

The House Special



Volume 29 Issue 3

Skyline House

March 2009



BOARD OF DIRECTORS

President, Norman Baker

Summary of the February 25, 2009 Board Meeting

The Board approved recommendations by Management, the PPOC and the FMC to (a) procure replacement heating elements for our buildings' boilers from Coates Heater Company for \$14,672 and (b) procure replacement Marathon trash compactors for both buildings from Big Stuff, Inc. in the amount of \$46,300 (the current Marathon compactors are 30 year old originals).

No Smoking In The Garage

The Board also approved a motion clarifying that the Association's rule against smoking in the common areas does apply to the interior garage areas. Owners and residents should wait until they access their vehicles to ignite smoking materials and should extinguish smoking materials prior to exiting their vehicles to access the buildings. Just as with the other common areas of our buildings (including the area directly in front of the Front Lobby doors), the garage portions of the Skyline House buildings are a smoke-free zone.

Balcony Railing Replacement/Repair Project

During its meeting the Board conducted a lengthy, detailed discussion on what we have learned with regard to the replacement/remediation of our balcony railings and, as a result of that knowledge and discussion, provided Management with guidance on how to direct our consultant engineer to develop specifications for the scope of work that will be used to obtain bids on the project. Those specifications will be reviewed at the March 12, 2009 PPOC meeting.

Board Policy Information Regarding State Police Information Website

At its March 2008 meeting, the Board adopted a policy stipulating the Association shall not monitor nor report, disclose or disseminate to owners and/or residents information available at the Virginia State Police Offender Registry website. The policy also stipulated that the Association periodically remind owners/residents of the policy and that it is their responsibility,

if concerned about such matters, to access the website themselves. This announcement serves as the periodic reminder in 2009 of the Association's policy with regard to this matter.

March 31, 2009 Board of Directors Election

The Association is fortunate four owners have volunteered to run for the three (three-year) seats to be filled by the 2009 election. Those individuals are current FMC/PPOC member Jean Orben, current PPOC Chair Al Lambert, current SF&NWC Chair Bob De Mayo and owner/resident Linda Councill. I, the Board, and the Association thank them for their willingness to serve.

Unfortunately, three of our current Board members will not seek another term. They are Directors Toska Prather and John Warner and Board Treasurer, Julie Campbell (who will report one final time at the March Annual Meeting before leaving office). I thank each for their service to our community and I encourage them to remain active in our committees so we do not entirely lose the knowledge and abilities they have brought to their positions and that they have gained while serving in those positions. Thank you Julie, John and Toska.

Meet the Candidates

The 2009 Meet the Candidates Program will be open at 7 PM, Tuesday, March 10th. Please show support for the candidates and our Association by attending. Owners can easily vote that evening

Voting in the 2009 Election

Voting is critical to a successful election. Unless at least 25% of owners vote, the election is not official. No doubt owners hear that and think, "That should not be a problem!" Well, here are the facts and figures. In the past two elections, both with better voter turnout than in prior years, less than 40% of owners chose to be conscientious Skyline House citizens and vote. Put another way, more than 60% of owners chose not to even bother. Let's try to do better in the 2009 election.

2009 Annual Meeting

The Board will next convene Tuesday, March 31st for the 2009 Annual Meeting/Election. In addition to my and the Treasurer's report, all Committee Chairs will present brief reports on the highlights of their Committee's actions/activities during 2008 and a mention of events, activities or actions likely to occur during the next 12 months. This is a great opportunity for you to receive a broad overview of the "state of the Association." Upon adjournment of the Annual Meeting, the Board and its newly elected members will elect officers in an Executive Session.

IMPORTANT INFORMATION FOR OWNERS REGARDING LEASING OF UNITS

At its January 2008 meeting, the Board of Directors adopted the following resolution with regard to Rule 3, Leasing, of the Association's Rules and Regulations.

