

The House Special



Volume 27 Issue 9

Skyline House

September 2007



BOARD OF DIRECTORS

President, Norman Baker

As in past years, there were no Board of Directors or Committee meetings in August.

The next Board of Directors meeting will be Wednesday, September 26th. The enclosed calendar notes the September dates of our many important Committee meetings at which numerous important matters will be considered.

Please, make it a point to begin attending meetings and possibly even joining a Committee. Your community needs your involvement.

For those of you that have suffered through the static interference of the wireless microphone system used at our meetings, good news. Technicians have confirmed for us that the static is caused by various transmitting equipment now installed in the office buildings across the street and can only be resolved by reverting back to hard wired microphones which we will do beginning in September. Just one of those classic cases where the newest technology is too darn sensitive!

In addition, to further enhance the ability of residents to hear what is being discussed at *your* Board meetings, the Association will also make available on a first come, first served basis, one of four new listening receivers that can be used by those who have difficulty hearing the discussions via the speaker system. These receivers are similar to the ones used for simultaneous translation - a small box with earphones to listen directly from the system. Residents who own similar receivers should be able to use those as well.

Finally, once again I must turn to a sad subject. I wish to offer my, and the Board's, condolences to Geraldine Naveau and family on the death of her husband Virgil Naveau on August 8th. Virgil and Geraldine came to Skyline House over 20 years ago. Geraldine is a founding member, and original co-chair, of our Good Neighbor Group. I know I speak for the many who knew him when I say Virgil was certainly a "good neighbor."

Everyone continue to have a safe and enjoyable summer. See you in the Fall.



Management

General Manager, Gusbey Silva

East Building North & South Façade Restoration

The remaining work of the fourth and last Phase of the four-year Façade Repairs Project includes:

Tier 11 -- brick installation on the piers/columns followed by spandrel coating and brick sealing; this tier is estimated for completion by the end of September 2007

Tiers 16 and 01 -- brick installation on the wall and piers/columns followed by spandrel coating and brick sealing; these tiers are estimated for completion by the middle of October 2007.

The removal of all form boards previously installed above the windows of tiers 11, 12, 13, 14, 15, 16 and 01 will be performed during the last two weeks of September 2007. Notices will be delivered to each unit at least one week in advance. The contractor handling the restoration of the ceiling surface will be scheduled to perform this task during the two weeks after the boards have been removed. The painting of the window sills and/or ceiling, if needed, should be scheduled on an individual basis at the Management Office.

The completion date for Phase IV is estimated for the end of October 2007, weather permitting.

Circle Renovation

The pavers' installation started on Monday, July 23rd and was completed on Friday August 17th. The circle reopened on Monday, August 20th after the area was cleaned up.

The landscaping design originally approved for the inner circle in 2005 was not installed due to new plans that include the possibility of a new center-piece for the circle. In the mean time, the Board approved, during its July meeting, a motion for Ms. Evelyn Haught, Board Liaison to the PPOC to provide a temporary landscape design (not to exceed \$1200). The temporary design was installed on Wednesday, August 22nd. It will remain in place while a center-piece is selected and a new landscaping design is developed to complement it. This task is estimated for completion by spring 2008.

Asphalt Resealing

The asphalt resealing and re-stripping of all driveways and parking lots of the East and West buildings began on Tuesday, August 28th. Parking was secured in the Northern Virginia Community College (NVCC) Parking Garage for residents who park in outside reserved parking spaces and who signed up at the front desk for parking and/or transportation to and from NVCC.

Unit Window Panes Replacement Project

Management obtained a proposal from American Screen & Glass Co. for the replacement of the window glass panes that, due to the wear and tear, have lost the seal and as a result, allow condensation between the two glass panes. The charge for one living room glass pane is \$395.00, plus tax. The charge for one bedroom, den, or dining room glass pane is \$375.00, plus tax. These prices are based on a minimum of 20 glass panes being replaced. A deposit of \$100.00 per pane is required at the time the measurements are taken; the balance is due upon installation. Replacement of the rollers on the sliding window panels is also available at an additional cost. Notices have been posted and sign-up sheets are at the front desk for interested residents. As of today 32 units have taken advantage of this project.

Please take into consideration that the replacement of the glass panes will only resolve the condensation issues but not any issues that may be related to wind and/or cold and heat infiltrating around the window frames.

Garage Concrete Repairs and Maintenance Project

The garage concrete repairs needed, as recommended by the Consultant Engineer in their inspection report dated February 22, 2007, will be performed during the month of October 2007. The Board of Directors will decide during their September meeting if a seal coat should be applied to the garage elevated decks after the repairs are completed. In that case, the removal of the cars parking in the garage will be needed and parking will be secured at the Parking Garage of Northern Virginia Community College. Notices will be posted at least two weeks in advance.

