

The House Special



Volume 29 Issue 2

Skyline House

February 2009



BOARD OF DIRECTORS

President, Norman Baker

Your Association is overseen by just four important committees, the Physical Plant and Operations Committee (PPOC), the Financial Management Committee (FMC), the Security, Safety and Neighborhood Watch Committee (SS&NWC), and the Covenants Committee. In addition, the Recreation Committee strives to bring neighbors together via many different, enjoyable social functions. All the Committees are in serious need of members if they are to continue to survive and serve us well. Please consider joining a committee in 2009. All you need to do is simply attend and observe three consecutive Committee meetings and then you can volunteer to join. I cannot stress enough the importance of these committees to all owners and residents, our property values and our quality of life at Skyline House. Nor can I describe urgently enough how much they need your attendance and involvement. **JOIN A COMMITTEE!**

The Board met January 28, 2009 and approved (1) on the recommendation of the PPOC and the FMC, a contract with a consultant engineering firm (SK&A, P.A.) to assist with the coming balcony concrete repairs and railings restoration project; (2) on the recommendation of the PPOC and the SF&NWC, signage for 27 common area doors lacking easily identifiable descriptors for use by residents to report a problem should one occur in an area near or behind those doors; and, (3) a resolution recommended by the Association's Attorney to modify the Association's rule concerning leasing and the information Management can provide to owners about previous tenants/occupants whose lease was terminated for a violation of our by-laws or rules and regulations. More information on items 1 and 2 can be found in committee reports in this issue.

The following was submitted by resident and former Board member Jean Orben:

Skyline House has lost one of its favorite sons; Mr. George Beams died January 16, 2009. During the 15 years George lived in Skyline House he was an active Association member, serving several years on the Board as Treasurer, and spending almost eight years on the Physical Plant and Operations Committee overseeing many different important projects. George made many friends during his years here, and six of them, led by Budd Coutts, spoke of our loss during the recent Board meeting. George survived his wife, Martha, and eventually moved to nearby Goodwin House, where he continued to be active. Sympathy notes can be sent to his nephew (the son of George's sister), Mr. Philip Darcy, at 3841 S. Rosemary Way, Denver, CO 80237.

YOUR SKYLINE HOUSE ASSOCIATION COMMITTEES NEED YOU

Do you care about protecting and increasing the value of **YOUR** property?

Do you care about the appearance and maintenance of **YOUR** property?

Do you care how **YOUR** condo fee is spent or how much it will increase?

Do you care if the reserves are adequate to avoid “special” assessments?

Do you care about the rules and regulations of the Association, how they are enforced, if they adequately address current problems or if they are too lax or too stringent?

Do you care how safe and secure you are in and around your home?

Do you care about the social/neighborly quality of life in Skyline House?

If you answered yes to any of the above questions then ask yourself the following:

Am I routinely attending Committee meetings? **If not, YOU SHOULD BE!**

Am I serving as a member of an Association Committee? **If not, YOU SHOULD BE!**

ATTEND JUST THREE CONSECUTIVE COMMITTEE MEETINGS AND YOU CAN VOLUNTEER TO JOIN THE COMMITTEE—BEGIN THIS MONTH



MANAGEMENT

General Manager, Gusbey Silva

Cox Cable TV Agreement

The equipment needed for the addition of the House Channel was ordered by Cox and received during the third week of January. The installation originally scheduled by Cox for the last week of January was postponed due to the weather. Cox expects to have the House Channel up and running by the first week of February 2009.

Management requested an update regarding the additional Middle Eastern channels previously offered. Cox Marketing Department is doing the negotiations and they expect to have these channels added by March. At this time they cannot indicate what specific channels will be added.

Major Projects Scheduled for 2009

The East and West Building Trash Compactors are the originals and are scheduled to be replaced in 2009. Management obtained three bids for this job and they will be presented during the February 2009 committee meetings for a recommendation to the Board of Directors.

Re-decoration of the first floor will also be performed this year. This includes replacement of the carpet and window boxes in both buildings and the modernization of the east and west mail lobbies and galleries. The project will be performed according to specifications prepared by the Ad Hoc Decoration Committee.