"No one who has been a tenant or occupant in a unit at Skyline House Condominium, the owner of which unit has been required by the Association to terminate the lease because of the violation by the tenant of the terms of the Skyline House Declaration, By-Laws or rules and regulations, may rent or occupy another unit that is leased at Skyline House.

The Board of Directors shall have the authority to require an owner whose unit is occupied by a person in violation of the previous paragraph to terminate the lease that allows that person's occupancy of the unit.

The Management Office shall keep a record of people who have been tenants or occupants under leases that have been terminated for violating the terms of the Skyline House Declaration, Bylaws or rules and regulations. Owners who wish to rent their units shall be advised to check with the Management Office to ascertain whether the prospective tenant is included in said record, to avoid the possibility that the Association will require the owner to terminate the lease pursuant to this Regulation."

ATTENTION ALL UNIT OWNERS

Please Read The Following Important Information

Your Association recently sent to you, via U.S. Mail, an important package containing materials for you to use to vote in the 2009 election for the Board of Directors. Do not discard it as it contains your **only** ballot and proxy (both weighted to the size of your unit) for this election. There is also a small envelope to ensure the secrecy of your ballot, and a pre-addressed envelope for submitting your ballot and **notarized proxy**.

Please note there is an error on the ballot you received.

The ballot should read: YOU MAY VOTE FOR NO MORE THAN THREE (3) CANDIDATES

ARE THERE ANY NOTARY PUBLICS AT SKYLINE HOUSE?

Four Management Office staff members (Gusbey Silva, Tycia Haight, Alice Rodrigues and Noemi Najera) are Notary Publics and will notarize your proxy at no charge.

There are three Board of Director positions to be filled, each for three years. Four owners have volunteered to run for those three positions. Please acknowledge their willingness to give of their time to serve you and your Association by taking just a few minutes of your time to cast your ballot for three of them. **YOUR VOTE IS NEEDED.**

HOW DOES ONE VOTE?

You DO NOT Need To Wait Until The March 31st Election to Vote.

It Is Preferable If You DO NOT Wait Until March 31st To Vote.

Vote As Soon You Are Ready.

THREE EASY WAYS TO VOTE

(1) **ANYTIME** -- If you are ready to vote after reading the four candidates' applications, simply **bring your ballot, proxy and a photo ID** to the Management Office **at any time, but as soon as possible**. Management staff will notarize your proxy (FREE) and you can submit your completed and sealed ballot/proxy.

(2) **At the Meet The Candidates Program**. If you want to learn more about the candidates before you vote, attend this program in the West Penthouse at on March 10th. **Bring your ballot, proxy and a photo ID**. Immediately after the program, Management staff will notarize your proxy (FREE) and you can submit your completed and sealed ballot/proxy. **YOU ARE DONE.**

(3) **Election Night March 31st between 6:30 PM and 7:30 PM in the West Penthouse**. Although helpful to your Association if you vote early, as a last resort, you can **bring your ballot, proxy and a photo ID** and vote the evening of the Annual Meeting/Election on March 31st between 6:30 PM and 7:30 PM in the West Penthouse. **YOU ARE DONE.**

IF YOU ARE A NONRESIDENT OWNER and unable to come to Skyline House. Take your ballot/proxy to a Notary Public as soon as possible. Cast your vote on the ballot, have the proxy notarized and mail both to Skyline House. **YOU ARE DONE.**

MEET THE CANDIDATES FOR THE BOARD OF DIRECTORS

Linda Council, Bob De Mayo, Al Lambert, Jean Orben

TUESDAY, MARCH 10, 2009, 7:00 P.M. WEST PARTY ROOM

Join your neighbors to hear the candidates' presentations and ask questions. Free notary service will be available. Bring your proxy, ballot and a photo ID. Immediately following the program, have your proxy notarized and cast your ballot.



MANAGEMENT

General Manager, Gusbey Silva

Cox Cable TV – House Channel

The installation of the equipment for the addition of the House Channel began the second week of February. Unfortunately the installation could not be completed due to Cox not having the correct type of filters. The correct parts were ordered and Cox expects to have the installation completed soon.