IMPORTANT NOTICE

RESIDENTS WHO WILL BE OUT OF TOWN OR OTHERWISE NOT HOME APPROXIMATELY THE LAST TWO WEEKS OF OCTOBER 2007

Should the Board decide during its September 26th meeting to seal coat the garage decks (see related information in Management Report above this notice), ALL cars will HAVE to be removed from the garage for a period of three (3) days during portions of the sealer application project. If approved, this project will likely be scheduled during the last two weeks of October 2007 (exact dates to be determined).

The Sealer will be applied in 3 phases to the elevated garage decks: Levels A, B & C:

Phase 1: Entire A Level
Phase 2: West B & C Levels
Phase 3: East B & C Levels

Each phase requires ALL cars in the affected area be removed for three (3) days. Alternate parking in the NOVA Community College garage will be arranged.

If you are planning to be away during this time period you should ensure that someone will be alert to the possibility of this project and the related notifications and will be able to remove your car from the garage.

BE FOREWARNED - If your car is not moved at that time, IT WILL BE TOWED!



INFO FROM THE ENGINEER

Chief Engineer, Greg Grimm

New Filters For Your Heat Pump (Air Conditioner/Heater)

Skyline House has discontinued selling fiberglass filters and has changed the filters available at the front desk to the newer, more efficient pleated filter.

A pleated filter should last at least three times longer than the average fiberglass filter because the pleated filter has greater surface area with which to catch airborne particles. You will no longer have to change your filter once a month (as recommended by the manufacturers of the fiberglass filters), but can change them every three or four months instead. While a pleated filter does cost more than a fiberglass filter, you would have to buy several fiberglass filters for each pleated filter which will narrow that cost gap.

A pleated filter will do a much better job of catching and holding airborne particles including pollen, dust, hair, and lint. This is because the filter media fibers are much closer together than the fibers in a fiberglass filter.

A pleated filter will help your heat pump run more efficiently for lower energy costs by keeping your equipment cleaner. When you get a dust buildup on the coils which heat and cool your air, it will take more energy to heat and cool those coils. Because a pleated filter removes more particles from the air, it will help keep those coils cleaner and working more efficiently. This will also help prevent costly repairs and coil cleaning.

The new filters are available at the **front desk**. Sizes and costs are:

16x20	\$5.00	20x20	\$5.50	20x25	\$6.00	24x24	\$6.50
20x24	\$7.00	25x25	\$8.50	20x30	\$12.00	24x30	\$13.50

In addition to the above filters, we still sell the more expensive Ultra Allergen 3M Filtrete Filters in the **Management Office** for \$20.03. This is the same filter that we use when we do a 15 Point Maintenance Inspection in any unit. For a modest cost, residents can sign up for the 15 Point Maintenance Inspection in the Management Office.



SECURITY, FIRE, & SAFETY

Chair, Robert De Mayo

DON'T ALLOW "PIGGYBACKERS" INTO YOUR "HOUSE"

In our **Skyline House Crime Watch July 9th 2007**, we warned you of a burglar hitting condos and apartments just a few miles away (i.e., in Ballston, Clarendon) by ***"piggybacking"*** behind residents entering their buildings. Folks, he's still ***at-large!*** At our Security, Fire & Safety Committee (SF&SC) meetings over the past year, residents expressed a recurrent theme - serious personal safety concern about loiterers (i.e., *persons unknown to the entering resident*) being permitted unchallenged, piggybacking access through our secure, key-fobbed doors, most visibly through the West building mail-lobby entrance. For the continued safety of all of us, I urge you to challenge loiterers who are attempting to piggyback in behind you -- **before they enter!**

Ask them three simple questions, in order: (1) ***"Hi! Do you live Here?, (2) "Can I please see your key fob?", and (3) "What are you doing here?"*** If you ask Challenges #1 & #2 and a key fob is produced by the individual, then please wish your fellow resident a cheery good day and move on. If no key fob is produced (despite explanations), Challenge #3 applies.

Everyone has probably asked themselves...***Why should I challenge a loiterer or piggybacker?*** Let's reasonably talk it through for just a second...***by the numbers:***

(1) If the person challenged lives here, he/she/they should: (a) have read this, (b) display their own key fob, and then (c) compliment you for taking responsible, positive action for all of our common security, even theirs. I'll even add (d) that a challenge is a ***super*** way to get to recognize, meet and chat with your neighbors, and (e) that your "challenge" action distinguishes you to all other residents, house staff, and visitors as a courageous, dauntless, and highly "responsible neighbor". Finally, I'll mention (f) that exercising your right – yes, ***your right*** - as a SH resident to verbally challenge unknown people on our grounds, is to me, the purest demonstration of true ***"community spirit"***.