The Balcony Concrete repairs and Railings Restoration project will start this year to be completed in 2012 performing the repairs on one façade per year. The Association has selected the Engineering Firm which will develop the specifications for the job and supervise the entire project. We are in the process of obtaining the information needed from Fairfax County regarding any Building Code restrictions which might dictate the course of action for the repairs of the existing railings. Any updates will be presented during the February PPOC and Board meetings. The project could start as early as May 2009.

Recycling and Acceptable Recycling Material

It has been brought up to Management by several residents and staff members that some of our residents are not following the recycling procedures in effect since March 31, 2007. Everyone should be aware of the new county law that allows commingling of certain recyclable items

including newspaper, cardboard, junk mail, and glass, plastic and metal food and beverage containers. A complete list of the allowed recycling materials is included below.

Unfortunately some of our residents are placing regular trash into the recycling bins. This not only contaminates the recyclable goods, which voids the effort made and the expense incurred on the recycling pick up, but also generates a bad odor and attracts flies into the loading dock areas used by many residents. Please also take into consideration that all recycled food and beverage containers should be rinsed before you place them in the recycling bins.

There are a total of 10 recycling bins in each building. In the East, all ten bins are located in the loading dock area. In the West, there are 6 bins in the enclosed recycling room and four outside in the main loading dock area. Please use any of the empty bins instead of placing your bags of recyclable goods on top of already full bins or placing them on the floor. Please be considerate of your fellow residents and staff members.

Acceptable Recycling Material

- Newspapers (including all inserts)
- Magazines and catalogs
- Junk mail
- Cardboard and paperboard boxes (including cereal boxes without liners);
- Corrugated boxes
- Computer printouts
- Books (including paperbacks, textbooks, and hardbacks)
- Aerosol Cans
- Office paper (including typing, fax, copy, letterhead, NCR) and envelopes
- Brown paper bags (kraft)
- Telephone books
- Glass containers such as jars and bottles
- Ferrous and bimetal food and beverage containers
- Non-metallic wrapping paper
- Aluminum food and beverage containers
- Aluminum foil and aluminum pie pans
- Narrow-neck plastic containers (other than for motor oil) which carry plastic resin identification codes 1 through 7
- Wide-mouth containers such as peanut butter, margarine/butter tubs, yogurt, cottage cheese, sour cream, mayonnaise, whipped topping, and prescription bottles (lids and caps **do not** need to be removed)
- Rigid plastics which include plastic milk/soda crates, plastic buckets with metal handles, plastic laundry baskets, plastic lawn furniture, plastic totes, plastic drums, plastic coolers, plastic flower pots, plastic drinking cups/glasses, plastic 5-gallon water bottles, plastic pallets, plastic toys, and empty plastic garbage/recycling bins
- Bagged plastic film (for example: grocery bags contained within 1-bag, or stretch-film and/or shrink wrap contained within 1-bag)
- Aseptic/gable-top milk and juice cartons

BATTERIES AND FLOURESCENT BULBS SHOULD BE BROUGHT TO THE FRONT DESK FOR SAFE RECYCLING/DISPOSAL



INFO FROM THE ENGINEER

Chief Engineer, Greg Grimm

Smoke Detectors

We are continuing to have problems with smoke detectors that are going off for no reason. If your smoke detector is an original Honeywell (the name is on the cover), it is long past time to replace it, as it is around thirty years old. The recommended replacement for any smoke detector is ten years. Even if you test your smoke detector and it tests ok, it may fail during an emergency if it is an original, or more than ten years old.

Water Leak Detectors

Leak Detectors are available for sale in the management office. We are continuing to have problems with these ringing, indicating that they need new battery. If you have purchased a leak detector, remember to change the battery yearly, or it may start ringing when there's no water, indicating that the battery needs change. No one wants to be awakened at three a.m. by this device, because it needs a new battery.

Alarms Ringing in Units

If you hear an alarm ringing inside any unit during your travels through the buildings, please report it to the office or front desk so Management can check to be sure there's no leak or fire.

TIE YOUR TRASH BAGS SHUT

When you throw your trash down the chute, it is required to be in a trash bag, which is sealed or tied at the top. This keeps all trash in the bag on its way down to the dumpster. If the bag is not tied shut, the updraft from the roof fans pulls trash in the bag to the roof fan where it stops up the fan screen, and causes bad odors to accumulate in the hallways. It also allows your personal information to be accessed very easily if there is any in the bag. It can also cause loose trash to blow in to someone's face on the floor above if they should happen to open the trash chute door to dispose of their trash.

