

# *The House Special*



*Volume 29 Issue 8*

*Skyline House*

*August 2009*



## **BOARD OF DIRECTORS**

**President, Norman Baker**

The Board of Directors met July 22, 2009. It was a long, busy evening. In addition to reports from our Committees there was one action item: the Ad Hoc Decoration Committee's First Floor Decoration Proposal and one new business item: a Covenants Committee recommendation to change the date of the Association's future Annual Meetings/Elections..

New Business: the Board had before it a Covenants Committee recommendation to, for numerous reasons change the date of the Association's future Annual Meetings and Elections from, "the last Tuesday of the month of March" to "the fourth Tuesday of the month of March." To make this a change is entirely within the requirements of our By-Laws and for the Board to do so is completely within its authority. After some discussion, the Board approved the recommendation. The Association's next Annual Meeting and Election will therefore occur on Tuesday, March 23, 2010.

Action Item: The Board considered the Ad Hoc Decoration Committee's First Floor Decoration Proposal as recommended by Management, the Physical Plant and Operations Committee and the Financial Management Committee. The Ad Hoc Committee's Co-Chairs Maria Elena Schacknies and Alina Gonzalez and its members Virginia Fissmer, Cheryl Roberston, Heide Fechtman, and Evelyn Haught, are commended for their dedicated, hard work on this project. In looking back in my files on the July 2008 Board meeting, I noted at that time, that although there would be no meetings in the month August, some volunteers would still be working. At that time, I stated, "also, the fearless, hard-working Ad Hoc Decoration Committee will meet again in August. I said "again" at that time because the Committee had met not just once, but 3 times, after the June 2008 Board meeting and continued to push forward into August. A year later, after many, many more meetings, interviews, set-backs, and serious discussions, the committee brought before the Board a final proposal. After much discussion about various details of the proposal and an especially lengthy discussion concerning passenger elevator flooring options, the Board approved the proposal as presented to it by the Ad Hoc Decoration Committee to select CDesigns, Inc. for the project. Again, I thank the entire Ad Hoc Committee for its valiant efforts to maintain the classy elegance of our 'House.' Additional information on the Board's discussions about the proposal can be found in the reports of the Ad Hoc Decoration, the Physical Plant and Operations and Financial Management Committees elsewhere in this Issue.

All owners will have an opportunity to view the three first floor redecoration designs and to vote for the one they like best. Beginning the evening of Friday, July 31, 2009 the three proposed design boards prepared by CDesigns, Inc. will be on display in the front lobby. There will be a form at the front desk on which owners can, upon showing a photo ID to the front desk receptionist (to confirm one is indeed an owner), vote for one of the three designs – one vote per unit. The design boards will be on display, and owners will be able to cast a vote, through the evening of Sunday, August 16, 2009. Nonresident owners are encouraged to drop by and vote as well. This is an opportunity for all owners to participate in selecting the final redecorating design for our first floor galleries and mail lobbies (for more information on what will be included in this project, as noted above, see the relevant reports in this issue.) On Monday, August 17, 2009, the votes will be tallied and a contract will be signed with CDesigns, Inc. to begin production of the selected materials for the redecoration project. The goal is for the project to be completed by the Thanksgiving holiday in November 2009

You might not have noticed (ha!), but Phase 1 of the 4-year Balcony Concrete Restoration and Railing Replacement project is well under way. Whoa! Is it! Be forewarned, the noise is unbelievable when the demolition is directly on or near one's unit. I trust that, once and for all, this major project will rectify the balcony concrete problems with which we have lived for so long. Our new consultant engineer continues to impress and, along with our Management team, seems to have a strong handle on the project and the contractor. I thank all owners and residents who have so diligently responded to the demands of this project to clear their balconies of EVERYTHING and also to promptly remove vehicles from privately owned spaces from 8 a.m. to 5 p.m. every single work day of the project. Your responsiveness and daily diligence set a very high standard for those who will endure the demands of this project in 2010, 2011 and 2012.

The Board's call for a volunteer to chair the Recreation Committee still stands. There was no response to the announcement in the July newsletter. That announcement is included again below. As I said last month, until such time as an individual steps forward, is appointed, and has adequate time to regroup Committee members, there will be no Recreation Committee meetings or functions.