(2) If the person(s) challenged are a bewildered, legitimate visitor(s) trying to figure out how to enter Skyline House, they will be most appreciative of (a) your helpful directions to the Front Desk, (b) your kindness and friendliness in helping them in distress, and (c) your pride of "ownership" in Skyline House!

(3) However, if the "piggybacker" or loiterer reacts angrily in a verbal manner, or in a physically threatening manner to a resident's challenge, I think you'll agree that the piggybacker (a) doesn't live here, and/or (b) is attempting to bypass our new security, key-fobbed doors and/or, most importantly, (c) is ***deliberately*** avoiding our Front Desk Security Check-In procedures for an illegal reason. If this happens, call the Front Desk/Security immediately to have the Fairfax Police respond and detain the loiterer/piggybacker for questioning and for possible charges of ***illegal trespass***, making verbal threats of bodily harm, etc...

Of course, I have to admit that there's always a remote, slim chance that the angry loiterer or verbally abusive piggybacker could be (a) just too lazy to take out his/her key fob (b) an irascible, grouchy resident (c) uninterested in his/her neighbor's faces/names, (d) lacking in any vestige of community spirit, and/or (e) simply uncaring ***Ebenezer Scrooge*** when it comes to other's safety!

Naw, I don't think anyone like that lives here! Do you?

The Committee's next meeting will be Wednesday, September 12th. Please join us.



NEIGHBORHOOD WATCH

Coordinator, Judith York

Our recruitment drive on National Night Out was a success!! We have five new volunteers for our Neighborhood Watch Program: Monica, Ann, Ana Rosa, and Jerome from the West Building and Bob from the East Building. Thanks to all of you for signing up to help keep our community safe and to walk for at least one hour a week and also to report any maintenance items or other observations that need a follow-up from the front desk, security guard, or Management. It was fun to see some of the children coming down to investigate our recruitment drive/National Night Out celebration and we may have some future volunteers in that group as well!

The Neighborhood Watch Program can never have too many volunteers. If you would like to join, please give me a call (703-671-2267). I'll be happy to explain the program to you and/or take a "walk-around" with you to show you the areas we patrol.

Again, there were shoppers robbed around the Giant grocery store. Two elderly women in one day (Monday, August 13) that I know of because we came upon the second lady as she sat in her car dazed. It seems predators target seniors and mothers with children who have lots of shopping bags so please be ALERT, especially on the side of Giant, which overlooks S. Jefferson Street. If anyone runs toward you smiling, be suspicious, it may be to disarm you while you are busy putting your shopping bags in the car. He will continue running after taking your wallet from your bag. Everyone is a target, but some people are easier to rob than others, and these predators have no conscience about whom they will rob. I learned that Giant doesn't have anyone patrolling the grounds so please don't be shy to ask for the manager and ask what Giant is doing to protect their customers from being robbed in the parking lot. I alerted Goodwin House at Baileys Crossroads (the retirement home just behind Giant) after these latest robberies because their residents often shop in Giant. But, remember, not just seniors and mothers are vulnerable, EVERYONE is a potential target.

Now that summer is coming to an end, the next Neighborhood Watch meetings at the Mason District Police Station, 6507 Columbia Pike (tel. 703-256-8035) are:

September 4	6:30pm	Neighborhood Watch Coordinators
	7:00pm	Neighborhood Watch Training
	7:30pm	Citizen Advisory Council (CAC)
October 2	6:30pm	Neighborhood Watch Coordinators
	7:00pm	Neighborhood Watch Training
	7:30pm	Citizen Advisory Council (CAC)

All meetings are open to the public and are an excellent way to find out about the crime situation in our area and how Fairfax County police officers deal with providing security and tracking down suspects. Please remember to check the green folder, which I keep at the desk, for up-to-date news from our local police officers. I have now finished the 5-week Culmore Citizens Police Academy course held at St. Anthony's Church and hosted by the Fairfax County Police Department. Two of our new volunteers, Monica and Bob, have already signed up for this course, which is excellent.

Below is a recent e-mail message from our local community police officer in which caution is requested for children going back to school and upcoming events at the Mason Station and an increase in thefts of GPS navigation systems from cars are discussed. Thank you, Judith York, Coordinator, Skyline House Neighborhood Watch Program.

Message From Fairfax County Police Officer Courtney Thibault

Hello to all! The end of the summer is fast approaching and that means no more humidity! It also means kids are going back to school. Please pass on to others to obey school zone speed limits and to watch for kids walking to school.

There are several events coming up that I want to remind everyone about. On Tuesday, Sept 4 the Citizen Advisory Council/Neighborhood Watch meeting will take place at the Mason Station beginning at 6:30p.m. The 28th Annual Mason District Park Festival is on Saturday, Sept. 29 from 10 a.m. – 4 p.m. at Mason District Park on Columbia Pike. There will be all kinds of fun activities including children's rides, live entertainment and lots of food!! For more information call 703/256-7717.