TIE YOUR TRASH BAGS SHUT



AD HOC DECORATION COMMITTEE

Co-Chairs, Maria Elena Schacknies & Alina Gonzalez

The Committee met December 4, 2008 to discuss the steps needed to begin the re-decoration of the galleries and corridors at the Lobby level. At that meeting, it was decided to postpone the renovation process to give all concerned more time for a thorough study. General Manager Silva, has discussed and reviewed, item by item, the proposal with the selected contractor and will provide the PPOC and FMC, before their respective meetings in February, with the appropriate documents and explanations for their review and consideration. It is only then that the Board will decide whether to award the contract at their February 25th meeting. If the Board approves the contract, work shall commence on March 1, 2009. Before the contract is signed, residents will be able to look at three computer generated designs and, once the contract is signed, the contractor will produce three display boards for residents to indicate which one they prefer.



PHYSICAL PLANT & OPERATIONS

Chair, Al Lambert

Greetings! The Physical Plant and Operations Committee (PPOC) met on January 8, 2009. The PPOC launched the first meeting of the year with two agenda items. One of the agenda items (repair of balcony railings) could be the most significant association project for the year. However, the first order of business was to recommend approval of a door plaque depicting a room number for unmarked doors primarily located in the G and S levels of the East Building and the G level of the West Building. Last month the committee requested Management to determine the number of unmarked doors and provide an estimated cost for procurement of a door plaque. The number of unmarked doors was 27 and the cost for purchase of door plaques at the same quality and design as those currently installed on common area doors was \$1,474.20. A motion was approved for procurement predicated on the Security Committee determining the existence of a valid requirement.

The second order of business was to determine a course of action for repairing the balcony railings (peeling paint), maintenance on the concrete slab (spalling and deterioration) and post pocket repair (where a rail is embedded in concrete and deterioration exists due to water penetration). A discussion ensued where the following foremost issues were discussed:

- Current balcony railing is a heavier gauge metal and is esthetically suitable for the building design and façade.
- Recoating existing railings requires stripping the paint (sand blast or chemical removal) possibly causing environmental issues.
- A suggested course of action was to investigate if the process of paint removal and recoating of balcony railings could be accomplished in a Skyline House basement utility area.
- The railings do not meet current building code standards. It is essential the Association obtain written guidance from Fairfax County to determine if we can remain “grandfathered.” That is, we will be able to remove and refurbish the railings without regard to the new building code or whether the railings will, once removed, have to conform to current code.
- The balcony ceiling and walls are scheduled for recoating to include refurbishing the window panels. Should these projects be included with the balcony railing and concrete repairs? It would avoid future mobilization costs and again closing off access to the balconies.

At the conclusion of the discussion, the committee passed a motion to meet separately with two engineer consultants (SK&A and Gardner James) having Board members in attendance for a question and answer period on the balcony repairs. Also, the committee approved a motion to keep the current railing, refurbish it on site in a utility area and repair existing post pockets as a proposed course of action for analysis by the engineer consultants. A new railing design was recommended to replace the current railings should Fairfax County require balcony railings to be brought up to current code.

On January 15th at 4:00 p.m. the Committee, Board members and Management met with a SK&A consultant engineer. As mentioned the purpose was to acquire input on the PPOC aforementioned proposed course of action. On January 21st 3:00 p.m. a second meeting was held with the Gardner James consultant engineer. The discussion, issues and goals were similar to those discussed with SK&A.

At the conclusion of the January 21st meeting the PPOC was requested to provide a recommendation on which Consultant Engineer should undertake the project. Recall the Consultant Engineer will prepare design documents, develop task specifications and perform contract administration. They will interact with Fairfax County to obtain written guidance on building code compliance associated with restoring the current railing. As a point of interest the Association’s Attorney is involved in this project to ensure any course of action does not create an avenue of liability.

Subsequently, the PPOC voted to recommend SK&A as the preferred firm. Their proposal provided a thoughtful analysis and comprehensive approach and roadmap of the project.

Additionally, a follow-up of references showed other Associations and Building Management firms quite satisfied with SK&A and the consultant fees (rate per hour) were quite competitive.