Notices will be posted as soon as Cox provides us with the new number for the Skyline House Channel.

Balcony Concrete Repairs and Railing Restoration Project

The new consultant engineer completed the balcony survey of East and West Buildings. The results provided us with information about the fast deterioration of the balcony concrete edges due to post pockets water infiltration. The engineer is drafting specifications for this project to include the removal of the post pockets and the replacement of the balcony railings in order to comply with the current Building Code. This project will start in 2009 with all the balconies located on the south side of the West Building.

Residents Responsibility for the Actions of Children and Guests

Unit owners and residents are at all the times responsible and accountable for the actions of their children and their guests. We are experiencing an increase in misconduct or objectionable behavior within the premises by children and guests. We are also experiencing an increase in rule violations regarding the use of guest parking without proper registration and entering the building and proceeding to the galleries without registering at the Front Desk or signing the log when a common area key is not used.

Management uses the recordings of the cameras located in the common areas to identify the violators. Charges for damages or discarded trash, if any, are assessed to the unit of the resident's responsible for the conduct of the children and/or guests. The next step is to refer the unit owner to a Covenants Hearing. The panel of the Covenants Hearing will then assess additional charges to the unit owner for not complying with the Skyline House Rules and Regulations.

Garage Power Washing – Fourth Week of March 2009

Your Car Must be Removed on the Day Your Level is Cleaned

Be Alert for Notices

The annual garage power washing will be performed the fourth week of March 2009. Notices will be posted at least two weeks in advance with the scheduled day for each level of the garage. Please remember that all cars must be removed from the garage from 8:00 a.m. to 4:00 p.m. If you work during the day and drive your car to work we encourage you to volunteer your space during the days your level is not being power washed. Management will assign these spaces to residents who may not otherwise be able to relocate their car and/or have difficulty removing their cars from their garage spaces during the power washing of their level. A sign up sheet will be placed at the Front Desk for residents who need a garage space and/or want to volunteer their space.

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 you must enter through the front lobby.

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

DO YOU STORE A BICYCLE IN OUR BIKE STORAGE ROOMS?

Our bike storage rooms in both buildings are at, or almost at, capacity. There are bikes there that have not been moved in ages. Many have flat tires. Be honest with yourself and considerate of your neighbors. If you have a bike(s) in one of the rooms and have not used it in a long time and are not likely to do so again, please remove it.



INFO FROM THE ENGINEER

Chief Engineer, Greg Grimm

HVAC* Unit Maintenance

* The HVAC, or heat pump, is the unit in your utility closet, next to your water heater, that produces your heat and your air conditioning.

Spring will soon be here and you should have your HVAC Unit serviced by May 15th. Having the unit serviced will keep it running as efficiently as possible. In-unit maintenance can perform this service for you. When we service an HVAC unit we put a packet in the drain pan that helps prevent your drain from getting clogged. This packet is designed to last one cooling season.

Most service calls for lack of heat or air conditioning are due to clogged filters. Be sure to change your unit's filter regularly. (Filters can be purchased at the front desk or in the Management Office.)

Also, as an added measure, if you haven't purchased a leak detector for your utility closet floor, now is a good time to do so. They emit a loud beeping sound when they come in contact with water to let you know there's a problem in your closet that needs your immediate attention.

Also, as a reminder, we do order and install new HVAC units. If your HVAC unit has never been replaced, it's approaching thirty years old. The replacement units boast an average EER (Energy Efficiency Rating) of 16.2, while the original units are somewhere around 5.0. As you can see, that's a big savings in electricity. You can order a new unit in the Management Office. We require an \$1800.00 deposit to order a new unit (2-6 weeks delivery time), and we bill for the difference after installation. (Average total cost is around \$2400.00) If you are interested in replacing your unit, stop by the Office for more information.

