

The House Special



Volume 29 Issue 6

Skyline House

June 2009



BOARD OF DIRECTORS

President, Norman Baker

The Board of Directors met on May 27, 2009. There were no action items. It was noted that once again, Management ensured our beautiful pool opened in great condition, as scheduled, on Saturday May 23rd. In addition to that, our Recreation Committee hosted a pool opening picnic that same day which was quite successful and a lot of fun for all who participated. The summer season certainly got off to a great start.

For your information, you will find on the following page, a notice which was sent to all residents of the south side of the west building on May 22nd. It is included here so all Skyline House residents will be aware of what will be occurring on our south façade of the west building this summer and, on the other three facades of our buildings during 2010 through 2012. Although it is noted in the notice, I think it bears repeating here that this project will necessitate removing everything (that includes satellite dishes) from the **involved balconies**, restricting access to all **involved balconies** by securing balcony doors and, to protect windows, installing boards over all **involved balcony/patio** windows. And yes, these requirements will remain in place for the duration of the project which is estimated at ten weeks (weather permitting).

Subject to obtaining Fairfax County Permits, this west building, south-side project will begin around the end of June. All residents of the west building should be prepared for much loud noise during the balcony edge concrete demolition portion of the project. **Also, because of dust and debris caused by the concrete edge demolition, pool hours will be severely restricted during that portion of the project.** On weekdays during concrete edge demolition, it is anticipated the pool will be open only from 5:30 p.m. to 8:30 p.m. Of course, the pool will be open regular hours on weekends. As always, Management will keep all residents well informed of this massive project's impact on our property and of changes in access schedules to our properties amenities.

All residents will have to be patient during this must-be-done project and do what is necessary (a good time to plan a get-away) to endure the noise, dust and inconvenience caused by it.

For everyone's information, the following notice was issued May 22, 2009 to all units on the south side of the West Building announcing Phase 1 of the 4 year Balcony Repair and Railing Replacement Project. It is included here simply so all residents are aware of the work occurring over the summer.

SPECIAL NOTICE

**To: ONLY West Building Residents
ONLY in Tiers: 01,02,03,04,05,14,15,16**

From: Management Office

Subject: Concrete Balcony Repairs and Railing Replacement Project

Date: May 22, 2009

The estimated start date for the Balcony Concrete Repairs and Railing Replacement Project is June 24, 2009, contingent upon obtaining Fairfax County Permits. The work is estimated to be completed in 10 weeks, weather permitting, and will occur between 8:00 AM and 5:00 PM Monday thru Friday. The first two weeks of the project the contractor will access all balconies, secure all balcony doors, place boards over all balcony/patio windows and remove the existing old railings.

It is MANDATORY that EVERYTHING on your balcony be removed before Monday June 29, 2009 start date.

Please follow the instructions listed below:

1. Remove any planters you may have hanging on the rails.
2. Remove all plants, furniture and any other items from your balcony.
3. If your balcony is carpeted, the carpeting must be removed.
4. **Satellite Dishes MUST be removed.** If you have a dish on your balcony please contact the Management Office for additional information.

ANY ITEMS NOT REMOVED BY RESIDENTS FROM THE BALCONIES WILL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR AT A MINIMUM CHARGE TO THE OWNER OF \$250.00.

The concrete repairs will be performed to the 12" outside perimeter of your balcony. Tile, if any, in that area, will be removed by the contractor. Unit owners are responsible to provide replacement tile and appropriate colored grout for that area. The contractor is responsible to install the new tile in the area where the original tile was removed. If your balcony is tiled contact the Management Office for additional information.

We regret this inconvenience and thank you for your cooperation.



MANAGEMENT

General Manager, Gusbey Silva

Balcony Concrete Repairs and Railing Replacement Project

The Balcony repairs and railing replacement project start date is scheduled for June 24, 2009 on all tiers located on the South side of the West Building.