It is anticipated the PPOC will have available for its meeting in February, the Fairfax building code guidance obtained by the consultant engineer. (The Board selected SK&A as the consultant engineer on January 28). A final course of action on balcony repairs will be recommended and the meeting will review design and specification documents to include contract administration. In March the committee will review contract bids for balcony repairs and recommend a contractor to perform the actual work. As a concluding point, the project is anticipated to be similar in nature to the repair of the façades which was a four year undertaking.

Everyone's participation adds value. Difficult decisions must be made and they will affect all of us. During the planning phase it is never too late to comment or share concerns on any project.

For those who keep track of recurring mandatory activities the annual non-expendable inventory of in-house stock items was conducted in early January. One of our amenities is the capability to purchase items such as vent fans, hot water heaters, telephones, and repair parts for installation by our workforce. All the requisite stock items and quantities were on-hand indicating Management has a viable process to ensure accountability.

For any resident who is unfamiliar with the PPOC's responsibilities this report illustrates "what we do and how we do it".

As always, I welcome your feedback on this article or any other issue pertaining to the PPOC. This is your home! The next meeting of the PPOC will be on Thursday, February 12, 2009. We welcome you to join us. Thank You!

Do You See Something In Need Of Correction In the Common Areas?

Report it in the Maintenance Log at the Front Desk

The House Maintenance Log kept at the Front Desk is always available for residents to report items in need of correction in any of the common areas. The Log is a good tool for residents and Management. Every morning this log is checked and a work order is scheduled for each reported item. Input is always very much appreciated since it helps to maintain our common areas in the best condition possible at all times.



SECURITY, SAFETY AND NEIGHBORHOOD WATCH

Chair, Robert J. "Bob" De mayo

The new Security, Safety & Neighborhood Watch Committee (SS&NWC) met on January 14, 2009 with all members present, including our departing Neighborhood Watch (NW) Coordinator. This is our first meeting under the new aegis of SS&NWC which combines two parallel venues directly concerned with the security and safety of our home. Through this union of activities, sanctioned by the Board, we hope to provide an even better focused and well-equipped volunteer service to our Skyline House community.

The Chairman provided a report on both his attendance and that of another SS&NWC member at the monthly Mason Police District Citizens Advisory Committee (CAC) which was held at the Fairfax County Mason District Government Center on Columbia Pike on January 6th. Each monthly meeting honors a "Police Officer of the Month" selected by a vote of the attending CAC/citizens. Nominations/write-ups are read and commented on - this time by the attending Mason District Police Captain - and voted upon by those present in a secret ballot. The award citation was then presented to the Outstanding Officer by Penny Gross, our Mason District Representative to the county Board of Supervisors. The nominations and write ups are, in a word, eye-watering! What these officers have done to earn this award is extraordinary, outstanding policing of our police district to ensure our personal and physical safety. This CAC

meeting also hosted a guest speaker from the Fairfax Police Helicopter Unit who put on a lively and highly informative slide/film presentation on their mission and equipment. Unfortunately, no chopper rides were offered! Both the Chairman and the SS&NWC member greeted CAC reps from both the Skyline Plaza and Skyline Square. We at Skyline House will attempt to observe the “best practices” of the NW of our sister luxury condominiums and discuss adopting some, if needed. I urge all interested residents to attend the CAC, meet representatives from other condominiums for networking, share experiences, and witness the comradeship of like-minded citizens.

Finally, the Chairman and committee member received a personal update from Capt Dittmer, Chief of the Mason Police District on the recent *BuildAmerica* strip mall noise situation. The Chief said that a policy of “*No Parking, Towing Enforced*” after 2AM is in effect, steps have been taken to ensure that liquor is not being served to minors, county codes and ordinances (i.e., fire, occupancy) are being enforced, and police presence for traffic control has been increased in response to neighborhood citizen complaints. He did underscore the fact that he received a very high level of cooperation from most of the individual business owners in the strip mall complex to remove the late night troublemakers. The Chairman welcomes any firsthand observations or feedback from our owners and residents on this subject.

