Mr. Robert De Mayo, a resident of the East Building, who comes not only with a volunteer spirit but with a plethora of experience in the field of security and public safety. We wish him great success and we thank him in advance for his volunteerism.

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 Tuesday, July 11<sup>th</sup>, at 7:00 p.m. in the West Card Room. Please plan to attend. Your volunteerism is greatly appreciated.



## **Neighborhood Watch** **Judith York, Coordinator**

There are no meetings scheduled at the Mason District Police Station until September 2006, but coming up on Tuesday, August 1, we have "National Night Out" (NNO) or "America's Night Out Against Crime" celebration. Neighborhoods across Fairfax County and the Commonwealth of Virginia are being invited to join forces with communities nationwide (over 10,000 communities from all 50 states, U.S. territories, Canadian cities and military bases around the world) to show their support for crime and drug prevention. Over 34 million people are expected to participate on Tuesday, August 1<sup>st</sup>. The project is supported in part by the Target Corporation and the U.S. Department of Justice, Bureau of Justice Assistance.

Skyline House's Neighborhood Watch volunteers will be hosting its "National Night Out" on Tuesday, August 1<sup>st</sup>, from 8:00 p.m. to 10:00 p.m. by putting luminaries (votive candles in small brown paper bags) across the bridge walk-over, that is located just in front of the traffic lights on S. George Mason Drive (before you turn right and go into the Skyline House garage entrance). There will be light refreshments and small bottles of water offered in the front lobby (the area that is not carpeted), so please join us and light a candle for the walk-over and come talk to your Neighborhood Watch volunteers. (In the event of rain, of course, we will remain in the lobby area and have a sort of restricted block party.)

The Skyline Plaza's Neighborhood Watch volunteers are also using luminaries around their building on National Night Out so the overall affect should be very attractive. This is our once-a-

year way of letting the criminals know that we are united against crime – and of conveying our thanks to law enforcement officers. We have invited the two community police officers (Brendan Murphy and Chip Conner) to drop by, and we hope they have time to do so. Neighborhood Watch meetings at the Mason District Police Station for September and October are as follows:

September 5:

- Neighborhood Watch Coordinators at 6:30 p.m.
- Neighborhood Watch Training at 7:00 p.m.
- CAC at 7:30 p.m.

October 3:

- Neighborhood Watch Coordinators at 6:30 p.m.
- Neighborhood Watch Training at 7:00pm
- CAC at 7:30 p.m.

One issue I'd like to mention concerns our experienced and hard-working staff.

Sometimes, people may be having a bad day or just feeling blue, but being rude to Skyline House staff will not make one feel better. Our staff members are paid to do their work, they are not paid to be the recipients of someone's indirect anger or verbal abuse, so please take note and join the vast majority of our residents by being polite and pleasant. Additionally, it was refreshing to learn from the last set of monitoring forms that several Neighborhood Watch volunteers commented on how clean the buildings were and gave kudos to our cleaning staff. Thanks also go to the Skyline Board of Directors, committee members, administrative staff, and the security guards for all playing a part in keeping Skyline House running smoothly. If you see any areas that need attention (lights out, doors not locking, etc.), please make a note in the maintenance log located at the front desk and include your name and unit number in your report so staff can check back with you if needed. Thanks.



**Recreation Committee**  
**Tony DiSalvo**  
**Chairman**

Another great TGIF. I have been saying that since the first of the year.

Thank you all Skyline House residents who have been attending the monthly TGIF. It was a wonderful group of residents. I am sure all who were present enjoyed themselves. Join us on Friday, July 7<sup>th</sup> in the East Party Room at 6:30 p.m.

Just a short note in passing, all Skyline House residents who have been attending the monthly TGIF will miss our good friend, Audrey Williams. She has been in assisted living since she moved from Skyline House. She was always present at the TGIF with her famous cake. And, thanks to Charles Roberts and his wife Lynn who had been bringing her to the TGIF when she was able to attend. We will miss her. Thanks Charley and Lynn.

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.

See you all on Friday, July 7<sup>th</sup>, at 6:30 p.m. in the East Party Room for a great TGIF.



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

**Good Neighbors for July 2006:**

**Ofelia Leonor 703-645-2702**  
**Fran Stamm 703-998-8221**

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.

## OFFICE DIRECTORS

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Joyce Routt [jlroutt@metronets.com](mailto:jlroutt@metronets.com)

## EDITOR

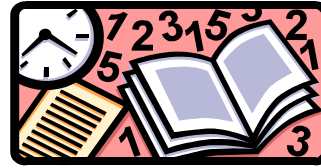
Louise Albin [lalbin2@metronets.com](mailto:lalbin2@metronets.com)

## 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 23<sup>rd</sup> 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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**Editor  
Louise Albin**

*Thank you to my friends at Skyline House for the beautiful flowers and Card sent to my family after my Mother passed away on Saturday May 20<sup>th</sup>.*

*My entire family appreciates your thoughts and prayers during this difficult time.*

*Peace, Blessings, and love to you all.*

*Submitted By:*

*Katherine Dubois, Housekeeping Dept.*

## *RETIREMENT FROM A CHILD'S VIEW*

*After a Christmas break, a teacher asked her young pupils how they spent their holidays. One small boy wrote the following:*

*We always used to spend Christmas with Grandpa and Grandma. They used to live here in the big brick home, but Grandpa got retarded and they moved to Florida. Now they live in a place with a lot of other retarded people. They all live in little tin boxes. They ride on big three wheeled tricycles and they all wear name tags because they don't know who they are. They go to a big building called a wreck hall; but if it was wrecked they got it fixed because its all right now. They play games and do exercises there but they don't do them very good.*

*There is a swimming pool there. They go into it and just stand there with their hats on – I guess they don't know how to swim.*

*As you go in to their park there is a doll house with a little man sitting in it. He watches all day so they can't get out without him seeing them. When they can sneak out, they go to the beach and pick up shells that they think are dollars.*

*My Grandma used to bake cookies and stuff, but I guess she forgot how. Nobody cooks, the just eat out. They eat the same thing every night. They are called "Early Birds." Some of the people are so retarded they don't know how to cook at all, so Grandma and Grandpa bring food into the wrecked hall and they call it "pot luck."*

*My Grandma says Grandpa worked all his life and earned his retardment. I wish they would move back up here; but I guess the little man in the doll house won't let them out.*

# ***SPECIAL EVENTS AT SKYLINE HOUSE July 2006***

<b>SUN</b>	<b>MON</b>	<b>TUE</b>	<b>WED</b>	<b>THU</b>	<b>FRI</b>	<b>SAT</b>
						<b>1</b>
<b>2</b>	<b>3</b> LIBRARY CLOSED	<b>4</b> INDEPENDENCE DAY	<b>5</b>	<b>6</b>	<b>7</b> TGIF 6:30 P.M. EPR	<b>8</b>
<b>9</b>	<b>10</b> LIBRARY OPEN 7:00-8:00 ECR	<b>11</b> SECURITY 7:00 WCR	<b>12</b>	<b>13</b> PPOC 7:00 WCR	<b>14</b>	<b>15</b>
<b>16</b>	<b>17</b> LIBRARY OPEN 7:00-8:00 ECR	<b>18</b>	<b>19</b> COVENANTS 7:00 WCR	<b>20</b>	<b>21</b>	<b>22</b>
<b>23</b>	<b>24</b> FMC 7:00 WCR LIBRARY OPEN 7:00-8:00 ECR	<b>25</b>	<b>26</b> BOARD 7:00 WCR	<b>27</b>	<b>28</b>	<b>29</b>



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