I remind everyone that, as in past years, there will be no Standing Committee meetings or a Board meeting in August. Our Committees will next meet during the month of September and the Board will next convene on Wednesday September, 23<sup>rd</sup>. Still, much work will be ongoing in August. Members of the Financial Management Committee, along with Management and members of the Physical Plant and Operations Committee and the Board, will meet to develop the Association's 2010 Operations and Reserves budgets. I offer, in advance, my, the Board's and the community's thanks, to the hard-working individuals who will grapple with the intricacies of our budgets during some long August evenings. For those who might not realize it, one important result of those meetings will be a determination of the 2010 condo fee change which the Board will consider later this year. Budget development is no small task for the dedicated group of individual who tackle this project each year.

Finally, I wish everyone a continued safe and enjoyable summer and remember, if you need good summer reading material, our in-house library will be open Monday evenings in August. "Check out" the library's amazing free-to-residents inventory 7:00 p.m. to 8:00 p.m. Mondays. The library is located in the East Penthouse and staffed by dedicated resident volunteers.

## **VOLUNTEER TO SERVE RECREATION COMMITTEE CHAIR**

**Our Skyline House Recreation Committee is without a Chairperson.**

**The Recreation Committee plans and implements activities to enhance fellowship and socializing among those who live in Skyline House.**

**If you are interested in volunteering to work to keep the Recreation Committee a viable part of our community by serving as its Chairperson, please step forward.**

**If you can help,**

**Please contact Norman Baker at [nbaker@fjc.gov](mailto:nbaker@fjc.gov) or 703-671-6759**



# MANAGEMENT

General Manager, Gusbey Silva

## **Balcony Concrete Repairs and Railing Replacement Project**

The contractor started the mobilization of the equipment for this project on Thursday, June 25<sup>th</sup>. All balcony doors and windows on the south side of the West Building were secured and the old railings have been removed. The demolition of deteriorated concrete started on Monday July 13<sup>th</sup> and is estimated to be completed the first week in August.

The East Party Room is available during the demolition phase for residents who wish to avoid the noise generated from the drilling during this phase of the project.

The West Penthouse sundeck is off limits during the project due to the equipment and wiring installed on the deck.

The contractor estimates it will take ten to twelve weeks, weather permitting, to complete the balcony repairs and railing replacement on each balcony. The balcony windows are boarded up during demolition only. There is no access to the balconies from the units.

## **Pool Hours during Balcony Concrete Demolition**

Effective Monday, July 13<sup>th</sup>, the pool is closed during working hours Monday through Friday while the balcony concrete demolition is taking place. The contractor estimates that the duration of this phase of the project will be four weeks, weather permitting. During this time the Mezzanine Sun Deck is also closed in order to avoid any injury due to falling debris from the balconies adjacent to the pool area. You may use the East Penthouse sundeck where additional chairs have been placed for your convenience.

The pool now opens from 5:00 pm to 8:30 pm Monday through Thursday. On Fridays the pool and mezzanine sun deck reopen at 4:00 pm for the weekend (regular hours Saturday and Sunday). The mezzanine sun deck is closed on Sundays at 11:00 pm. The contracted pool hours not provided during the balcony concrete demolition, will be provided during the month of September, after Labor Day.

## **Cox Cable – Digital Channels and August 12<sup>th</sup> Cox Open House**

The conversion from analog to digital took effect, in Fairfax County, on June 12, 2009. As a result several TV stations have decided to be transmitted in digital only. You may view any of these channels previously included in the Extended Service, and listed in our bulk agreement with Cox, if you have a Digital TV. Please note the following information provided by Cox:

**All HDTVs are digital, but all don't have a clear QAM digital tuner, so a digital box may still be required. And to receive optimum reception through the Cox network on an HDTV, customers should be using a digital HD converter box**

Auto-programming your TV should enable it to pick up all the "new" locations for those channels that can still be viewed without a digital converter. If you do not have a digital TV you may rent a digital converter box from Cox for a fee of \$5.50 per month or \$7.99 for a HD box.

**Cox Cable Open House – Wed., August 12, 2009 – 2 p.m. to 8 p.m. – Front Lobby**

To assist residents who wish to lease a digital box but do not want to install it on their own, Cox has scheduled an open house event in the front lobby, Wednesday, August 12<sup>th</sup> from 2 p.m. to 8 p.m. Cox will waive the installation fee (regularly \$19.99) for any resident who signs up for a digital box during the event hours only.

Any resident experiencing a technical issue with Cable TV provided by Cox, needs to contact Cox directly to report the problem. Cox does not provide a technician on a weekly basis to trouble shoot all issues that may arise; instead you can obtain help as soon as possible without having to wait until a set week day. Any resident experiencing a technical issue with Cable TV provided by Cox should contact Cox Customer Service directly at 703-480-6390.