The contractor estimates it will take ten weeks, weather permitting, to complete the concrete repairs and the railing replacement in each balcony. During this time the balcony windows will be boarded up during working hours and there won't be access to the balcony from the unit.

A notice was placed under each unit door in these tiers and is also posted in the bulletin board. For additional information please contact the Management Office.

Landscaping

The ground cover selected to replace the pachysandra in the circle, Vinca Minor, was installed during the second week of May

Window Cleaning

The cleaning of all windows, including the balcony windows, was performed during the second week of May in the East Building and during the third week in the West Building.

Pool Season Preparations

The 2009 pool season began Saturday, May 23rd. The pool management company completed the cleaning of the pools during early May. The Fairfax County pool inspection was performed on Tuesday, May 19th.

Pool passes are being distributed at the Front Desk. Notices have been posted advising residents. A copy of the Pool Rules and Regulations is handed to the residents at the time the pool passes are picked up. Residents with any outstanding amount over 30 days will not receive their pool passes until the amounts due are paid in full.

The pool will be closed during working hours the days the contractor is performing the balcony concrete edge demolition on the South side of West Building, estimated for two to three weeks during the month of July. The contract hours not provided by the pool management company during this week will be provided during the month of September.

Replacement of Trash Compactors

The replacement of the Trash compactor and trash container was completed during the third and fourth week of May in the West Building and East building. Notices were posted two weeks in advance. Management arranged for a temporary trash container to be located across the loading dock area during the three days of the new compactor installation.

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.”



INFO FROM THE ENGINEER

Air Conditioning Preventative Maintenance

Few residents have taken advantage of the preventative maintenance service for their HVAC* units offered through the in-unit maintenance program. The two most important things that are done during this service is adding an algacide tablet to the drain pan of the air conditioning unit and checking the Freon level.

This service is very inexpensive and could prevent water leaks associated with your air conditioning drain clogging, and causing damage to your unit, the common area, or the units below you. We have already experienced several leaks from the drains being clogged and causing damage from leaking.

Adding Freon to your unit if it is low will keep your unit operating at peak efficiency.

For the do-it-yourselfers there's a wealth of information on the web, using google.com or youtube.com, I found many sites that explain how to clean the drain pan and line.

* 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.

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.



AD HOC DECORATION COMMITTEE

Co-Chairs, Maria Elena Schacknies & Alina Gonzalez

The Ad Hoc Decoration Committee's project entails the replacement of the galleries wood window boxes, carpet in the first level corridors and the East and West galleries, bulletin boards, the flooring covering in the eight elevator cabs and the panels and lighting in the mailbox areas. The AHDC's first Request for Proposal asked potential contractors to provide estimated costs for repairing all columns in the lobby, and the East and West galleries, replacing all wood moldings of mirrored columns, including all wood trim (to be of the same color) and the upgrading of the artwork. The estimates received were higher than expected and a decision was made to reduce the scope of work not to include the columns, the wood moldings and the upgrade of the artwork. Management asked the contractor to re-submit their proposal to exclude those items, including a response to questions submitted by members of the PPOC committee who reviewed the proposal at the June 14th PPOC meeting and felt more details were needed.

At the July 9th PPOC meeting, the AHDC will present to the PPOC the revised proposal and three display boards the contractor submitted.

The AHDC is ensuring that materials to be used in the re-decoration will be of the highest quality and workmanship. Residents will be able to view three display boards and indicate their preference before final selection of the carpet.

JUNE 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.

HANNELORE JONES 703-379-1473

MARYANNE SOLAK 703-845-9325

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.