Our *Management Office Incident Report* for this month indicated that a handful of key fobs were lost in December 08. The Management Office takes immediate steps to deactivate those that are lost. A loud noise complaint was filed last month on noisy children inside a unit. The owner was notified, visited the Management Office, and then spoke to the tenant to remedy the issue. An auto was reported speeding in the garage and the unit owner was notified and assured the Office that it would not happen again. Responding to a reported water leak in a unit, our House Maintenance Staff discovered they did not have the correct key to gain entry. The owner was notified and provided the new key. Please ensure the Management Office holds a key for your unit, or new key if the lock has been changed, in order to respond to such emergencies if you are away from your residence. A “peeper” was reported by one of our ground-level unit owners. However, a check of our security cameras in the area did not reveal any such suspicious activity. The resident was advised to immediately notify the Fairfax County Police if a “peeper” is again detected. During the Christmas shopping season, a shoplifter attempted to elude the police but was apprehended behind the West Building.

Old Business and Discussion focused on the issue of Unmarked Common Area Doors which was cycled back to the SS&NWC for a sense check and final recommendation by the Board. The Chairman summarized the issue which was surfaced to the previous SF&SC months ago within a “safety” context. The issue originally had two premises: first, if emergency “first responders”, most especially the fire department, responds to a fire in a smoke-filled hallway/area of our building and quickly asked departing eyewitnesses, “Where is the smoke reported coming from?”, an easy and precise answer could be, “Smoke was coming from under the Door Marked G13 on level G”. An adjunct premise similarly was eyewitnesses furnishing other first responders (i.e., emergency services, police) a more precise location of an emergency referencing building levels/doors that are marked, vice unmarked. A second “security” premise was the precise reporting, and quickly, to our Security Officers of any unsecured doors, by Neighborhood Watchers or any resident, by using door marking vice trying to describe the level and which door was unsecure (i.e. “..fourth door on left on level G..”). At present, the Management Office reports there are 27 unmarked doors (i.e., East and West Bldg on G, S, & Penthouse levels combined). Fact-finding discussion revealed that up to 17 of the unmarked doors had rooms with some type of electrical equipment (e.g., telephone switches, electrical panels) or were used for the storage of combustible paper products, file records, and cleaning/maintenance supplies. After further discussion, the SS&NWC unanimously opined that marking these unmarked doors was a sound safety precaution and very reasonable security practice. The committee then recommended that the door placards - as previously selected by the PPOC - be procured and mounted on these unmarked doors.

The SS&NWC reminds all to check your bulletin boards for the latest NW bulletins and other safety and security information.



FINANCIAL MANAGMENT

Chair, Wynfred Joshua

The Financial Management Committee (FMC) met on January 26, 2009. Total income for the month of December was \$311,411 with expenditures of \$266,350. Total income less expenditures amounted to \$45,061. The monthly Reserve Contribution was \$100,789, leaving a deficit before taxes of \$55,729. The net deficit after taxes was \$59,147. Contributing much to the deficit were the Utilities and Plumbing Repairs accounts. They reflected the water loss and expenses for repairs of the mainline break last month. As the General Manager mentioned, we are seeking a refund for the repairs from the Fairfax government. Let me add that at this point our total deficit for 2008 will run close to \$30,000. Final figures await our audit report.

The financial statements indicate that our reserves have increased to \$1,393,976 because we have not yet spent the funds allocated for the lobby level redecoration. This figure may also change by our audit next month. You will note that while we are not over budget for the Cox Cable TV account for 2008, we will be over budget in 2009 by a total of \$13,740, or \$1,145 per month to pay for franchise fees and taxes.

After discussions about the need for signs on the unmarked common area doors, the FMC voted unanimously to table the project till next month. Most FMC members appeared to share the feeling of Management that there was no requirement for marking these doors; we have lived for 30 years having unmarked doors to rooms used for technical and staff purposes only. They are not to be used or entered by residents. Even though the amount is only a very small percentage of overall expenditures, several members saw this as an unwarranted expenditure. If there is an enhancement of security involved, we are asking the Chairman of the Security Committee to explain this to us at our next session.

Several committee members discussed the rationale for PPOC's recommendation to select SK&A for consulting engineer services related to the balcony railings repair project instead of continuing for this particular project with Gardner James, Inc. We refer you to PPOC's and the General Manager's reports in this issue of the newsletter. The FMC recommends that the Board approve the proposal by SK&A in the amount of \$11,750 to (1) inspect the balconies and plan the project; (2) prepare project specifications and bid documents; and (3) review the bids and develop contract documents.

The next meeting of the FMC will be on February 23, 2009. We welcome all residents to join us.