Do's And Don'ts When Using Your Garbage Disposal

DO turn on a strong flow of **cold** water and then turn on the disposal. Continue running water for fifteen seconds after food waste is grinded to flush the drain line.

DO grind peelings from citrus fruits to freshen the smell of the disposal/drain.

DO use a garbage disposal cleaner, degreaser, or deodorizer as necessary to relieve objectionable odors caused by grease build-up.

DON'T pour grease or fat down your disposal.

DON'T use **hot** water when grinding food waste.

DON'T fill disposal with a lot of vegetable peels at once, instead, turn water and disposal on first and then slowly feed small amounts of food waste into disposal.

DON'T grind fibrous materials like corn husks, artichokes, onion skins, potato peels, cigarette butts, any kind of bone, raw meat, eggshells, pasta, and rice.

DON'T turn off disposal until grinding is completed and the only sound heard is that of the water and the motor.

DON'T be alarmed if a brown discoloration appears on the grinding wheel face, this is normal.



AD HOC DECORATION COMMITTEE

Co-Chairs, Maria Elena Schacknies & Alina Gonzalez

Given circumstances beyond the Ad Hoc Decoration Committee's control, the re-decoration of the galleries and corridors in the first level, will be postponed until a later date. The good news is that the Committee has the scope of work. The Committee will now focus on developing a new list of potential companies who can manage the implementation of the proposed re-decoration in time and within budget. The Committee's best intentions are dependent on the responses that sometimes are not forthcoming, but everything happens for a reason and sometimes it's for the best! The next meeting of the Ad Hoc Decoration Committee will be Thursday, March 5, 2009 at 7:00 p.m. in the West Party Room.



PHYSICAL PLANT & OPERATIONS

Chair, Al Lambert

Greetings! The Physical Plant and Operations Committee (PPOC) met on February 12, 2009

During the February meeting, Committee members and participants reviewed replacement parts for the hot water boilers, procurement of new trash compactors and undertook a comprehensive discussion on courses of action for balcony railing replacement/repairs.

The first order of business was the requirement to replace heating elements in the Number 2 boiler in each boiler room. Each building has a boiler room consisting of two hot water boilers (#1 & #2). In 2005 the heating elements in Number 1 boiler for each building were replaced due to burn out. Now the heating elements in Number 2 boilers need to be replaced for the same reason. The heating elements were only available from the boiler manufacturer; hence it was a sole source purchase. Additionally, fuses had to be purchased and installed so the total cost was \$14, 672.00. This included heating elements, fuses and freight charges. Committee members voted to recommend approval of the entire package. For inquisitive minds one might wonder how two boilers could get out of sync for replacement of heating elements. That is because of uneven utilization. The recently installed new Energy Management system will ensure all boilers wear evenly by automatically switching between boilers.

The second order of new business was the replacement of trash compactors for both buildings. The trash compactor is an electric/hydraulic unit that compresses all waste in the trash chutes on each floor into a large metal container for subsequent pick-up by sanitation workers. The existing compactors were installed in the 1979/80 timeframe, operating marginally and were well beyond their statistical useful life. Management obtained three bids from Contractors for replacement trash compactors. The manufacturer of the current compactors was Marathon and two of the bids had replacement models from Marathon. The third bid proposed a trash compactor from a manufacturer named WasteQuip, Industries. The vendor quotes were as follows: Big Stuff, Inc. bid \$46,300.00 (Marathon compactor), Mid-Atlantic bid \$52,395.00 (Marathon compactor), and Trash Masters bid \$50,780.00 (WasteQuip compactor). The Committee recommends the purchase of two trash compactors from the vendor Big Stuff, Inc. which had the best price, good references on previous installations for other clients and our preference to again purchase Marathon compactors. An ancillary topic was the issue of control of odor which permeates the trash chute and thus common areas. Part of that problem is self inflicted when residents do not completely secure trash bags prior to depositing into the chute. *Everyone is requested to completely seal refuse in a trash bag to minimize odors.* The recommendation to the Board included having Big Stuff, Inc. provide a cost option for procurement and installation of an odor control system. The requirement for an odor control system will be further addressed in the March/April time period. A visitor to the meeting suggested Management obtain a Dun & Bradstreet Business Information Report which is commonly used by the Federal Government. The report provides the latest information on a company regarding payment history and risk profiles giving us the ability to make a more informed decision. This input illustrates the value residents provide by attending a meeting and contributing ideas to the decision making process.