PHYSICAL PLANT & OPERATIONS

Chair, Al Lambert

Greetings! The Physical Plant and Operations Committee (PPOC) had the opportunity to review Contractor proposals for redecorating sections of the first floor in the East and West Buildings. Before discussing the project it is occasionally beneficial to review past events before launching into a new undertaking. Do you remember last month the PPOC recommended a four year undertaking of new balcony railings and concrete slab restoration? It was mentioned the next phase was implementation and the need for owners to plan and identify issues early to ensure success for everyone. In that regard, two residents who are long time contributors to the PPOC and the Association identified some initial logistical and planning issues related to an owner with a tiled balcony. Management will have supplemental information and guidelines available in the office for those with tiled balconies but here are the nuggets:

- Determine the thickness of your balcony tile.
- Recognize the replacement tile will be heavy in weight and mull over the transportation and storage issues.
- Think about the color of grout required.
- Consider a perimeter border of new tile in lieu of replacing areas where the tile was removed for installation of the new railings.

That brings us to the outcome of the meeting. The committee reviewed and discussed information on the lobby and gallery redecoration project provided by the Board's Ad Hoc Decoration Committee and promised Management some questions to be submitted to the proposed contractor in light of their submitted proposal.

Last month the committee completed a walk-around inspection of the pool and picnic area to review the outcome of repairs to the brick walls surrounding the various plant areas. Findings were the repairs to the brick walls had been completed correctly but the winter season and substantial rain during the past few months had caused the foliage to grow considerable and some debris had found its way amongst the plants and bushes. These shortcomings were immediately corrected and the area was back to normal at the start of the pool season. The area is a wonderful resource for all residents to have picnics, social gatherings or personally enjoy a few minutes of peace, solitude or tranquility while observing a sunrise.

Keep in mind if one would like a specific area to scrutinize or suggest improvements (Exercise Area, Party Room, Bike room, Building Infra-Structure, etc.) then stop by a committee meeting and make a recommendation. Everyone is welcome and at the walk-arounds which occur on the last Thursday of each month at 7:00 p.m. The May event will be to review landscaping or, in case of inclement weather, to inspect the condition of the corridors and hardware items.

To wrap up, the committee continues to grow in numbers with the welcoming of new members. Perhaps those individuals have decided to make a commitment for the opportunity to learn and contribute to the Association. That is not necessarily a bad outcome.

As always, I welcome feedback on this article or any other issue pertaining to the PPOC. This is your home! The PPOC will next meet June 11, 2009. We welcome you to join us. Thank You!



FINANCIAL MANAGMENT

Chair, Wynfred Joshua

The Financial Management Committee (FMC) met on May 18, 2009. Total income for the month of April was \$313,578 with expenditures of \$226,465. Total income less expenditures amounted to \$87,113. The monthly Reserve Contribution was \$104,317, leaving us with a deficit of \$17, 204.

We note that our utilities bill this month is less than the amount we had budgeted reflecting the warmer weather and likely our new energy management system. We expect this trend to continue for the coming summer months. It is likely that utility bills will continue to be among the largest line items in our budget in the foreseeable future because of continually rising costs to all consumers.

Calculations indicate that with the funding for the balcony repair and railing replacement project and the re decoration of the lobby level areas, both planned and budgeted projects, we will end the year with approximately \$1.4 million in the Reserves.

Management informed us we can now proceed with repairs to the sidewalk damaged by the water main break last year as Fairfax County has agreed to reimburse us for the expenses.

As to delinquencies, at the end of April, 19 owners were between 10 and 30 days in arrears for a total of \$7,655. Two owners were delinquent for more than 60 days for a total of \$4,270; collection is being handled by our attorney. We have one owner who owes the Association about \$1,000 for violations of the by-laws.

The percentage of condos being rented is 21%. We have one foreclosure, but we have been informed that it is already under contract. We understand that there is another unit slated for foreclosure.

The FMC was informed that the PPOC had tabled the proposed contract for the redecoration of the lobby level areas. We understand that the proposal will be submitted to us for recommendation to the Board at the June meeting. Some of our members expressed concern that this delay might cause the proposed contractor to withdraw its proposal. We urged Management to alert the Ad Hoc Decorating Committee and the Board if there should be such an indication. Meanwhile, we assured the Board that while we might need to postpone the column repairs till next year, there are funds in this year's budget for the remainder of the project.