COVENANTS

Chair, Joseph Livingston

The Covenants Committee met on January 21, 2009. There were no specific agenda items that required action by the Committee. However, during the review of the incident reports, it became apparent that our current rules pertaining to eating and drinking in common areas of the Condominium needed to be clarified. The Committee agreed to revisit this matter as soon as possible.

Speaking more generally about the Association's rules and regulations, the Committee recently submitted to the Board of Director a proposed revision of these rules and regulations, which the Board approved.

At its January 28, 2009 meeting, the Board further revised Rule 3 of the Rules and Regulations, concerning Leasing and Resales. This approval action, together with previous Board action, clears the way for the revised rules and regulations to be printed and made available in the near future.

The Committee was also reminded of the upcoming election for three (3) vacancies on the Board. One person has requested an application to become a candidate. Such a limited response is unacceptable. Accordingly, all Committee members were urged to canvas their neighbors to consider getting involved in the governance of our Association by giving serious consideration to

becoming a candidate. Unit owners have until February 6, 2009 to submit their application. Applications may be obtained at the Front Desk or the Management Office.

All members of the association are urged to mark their calendar for March 10, 2009 to "Meet the Candidates", and let us make sure that there are candidates.

The Election Committee is already at work, preparing for the election on March 31, 2009. All Unit owners should receive an election package by U.S. Mail in late February. All Unit owners are reminded that information about the election was included in the December 2008 and January 2009 issues of the House Special and posted on Bulletin Boards. If you have questions concerning the upcoming election, please feel to contact the Chair of the Covenants Committee or the Management Office.

The Covenants Committee's next scheduled meeting will be at 7:00 p.m. on March 24, 2009.

FEBRUARY GOOD NEIGHBORS

Good Neighbors assist residents in need of temporary help due to illness or emergency. Services provided are typically short term and in the local area. For example, picking up mail or prescriptions or making small grocery purchases.

Anyone experiencing a medical emergency should call 911 immediately.

WAYNE KRUMWEIDE 703-998-0251

MARILYN BAKER 703-671-6759

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 Virginia Fissmer. Their contact information is listed in the newsletter directory under the calendar.



RECREATION

Chair, Betty Turner

The Recreation Committee met on Tuesday, January 13, 2009. There were three committee members (Cindy Judy, Gladys Manrique, and Betty Turner) present and no visitors.

The Committee discussed some negative responses received regarding the elimination of some TGIF events. Two non-committee residents have agreed to assist with these events, but it was determined that it was best to keep the schedule to every other month. The first TGIF social event for 2009 will be in the East Party Room on Friday, February 6th.

There has been more discussion about TV events being held for regular movie night events as well as things like the Super Bowl. However, the committee does NOT have the funds to purchase a TV large enough for easy audience viewing (at least a 50" screen) and does not want the added responsibility of having to find a way to secure the equipment when it's not being used by the Committee.

Sunday, March 8th has been scheduled for the next Wine Tasting. This will be a BRING YOUR OWN WINE for tasting. There will be a charge at the door for other refreshments. The cost will probably be \$5/person. We will ask residents to call to make "reservations" to attend.

An "Out to Lunch" event is planned for either February or March. We will take the shuttle bus from across the street to the Pentagon City Shopping Mall. Other possible activities such as Game Nights, Billiard Tournaments, and an International Night were discussed. We will need more resident participation before these events can be scheduled.

We invite all residents to attend our monthly meetings and participate in events.

WEST LOBBY DOOR

No one should enter the West Lobby Door without a key fob (even a resident).

If you live in Skyline House but do not have a key fob to the outside door, please enter through the front lobby.

Refer ANYONE trying to enter without a key fob to the front lobby desk.

“HOUSE” HINTS

Hot Water Heaters

New hot water heaters can be purchased in the Management Office and delivered and installed by our in-house engineering staff. Don't wake up to a cold shower or wait until your old water heater springs a leak and you have to pay for damage in your unit and many units below you. A new energy-efficient water heater will also reduce your electric bill. Take advantage of this in-house service. Replace your old water heater today.

Air Conditioner/Heater System Filters

Change the filter on the unit in your utility closet and your system will run more efficiently and better filter the air. Purchase new filters at the front desk (note filter size).