Thereafter, the Committee reviewed under old business the balcony railing replacement/repairs and the Fairfax County response to building code requirements. Last month the Committee recommended and the Board approved selection of SK&A as our consultant engineer firm. Their first task was to obtain guidance from Fairfax County on building code requirements associated with any balcony railing repair. The guidance provided by the County is the removal of balcony rails whether for repair of the post pockets and/or refurbishing of the rails is a modification of the anchorage of the rail and would require bringing the rails up to code. After a comprehensive discussion on alternatives the Committee narrowed our options to the following:

Remove the existing railings and retrofit vertical pickets to meet existing code to include allowing surface reinstallation. The railings would be repainted after removing existing paint and post pockets would be permanently filled and sealed with concrete.

Replace the existing railings with custom made railings that meet code and have the appearance and structural integrity of the existing railings that would be surface mounted. Post pockets would be permanently filled and sealed with concrete.

In summary, the complete recommendation to the Board was to proceed with SK&A developing specifications to repair the concrete slab on each balcony and include both of the aforementioned balcony options. Cost estimates on each balcony railing option are anticipated to be available for the Board's February meeting and those estimates might impact the Committee's recommendations to the Board. Furthermore, the Board will determine whether or not to include in this project recoating the balcony walls (textured masonry coating) and window panel remediation. The Committee supports this endeavor as it would avoid future mobilization costs and having to again close off access to balconies. Based on the Board's decisions the PPOC March meeting will modify and/or approve the project specifications.

After the balcony specifications are approved in March, the project will be advertised for bids and each firm will be required to provide a sample of the proposed railing or, minimally, photographs. Management will display these options in the lobby for public viewing and feedback. Everyone should plan to take advantage of this opportunity and comment on the rails.

Customarily due to new participants or discussion of a course of action, past history is always a topic for conversation. The Reserve Fund Plan documents the issue, a corrective repair requirement and past repair initiatives. A copy is available from the Management Office.

If you have not noticed, the circle in front of the lobby is now illuminated to highlight the centerpiece focal point at night. Also, all previously unmarked common area doors now have a plaque with a room number for reference and as soon as the weather improves new parking lot signage will be installed around both buildings. An expression of appreciation is appropriate to Committee members and residents who make a difference in these events via the old fangled way of voluntarily contributing their time.

As always, I welcome your feedback on this article or any other issue pertaining to the PPOC. This is your home! The PPOC will next meet March 12, 2009. We welcome you to join us!



FINANCIAL MANAGEMENT

Chair, Wynfred Joshua

The Financial Management Committee (FMC) met on February 23, 2009. Total income for the month of January was \$300,517 with expenditures of \$197,618. Total income less expenditures amounted to \$102,898. The monthly Reserve Contribution was \$104,317, leaving a deficit before taxes of \$1,418. The January deficit largely reflects an electricity bill which included part of December's consumption. In addition, the cable TV bill is higher than budgeted due to franchise fees and taxes which, because of a misunderstanding, were not included in the 2009 budget.

Arrears have decreased a bit; we have almost \$5,000 in assessments that are 10 to 30 days overdue. Another \$14,165 has been overdue more than 60 days and is being handled by our attorney. At this point the rental percentage for our condo has increased slightly to 20%. We are concerned that this figure might continue to rise inasmuch as there are some previously owner-occupied units which are vacant. Given the current condo market, it may well be that these owners plan to sell them at a later date and for the time being resort to renting them. We have foreclosures on 2 units, but these are already under contract; we just learned about one additional, possibly two, foreclosures.