There was neither old business nor new business on the agenda.

Our next meeting will be on Monday, June 22, 2009. As always, we welcome residents to join us and give us the benefit of their advice.

BALCONY ETIQUETTE

EVERYONE WANTS TO ENJOY THEIR BALCONIES. PLEASE HELP YOUR NEIGHBORS DO SO BY READING AND PRACTING 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).

“HOUSE” HINTS

STORAGE ROOMS

Reminder: When using your storage bin, if your storage bin bottom is the floor, be sure to put a pallet or something under your items that will hold your items off the floor. From time to time we have leaks into the storage rooms that could damage items left directly on the floor.

FRONT DESK BOXES

Your Front Desk Box belongs to you. It is your responsibility to routinely check it for anything which might have been left in it.

Yes, the Front Desk staff will call you for certain deliveries, but you never know when someone might leave something (a note, a card, incorrectly delivered mail, etc.) in your box for you. You will not always be called in those cases.

Please make a habit of checking your front desk box routinely throughout the year.

RESIDENT VEHICLE REGISTRATION

Rule 18 E. 6. Of the Rules and Regulations states

“All vehicles...parked in the garage or outside spaces on a regular basis, shall display the Skyline House registration decal issued by the Association.” **If you park inside or outside on Skyline House property, register your car with the Association and display the sticker on your vehicle window as instructed or risk having your vehicle towed at your own expense.**

NOISE DISTURBANCE/FLOOR COVERING

Rule 13 B. of the Skyline House Rules and Regulations states:

“**In order to reduce noise transference, all Unit Owners/Residents are required to install and maintain carpeting or rugs covering seventy-five percent (75%) of the walking and living areas of each unit (except kitchen and bathrooms).**”

Owners and residents please be certain you are fully in compliance with this important rule. Without proper floor covering, every footstep (even quiet ones) can be heard by your neighbors. The sound/noise is not pleasant and should not have to be endured by anyone.

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.

PROPER DISPOSAL OF FLUORESCENT LIGHTS & OLD BATTERIES

Many people have made the switch from using incandescent light bulbs to Compact Fluorescent Light Bulbs (CFLs). Why? CFLs use less electricity, they aid in the prevention of greenhouse gas emissions and reduce the amount of mercury into the environment, and they are recyclable! Using CFLs is easy, but disposal requires a little more care than incandescent light bulbs. Since CFLs (and also long fluorescent light bulbs) contain a tiny amount of mercury, **homeowners should not throw used CFLs into the trash.** Instead, residents are asked to recycle them. By recycling CFLs, the mercury is removed and recovered for reuse while the balance of the materials are either recycled or disposed of according to federal and state environmental regulations. Standard batteries and unbroken fluorescent light bulbs can be brought to the front desk for safe and environmentally friendly disposal/recycling.

“HOUSE” HINTS (continued)

SKYLINE HOUSE E-MAIL NEWSLETTER DELIVERY

330 residents/owners have now signed up for e-mail delivery of The House Special newsletter. It is so easy to do! Just stop by the Management Office and register your e-mail address. It will only be used for the newsletter delivery. Don't miss any House news ever again, even while traveling. Receive your copy via email before the hard copy is even back from the printer.

DO YOU STORE A BICYCLE IN THE 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.



SECURITY, SAFETY AND NEIGHBORHOOD WATCH

Chair, Robert J. “Bob” De mayo

At our May 13, 2009 meeting, the Chairman of the Security, Safety and Neighborhood Watch Committee (SS&NWC) updated members on the progress of his research on developing a *Skyline House Emergency Action Plan*. The purpose of this planning effort is two fold: one, to provide an informed perspective to our residents and useful personal planning to our residents in case of a natural disaster or man-made catastrophe; and, two, to offer recommended guidelines on what to do within the confines of Skyline House in case of such aforementioned, life-threatening emergencies. Lots of information has been obtained – some handed out for review at our meeting - from both U.S. federal government (USG), Fairfax County and other sources; the rewriting and formatting efforts to shape this plan have begun.