Unit Water Shut Off Valve

Every unit in Skyline House has a shut off valve that cuts off all water (hot and cold) to the unit. This valve is located in the utility closet, above the water heater tank, usually close to the back wall. This valve is the bigger valve in the closet. If any resident has a problem locating this valve, please contact the office and they will arrange for someone to come by and show you the exact location. This valve turns off all water located inside your unit, except the Fire Sprinkler System, which can only be turned off by the building engineers or the fire department at a valve not located in any unit.

Garage Remote Control

If your remote is more than a couple of years old and you have never changed the battery, do so soon to prevent being unable to open the garage door. The remote uses a standard 9-volt battery and can be easily replaced via the small compartment on the remote's back.

Dryer Vent Cleaned At No Charge

The Association schedules cleanings for dryer vents of all units in tiers 5, 6, and 14, and for all units on the 17th floors. Dryer vents for all other units will also be cleaned at no charge; however, you must schedule the service with the Management Office. Your vent is located right above the balcony door on the outside. You can tell if it needs cleaning by looking to see how much lint is caught in the vent. A clean vent will reduce drying time and thus your utility costs. More importantly a clean vent will reduce the possibility of a dryer fire. Save your money and be safe. Schedule a dryer vent cleaning.

Pest Control

The Association contracts for weekly (Thursdays) pest control service for all common areas and also, on a first come first serve basis, for up to eight individual units. If you are having a problem in your unit with roaches, ants, spiders, etc. do yourself and your neighbors a favor and sign up for the service at the front desk. **There is no cost to you.**

SHOPS AND SERVICES AT SKYLINE PLAZA

In addition to a well-stocked and well-run convenience store, Skyline Plaza's commercial area (with external access on the ground floor of the Plaza building bordering NVCC) also includes a full service United States Post Office facility, a barber shop and a doctor's office.

Make time to stop by and explore and patronize these neighborhood conveniences just a short walk from Skyline House.



SKYLINE HOUSE CALENDAR

FEBRUARY 2009

(WWW.SHUOA.ORG)



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 Library Open 7:00 – 8:00 p.m. East Penthouse	3	4	5	6 TGIF 6:30 p.m. East Party Room	7
8	9 Library Open 7:00 – 8:00 p.m. East Penthouse	10 Recreation Committee 7:00 PM West Card Room	11 Security, Fire and Neighborhood Watch Comm. 7:00 p.m. W. Card Room	12 Physical Plant & Operations Committee 7:00 p.m. W. Card Room	13	14
15	16 Library Closed	17	18	19	20	21
22	23 Financial Mgt. Comm. 7:00 pm <u>W. Card Room</u> Library Open 7:00 – 8:00 p.m. East Penthouse	24	25 BOARD MEETING 7:00 PM West Card Room	26	27	28
GOOD NEIGHBORS: WAYNE KRUMWEIDE (703-998-0251) AND MARILYN BAKER(703-671-6759)						

BOARD OF DIRECTORS

President, Norman Baker 915W 671-6759 nbaker@fjc.gov
 Vice President, Maria Elena Schacknies 1302W 820-2239 cultura@att.net
 Treasurer, Julie Campbell 1005W 933-6010 juliecampbell48@hotmail.com
 Secretary, Charles Roberts, 914E 998-6080 charley.roberts@prodigy.net
 Director, Budd Coutts, 1607E 931-3165 bcoutts@metronets.com
 Director, John Warner 806W 933-1678 johnkemanai@yahoo.com
 Director, Toska Prather, 1003W 379-7849 t_jpra@verizon.net

MANAGEMENT OFFICE (Central # 703-578-4855)

General Manager, Gusbey Silva gusbey@shuoa.org
 Deputy General Manager, Tycia Haight tycia@shuoa.org
 Chief Engineer, Greg Grimm greg@shuoa.org
 Accountant, Lincoln Ogilvey lincoln@shuoa.org
 Administrative Assist., Alice Rodrigues alice@shuoa.org
 Resident Services Coor., Noemi Najera noemi@shuoa.org
 Chief Web Developer, Joyce Routt jlroutt@metronets.com

COMMITTEE CHAIRS

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 Security, Fire, & Safety Robert De Mayo 1213E 575-4464 jusbob2u@verizon.net
 Physical Plant/Operations Al Lambert 709W 931-7314 myongal@verizon.net
 Covenants Joseph Livingston 814 W 931-6923 joeandsonya@aol.com
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