Regarding old business, we are awaiting proposed contracts for the renovation of the first floor galleries. It is our understanding that the Ad Hoc Decoration Committee has decided on a contractor. We stand ready to submit a recommendation to the Board at the April meeting. We are also awaiting estimates for the balcony railings project and appreciate the preference to retain the original railings. We refer to the PPOC report for an elaboration on the available options.

The FMC unanimously endorses the PPOC recommendation to purchase the required heating elements for the boilers from Coates Heater Company for \$14,672. Coates is the manufacturer of the boilers and the replacement parts, so we did not have a choice; our experience with the company, however, has been very good.

The FMC also unanimously endorses the PPOC recommendation to award a contract for \$46,300 to Big Stuff to replace the trash compactors. The proposed contract is much more than the originally budgeted \$28,000 even though the selected contractor offers the best price of the 3

bidders. Our cash flow accounting method, however, allows us to go over budget temporarily and correct this the following year.

The FMC cancelled its March meeting because the Board will not meet in March and we do not anticipate any new contract proposals. Any questions we may have about the audit report we plan to handle by email with the General Manager.

The FMC will next meet April 20, 2009. We urge all residents to join us and share their views.



COVENANTS

Chair, Joseph Livingston

In approximately 30 days, we will hold the 2009 election to select three members to the Association's Board of Directors.

To that end, we can report that on February 20th, the Election Committee members mailed an election package to each Unit owner. In addition to the notice of the Annual Meeting of the Association, the package included a ballot, a proxy form and biographical data of the candidates.

Regrettably, after the election package was mailed, an error on the ballot was discovered. The ballot should have read "You may vote for no more than three (3) candidates." The following corrective action was taken: a notice will be included in the March issue of the House Special; a notice was sent via U.S. Mail to all Unit owners, informing them that they may vote for no more than three (3) candidates in the up-coming election for the three vacancies on the Board of Directors; additionally, similar notices will be placed on all Bulletin Boards, on our website, and at the "drop box," where Unit owners may deposit their ballots.

If a Unit owner might have voted for only two candidates, it will be addressed individually.

In connection with the election, on March 10, 2009, Unit owners are invited to "Meet the Candidates." The meeting will be held in the West Party Room, starting at 7:00 p.m. Unit owners will have the opportunity to question the candidates. Frank Szumilo of the Covenants Committee will moderate the meeting. Management staff will be available to notarize Unit owner's proxies.

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



SECURITY, SAFETY AND NEIGHBORHOOD WATCH

Chair, Robert J. "Bob" De mayo

At our February 11, 2009 meeting, a short discussion with members ensued on the previous meeting at which unmarked doors were validated as a safety issue, especially for first responders in case of an emergency (i.e., fire, smoke filled corridors). The Chairman commended members on their thorough examination of the issue; he underscored the fact that the SS&NWC did not mandate placards for the doors, just validated the safety issue and that the doors be marked.

Our Incident Report for the month reflected the following: (a) a report on a resident who was tailgating into the garage. The resident replied to the Management Office that he did not tailgate but just hit the door remote before the door had started to close and drove into the garage; (b) a group of teens was observed on camera entering the West Penthouse Men's Room obviously drinking beer. Security was dispatched but just missed catching them in the act. Patrols have been increased in that area and that rest room is secured when not in use; (c) a guest of a resident was observed by a staff member throwing a soda bottle at the resident. The resident was reminded that he is responsible for the conduct of guests and that included their litter left on our grounds; (d) the placards, ordered for unmarked doors on the G, S, & Penthouse levels arrived; they will be installed once the tamper proof screws are obtained by our maintenance staff.