The need for our own plan is underscored in a lengthy, authoritative USG report on “Defending the Homeland” and the chairman read excerpts at the meeting. The report stated that the rising scale of potential malicious attacks against the Homeland may far exceed the level of expectations or preparations. Further, resources needed to deal with natural disasters are very substantial, as evidenced by the size of the USG, State and local manpower mobilized just to deal with Hurricane Katrina. The manpower needed to stage rescue and victim relief for that hurricane was higher than the entire military manpower strength of the United Kingdom, or half the size of the manpower that we now have committed to Iraq! And it took many days-to-weeks to mobilize and organize. The report concluded that a key component of preparation is “detailed planning” and the actual exercise/practice of those contingency plans prior to such emergencies. The Chairman added that the purpose for building and exercising a local-community disaster plan in-place should the unexpected happen must never be viewed as alarmist, or perhaps frightening, but simply as the smartest thing we can do for ourselves. He welcomed any and all recommendations, technical advice, debate or discussion on this topic at our following meetings.

Following up on previous meetings, research derived from the Neighborhood Watch (NW) syllabus on the various concepts for “patrols” was presented for discussion. The NW syllabus described walking, riding (in automobiles or on bicycles), and even “window watching” patrols. Therefore, our unique hi-rise modus operandi of executing NW “Balcony Patrols” for 10-15 minutes each day by committed Watchers is fully recognized by the SS&NWC as an approved practice. Keeping a watchful eye on our pool and sundeck area, the grounds, the garage entrance/exit areas, and our front traffic circle, fits right in with the purpose of the NW. The SS&NWC asks that to record any NW efforts on our simple “NW Report” form – copies are available at the Front Desk and turn it in there within 24 hours of your completed “patrol”.

Although anytime is a good time for any NW patrol, watchers are encouraged to be especially wary during the 07:00 AM to late afternoon hours when both pedestrian and vehicular traffic around our building is high and lots of folks are moving in and out of our security doors. Report traffic issues and illegally parked vehicles in the front circle – especially those misusing the handicapped spaces for their own convenience to unload groceries - immediately to the Front

Desk staff by phone. They'll call a Security Officer to get them towed. Remember that an illegally parked vehicle – especially one with no driver sitting behind the wheel - can block a responding ambulance, or an Emergency or Fire Department vehicle from quickly coming to your rescue or that of your loved ones.

The Chairman and Committee expressed their praise and sincere thanks to Ms Hanna Jones, one of our long-time Neighborhood Watchers for her stalwart efforts throughout 2008 and into 2009. Her written NW reports handed in to the front desk like clockwork were timely, impeccably detailed, and factually precise. Both the Management Office and our Security Officers were able to take quick and follow-up actions in response to her reporting. The sacrifice of her personal time for the betterment of our community as a dedicated Neighborhood Watcher is sincerely appreciated by all. Thank you Hanna!

The Management Office Incident reports in April indicated someone on the 11th Floor of the West Building had flicked cigarette ashes onto the carpeting by the freight elevator. Besides being an egregious violation of House Rules and Regulations, it poses an *extremely dangerous* fire hazard to everyone in the building. All are urged to report anyone seen smoking in the hallways or elevators to Security. In another report, a resident was observed not using a remote control to enter the garage, cutting off a vehicle that was entering the garage, and speeding with his motorcycle in the garage. A letter was sent to the owner – in this case a parent - reminding them that their son must abide by the 5 MPH speed limit, that only one car is allowed entry at a time into the garage, and their son must use his remote to enter the garage. This behavior was underscored as unacceptable to safety; if another complaint is received of this nature, they will be referred to a Covenants hearing.