Recently we have had several reports of GPS navigation systems (such as Garmin) stolen from cars. To prevent an incident in your neighborhood please completely remove the system when you are not in your car. Do not just put the system in your glove compartment or under your seat. Criminals are breaking in if they see the mount on the windshield or the mark from the suction cup for the mount and looking through the car. Please pass this on to friends, neighbors and co-workers.

If you have any questions or concerns please feel free to contact me. Be safe!

PFC Courtney K. Thibault, Crime Prevention Office, Mason District Station, Fairfax County Police Department, 703/256-8035 ext 2256 courtney.thibault@fairfaxcounty.gov



RECREATION

Co-Chairs, Betty Turner and Nadyne McKelvey

Thank Goodness Its Friday (TGIF) adult socials are held the first Friday of each month and are FREE to attend. They keep getting better and better as the months go by. Last month was no exception. Twenty-two residents enjoyed a delightful evening in the Picnic/Pool area at the August 3rd TGIF. We were thankful for and enjoyed the cool, evening breeze, also viewed the beautiful RED sunset. It was an evening spent chatting with friends and eating the good food brought by the residents.

The next TGIF will be Friday, September 7th at 6:30 p.m. in the East Party Room.

Come see for yourself what it's all about, bring your own refreshments and some food to share and get acquainted with your neighbors.

The next Recreation Committee meeting will be September 18th.

GOOD NEIGHBORS

Good Neighbors will assist residents in need of temporary help due to illness or emergency.

SEPTEMBER GOOD NEIGHBORS

DAVID TILSON 703-998-7254

HANNELORE JONES 703-379-1473

Good Neighbors always welcomes new members to assist those in need. If you are interested in serving your neighbors, please call Coordinator Toska Prather or Ernest Loyola. Their contact information is listed in the newsletter directory.



FINANCIAL MANAGEMENT

Chair, Wynfred Joshua

The next meeting of the FMC is scheduled for Monday, September 17th. The main item on the agenda will be the 2008 budget.



PHYSICAL PLANT & OPERATIONS

Acting Chair, Al Lambert

The next meeting of the PPOC is scheduled for Thursday, September 13th. The main item on the agenda will be landscaping of the front circle.



COVENANTS

Chair, Joe Livingston

The next Covenants meeting will be September 19th. The main item on the agenda will be a review of Rule 18 (c) (2) to consider recommending to the Board that the authority granted by that rule be revoked.

From the Editor: Cynthia and George Torres, 616W are asking Skyline House residents to help the local elementary school raise funds during September.



Please help support Glen Forest Elementary School's Annual "Box Tops for Education" campaign!

The Glen Forest Parents Teachers Association (PTA) is now collecting the special box top labels through the end of September. Each label is worth 10 cents to the school, the proceeds of which are used by the PTA to sponsor student field trips and special events and to purchase music and gymnasium equipment.

The box tops are found on such popular brands as General Mills cereals, Kleenex, Betty Crocker, Pillsbury, Hefty, and Ziploc products.

Please be on the lookout for the labels, cut them out, and drop them off in an envelope for the collection box at the Front Lobby Desk.

The first collection round ends September 30, but the PTA will continue to collect the box top labels throughout the upcoming school year!

The Glen Forest PTA and all the students truly appreciate your support!

Thank You, Cynthia and George Torres 616W



SKYLINE HOUSE CALENDAR

SEPTEMBER 2007

(WWW.SHUOA.ORG)



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2	3 Library Closed	4	5	6	7 TGIF 6:30 p.m. E. Party Room	8
9	10 Library Open 7:00 – 8:00 p.m. East Penthouse	11	12 Security, Fire & Safety Comm. 7:00 p.m. W. Card Room	13 Physical Plant & Operations Committee 7:00 p.m. W. Card Room	14	15
16	17 Financial Mgt. Comm. 7:00 pm W. Card Room Library Open 7:00 – 8:00 p.m. East Penthouse	18 Recreation Committee 7:00 p.m. W. Card Room	19 Covenants Committee 7:00 p.m. W. Card Room	20	21	22
23	24 Library Open 7:00 – 8:00 p.m. East Penthouse	25	26 BOARD MEETING 7:00 p.m. W. Card Room	27	28	29
30	31 Library Open 7:00 – 8:00 p.m. East Penthouse					
GOOD NEIGHBORS: DAVID TILSON (703-998-7254) AND HANNELORE JONES (703-379-1473)						

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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 inappropriate statements. Information for THE HOUSE SPECIAL may be sent by e-mail to the Editor, dropped off at the Management office or the front desk attention EDITOR.

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