For the Neighborhood Watch Report, the Chairman summarized his attendance at the monthly meeting of the Citizens' Advisory Council (CAC); another resident also attended. The guest speaker at the CAC was a female Fairfax County Police Officer who spoke on the topic of Child Abduction (i.e., covers domestic, spousal, international, and intentional runaways) of which her squad specializes within the Major Crimes Unit. Some factoids: Four Officers to work 2500

cases per year, est. 36,000 cases since 1990 in our county alone. Only one case still remains open but the officer has a good lead on the runaway child. Of note, all cases remain open until resolved (i.e., the officer puts “eyes on” the child), even if the individual has now grown to adulthood (i.e., over 18). Fairfax County has the reputation of being the most aggressive in all of Virginia in pursuing closure of these cases. Most runaways are attributed to drug addition, gang initiation and affiliation, or prostitution; very few to actual abuse. If “international”, the FBI, State Dept and Interpol are contacted and put on the case.

A take-away for parents: It is a myth your child must be missing (i.e., possibly abducted) a minimum 24 hours before police can be called and will respond; a “Missing Child Case” is opened as soon as you become concerned of their whereabouts and call the Police non-emergency number to report it. Fairfax Police act on it immediately! In cases of clear, witnessed child abductions, Fairfax Police also will immediately alert and request that the Virginia State Police issue an “Amber Alert” which will appear on all highway digital signage within 20 miles. This session was most informative; it made us proud to live in such a gung-ho county.

110 citizens from one condominium association showed up at the CAC to receive their 1 hour+ training as Neighborhood Watchers by our Community Police Officer, Courtney Thibault and Police Captain Dittmer. Wow! It was a very enthusiastic mob! Other NW Coordinators asked: “How did they get so many to turn out?” Finally, Captain Dittmer of our Mason District Police Unit, and Lt Perez, his deputy, presented Crime Statistics for 2008 for our own Mason District in Fairfax County. Reportedly, crime is significantly way down in all areas, especially “Robberies” (i.e., face-to-face crime) due to highly focused and tough policing by our assigned officers. A take-away is that we have the privilege of having not only the most decreased crime statistics, but also the least crime in all of Fairfax County. Really great news for our residents!

The January Mason District Officer-of-the-Month award was presented (i.e., a plaque and certificate) from the CAC. The officer had spotted three intoxicated individuals one dark night near Bailey’s Crossroads. One drunken man acted suspiciously and the officer detained him; he found a full-sized machete in the detainee’s pant leg as well as a bowie knife in his waistband. He was obviously up to no good; the officer prevented a serious crime from happening and was so recognized. Upon conclusion of the meeting, the Chairman discussed NW and related issues with reps from the Skyline Square and Plaza. We will continue to build on this relationship.

An update on our Security Company (CES) revealed our force is authorized 5 officers plus 2 “flex” officers. Officer Thompson recently resigned; Officer Nick Kraus has taken over. One night shift officer has resigned and his replacement is being trained. One officer is dedicated to Saturdays and two others are full timers. CES responded well, providing additional officers during our recent garage door outage. Management is monitoring the periodic turnover situation closely. Closing the meeting, the Chair asked all to evaluate if we need a Skyline House Disaster Preparedness Plan and/or a Building Evacuation Plan. We will discuss this at our next meeting. He reminded all to check bulletin boards for the latest NW news and safety/security information.

WHILE YOU ARE DRIVING IN THE GARAGE

USE YOUR HEADLIGHTS Always turn on your headlights on while driving in the garage. This will help you more easily see other cars and pedestrians and also help others see your car. This small effort immensely improves your odds of avoiding an accident in the garage.

SLOW DOWN The speed limit in the garage is FIVE (5) miles per hour. Please obey it.



RECREATION

Chair, Betty Turner

The Recreation Committee met on Tuesday, February 10, 2009. An East resident came to the meeting to promote an idea of having instructional dance lessons using the TV in the West Party Room and DVDs he owns. While this may be a good idea for recreation and community involvement, there still must be a leader for such activities. This resident will ask some people he felt might be interested. Until a leader is identified, this idea is tabled.