Neighborhood Watch Reports received in April resulted in several work orders issued by the Management Office to check out a few repair items that were listed for the West building. Other items on that same report were vehicles with no visible decals displayed. These were given to our Security Officers to further investigate. In some cases, the decals were located on other areas of the vehicle and not found by the Neighborhood Watcher. In other cases, they are employee vehicles that display Skyline House “employee decals”. When no decal was found, the Security Officer placed a memo on the windshield directing the owner to obtain and display a decal or be towed. A copy of all of our Skyline House vehicle decals will be placed in our NW Book at the Front Desk for future reference by watchers. Checking for vehicle decals – on all autos on our grounds – is a routine part of our Security Officer rounds and, similarly, should be part of our NW walking patrols.

Interesting SS&NWC odds and ends are discussed at our meetings that sometimes don't make this publication or our minutes. We'll try to pass one or two along here, as well as the Neighborhood Watcher Bulletins. For instance:

- Senior Drivers: AAA sez...85% of driving is visual, 15% is skill; a 60 year old driver requires 10X's more light to see than an 19 year-old; seniors need to check their eyesight at least every 2 years; senior drivers are the smartest drivers...they know their limitations, so they drive less and safer (at night and in inclement weather); seniors kill less drivers and pedestrians than any other age group and have the lowest crash involvement rate. Go seniors!

- The yellow “SLOW” signs painted on the roadway will be refreshed and repainted.

- “Right of Way” in the garage at intersections continues to be a hot button topic –*common sense* and *mutual courtesy*, as well as the *precedence* of “ Downward” coming traffic should be simple, but...

MAGAZINES FOR ALEXANDRIA HOSPITAL

This is just a reminder to bring your magazines to the front desk so Tony DiSalvo can deliver them to Alexandria Hospital. Please do not hold the magazines for long periods of time before doing so as they become outdated. The magazines are much appreciated by the Hospital volunteers. Any questions call Tony at 703-824-1958.



RECREATION

Chair, Betty Turner

The Recreation Committee participated in the National Walk @ Lunch Day on April 29th. There were only 5 residents who participated. It was raining outside so we were only able to do a quick walk around the pool deck area between showers and then to the Penthouse for refreshments. We have no plans to do an organized walking group at this time.

On Saturday, May 23rd, the Recreation Committee sponsored the Pool Opening Picnic. Residents were asked to purchase tickets for \$5 each to cover the cost of food. We had hamburgers, kosher hotdogs, chips, baked beans, coleslaw, and cookies. There were 38 tickets sold and 35 residents actually attended. The food from Five Guys was well prepared and we were pleased with the process. There were a few people who wanted second helpings of food. However, since everybody who paid had not eaten, we were unable to accommodate them. The weather was perfect. Trees and umbrellas provided enough shade to keep us comfortable. Thanks to all who helped with the planning, serving, and cleaning up for this activity.

Our next event is the TGIF Social on Friday, June 5th, in the East Party Room from 6:30-8:30 PM. All adults are welcome to attend. Please bring food to share and your own beverage and relax with your neighbors.

Our meetings are held on the 2nd Tuesday of each month. All residents are welcome to attend and participate in planning activities.



COVENANTS

Chair, Joseph Livingston

The Covenants Committee met on Wednesday, May 20, 2009. At the meeting, the Committee considered among other things, a report from the Election Committee on the 2009 election for members of the Board of Directors. After review of the report, the Covenants Committee voted to submit the report to the Board, with a request that it adopt the Election Committee's recommendations

Of significance to the Committee was the discussion in the Election Committee's report which noted that in reviewing the election packages, it was determined that a number of unit owners were in arrears, thus causing a disqualification of the ballot.

Article IV, Section 7 of the Association's By-Laws provide that a unit owner who is shown to be more than 30 days delinquent in any payment due the association will not be eligible to vote. It should be noted that this information is stated in the notice of election mailed to each unit owner.