Attendance was down at the February 6th TGIF. However, those who did attend seemed to enjoy the food and conversation. The next TGIF will be held on Friday, April 3rd. East resident Hanna Jones has volunteered to serve as hostess for that evening. Thanks to Hanna for her willingness to help out with this and other events

Noemi in the Management Office advised me that (since no units sold in January or February) she has not given out any Welcome Wagon packets to new owners this year, but renters are receiving the letter and printed informational inserts. Resident Evelyn Haught is back from travels and will be reviewing the materials to see if there are updates needed.

Cindy Judy is still planning for the first Wine Tasting of this year on Sunday, March 8th. This will be held in the East Party Room from 2-4 PM. To comply with the Fairfax County liquor laws, each attendee is requested to bring their favorite Spanish Wine. There will also be a charge of \$5/person at the door to cover the cost of other refreshments. Residents will need to call 703-254-9659 to make a reservation by leaving a voice mail message with their name and unit number NOT LATER THAN FRIDAY, MARCH 6th.

March 18th will be an "Out to Lunch" event. We will take the shuttle from across the street to the Pentagon City Shopping Mall. We will leave Skyline on the 10:30 AM shuttle and return at 1:30 PM. All residents are welcome. Each person will buy their own lunch in the food court and there will be a little time for shopping. So that we can plan for this event, please call 703 254-9659 and leave a voicemail including your name and unit number if you plan to join us on this outing.

Due to a conflict with the "Meet the Candidates Night" the March Recreation Committee meeting has been cancelled. Our next meeting will be on Tuesday, April 14th. All residents are encouraged to attend the meeting and also participate in activities.

MARCH 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.

NORMA ANDERSON 703-931-0850

CHARLES ROBERTS* 703-998-6080

(*evenings and weekends only)

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

Balcony Etiquette

SPRING IS ALMOST HERE. EVERYONE WANTS TO ENJOY THEIR BALCONIES. PLEASE HELP YOUR NEIGHBORS DO SO BY READING AND PRACTICING THE FOLLOWING SIMPLE 'GOOD NEIGHBOR' BALCONY ETIQUETTE GUIDELINES

Is your balcony a cluttered, unsightly storage area? Rule 15G states, "Balconies shall not be used for storage." Please be sure your balcony is not an eyesore. Clean it up. Remove empty pots, dead plants, trash containers, and other items not appropriate for a balcony.

When watering your plants remember, water running out of your pots rains down on all the balconies below. Not only does it stain and damage balconies and furniture, on occasion, it might even drench a neighbor. Please use saucers under all your plants.

Feeding birds on your balcony might seem a nice thing to do but is prohibited by House rules as it creates major problems for your neighbors and the Association. Do not feed birds and if you have a bird feeder please remove it.

No matter how small, never throw anything from your balcony (especially cigarettes).



SKYLINE HOUSE CALENDAR

MARCH 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 Ad Hoc Decoration Comm. 7:00 pm W. Party Room	6	7
8 Wine Tasting 2-4 p.m. East Party Room (see bulletin boards for more info)	9 Library Open 7:00 – 8:00 p.m. East Penthouse	10 MEET THE CANDIDATES FOR THE BOARD 7:00 p.m. W. 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 Open 7:00 – 8:00 p.m. East Penthouse	17	18 Rec. Comm. “Out to Lunch” Event 10:30 a.m. – 1:30 p.m. (see bulletin boards for info)	19	20	21
22	23 Library Open 7:00 – 8:00 p.m. East Penthouse	24 Covenants Committee 7:00 p.m. W. Card Room	25	26	27	28
29	30 Library Open 7:00 – 8:00 p.m. East Penthouse	31 ANNUAL MEETING AND ELECTION 7:00 PM West Penthouse				
GOOD NEIGHBORS: NORMA ANDERSON (703-931-0850) & CHARLES ROBERTS (703-998-6080)						

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THE HOUSE SPECIAL is published by: Skyline House Unit Owners' Association, Inc.,

3711 South George Mason Drive, Falls Church, Va. 22041-3711 The House Special is printed by Dan Daniels Pioneer Press

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