Although the number of unit owners determined not eligible to vote did not preclude obtaining a quorum, it did highlight a problem that the Election Committee addressed in one of its recommendations, i.e., that owners in arrears be advised of the voting implications of this status in advance of the election.

In a discussion with the General Manager, it was determined that Management will contact those owners prior to the election and afford them the opportunity to resolve the issue in an orderly manner.

The Election Committee also recommended that Ms. Debbie Ribis, Budget Analyst and Independent Vote Administrator, be continued to provide counting services for our elections; and that the election materials be revised to add and/or highlight language to emphasize that ballots received without notarized proxies or from owners having any debt to the Association of more than 30 days cannot be counted.

As previously mentioned, the Covenants Committee requested the Board to adopt the Election Committee's recommendations

On behalf of the Covenants Committee, we thank each and every member of the Election Committee for the splendid work the Committee performs year after year.

The Covenants Committee will next meet at 7:00 p.m. on July 15, 2009 in the West Card Room.



SKYLINE HOUSE CALENDAR

JUNE 2009

(WWW.SHUOA.ORG)



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 Library Open 7:00 – 8:00 p.m. East Penthouse	2	3	4	5 TGIF 6:30 - 8:30 p.m. E. Party Room	6
7	8 Library Open 7:00 – 8:00 p.m. East Penthouse	9 Recreation Committee 7:00 p.m. W. Card Room	10 Security, Fire and Neighborhood Watch Comm. 7:00 p.m. W. Card Room	11 Physical Plant & Operations Committee 7:00 p.m. W. Card Room	12	13
14	15 Library Open 7:00 – 8:00 p.m. East Penthouse	16	17	18	19	20
21	22 Financial Management Committee 7:00 p.m. W. Card Room Library Open 7:00 – 8:00 p.m. East Penthouse	23	24 BOARD MEETING 7:00 p.m. W. Card Room	25 Physical Plant & Operations Committee WALK- AROUND 7:00 p.m. Main Lobby	26	27
28	29 Library Open 7:00 – 8:00 p.m. East Penthouse	30	31			
GOOD NEIGHBORS: HANNELORE JONES (703-379-1473) & MARYANNE SOLAK (703-845-9325)						

BOARD OF DIRECTORS

President, Norman Baker 1114W 671-6759 nbaker@fjc.gov
 Vice President, Charles Roberts, 914E 998-6080 charley.roberts@prodigy.net
 Treasurer, Maria Elena Schacknies 1302W 820-2239 cultura@att.net
 Secretary, Jean Orben, 205E 845-0119 rorben@msn.com
 Director, Budd Coutts, 1607E 931-3165 bcoutts@metronets.com
 Director, Al Lambert 709W 931-7314 myongal@verizon.net
 Director, Robert De Mayo 1213E 575-4464 jusbob2u@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 O'Gilvey lincoln@shuoa.org
 Administrative Assist., Alice Rodrigues alice@shuoa.org
 Resident Services Coor., Noemi Najera noemi@shuoa.org
 Chief Web Developer, Joyce Routt jlrou@metronets.com

COMMITTEE CHAIRS

Financial Management Wynfred Joshua 1414W 820-4471 diawin@metronets.com
 Physical Plant/Operations Al Lambert 709W 931-7314 myongal@verizon.net
 Covenants Joseph Livingston 814 W 931-6923 joeandsonya@aol.com
 Security, Fire, & Neighborhood Watch Robert De Mayo 1213E 575-4464 jusbob2u@verizon.net
 Recreation Betty Turner 416E 820-1411 bturneronline@yahoo.com

GOOD NEIGHBORS COORDINATORS

Toska Prather 1003W 379-7849 t_pra@verizon.net
 Virginia Fissmer 601W 379-2901

EDITOR --- Norman Baker 1114W nbaker@fjc.gov 671-6759

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

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