## **Driving in the Garage – One Way – No Left Turns – 5 MPH**

Management continues to receive complaints from residents regarding other residents who are driving in the wrong direction while in the garage. Please be aware that, except for the Upper A level and West D Level, the garage is **One Way**, from west to east on the Garage Upper Levels (elevator side) and from east to west on the Garage Lower Levels (college side). All traffic entering the center ramp should ALWAYS come from the west to go down the ramp and from the east to go up the ramp. The center ramps are the only “two way” areas in the garage and are too narrow to receive cars coming from both sides, going up or down the ramp.

A few months ago Management painted a sign on the wall in front of the center ramps indicating No Left Turn. Management took this measure to prevent cars going up the center ramp from turning the wrong way. We have now added yellow arrows to the garage driveways, indicating the correct direction drivers should turn. That is the same direction as has been indicated with the SLOW signs previously painted on the driveways.

We also continue receiving complaints regarding residents driving too fast in the garage. Please remember that the speed limit in the garage is 5 MPH.

## **Pest Control Service**

Effective August 2009, the new service day for pest control will be Fridays, with the first day being Friday, August 7, 2009. Please sign up at the Front Desk for free service if you need help with any of the following problems: roaches, ants, mice, house flies. Other services are available at an additional fee.

## **Rules and Regulations Latest Update Now Available**

The new Rules and Regulation booklet, including the latest approved rules, has been received. You may feel free to stop at the Management Office to pick up a new booklet. It may be also downloaded from our website at [www.shuoa.org](http://www.shuoa.org)

### **Is Your Unit Adequately Insured?**

While Skyline House's *common areas* are insured against damage, your individual unit is not covered under this master policy. You should purchase an HO-6 policy to protect against damage which occurs *inside your unit* and/or to your *personal property*.

Renters should consider purchasing *renters insurance* for damage to personal property.

In addition, consider purchasing "*loss assessment*" insurance. It would provide coverage for a special assessment, should the Skyline House Unit Owners' Association ever find need to impose one for an emergency or special need to the building as a whole. This very inexpensive insurance can be purchased at different coverage levels. Many homeowner insurers offer up to \$50,000 coverage for less than \$20 per annual premium.



## **INFO FROM THE ENGINEER**

### **Elevator Emergency Communications**

The glass on the Firemen's Telephones in the Freight Elevators seems to get broken almost weekly. Sometimes we get complaints these phones do not work. They are for the Fairfax Fire Department's use ONLY and they do not ring at the front desk, but in the Fire Control Room. If you have an emergency while in an elevator, please use the Emergency Call Button on the panel in the elevator. This activates a speakerphone to the front desk. When you press the button, you will hear the phone ring, and when the front desk answers, you can begin having a conversation with the person at the front desk. The garage elevators still have phones behind the panel that work like the intercom in your unit, which will be changed when they are modernized. The staff and our elevator technician check all these phones regularly to ensure they are always working.



# PHYSICAL PLANT & OPERATIONS

Chair, Al Lambert

Greetings! The June 11, 2009 Physical Plant and Operations Committee (PPOC) meeting had no major agenda item and therefore was short and sweet. The single topic at that meeting was a synopsis of the May walk-around property inspection. The walk-around participants received a tour of the redecoration project, observed the paint condition of corridors in the East Building and considered the requirement to replace common area hardware (door knobs, peep holes, door bells, & repair of the marble threshold) in the residential corridors. The latter will be an agenda item in the next few months since condo policy requires us to maintain uniformity, and a basic esthetic, while providing guidance to residents changing or upgrading the hardware.

Greetings! The Physical Plant and Operations Committee (PPOC) meeting on July 9<sup>th</sup> reviewed the first floor decoration proposal. The scope of work consists of, for both buildings:

- Replace Window Boxes (East & West Galleries).
- Wall Resurfacing (Mail Box Areas).
- Replace Mail Sorting Counters and Countertops.
- Replace carpeting in First Floor Galleries and Residential Corridors.
- Install New Flooring in the Six Passenger Elevators.
- Replace Bulletin Boards in Passenger Elevator Lobbies.

Prior to voting on the proposal, the Committee received an overview of the project by CDesigns Inc. Three representatives provided a view of the overall design, carpeting and construction of wood boxes with granite stone tops for existing planters. After a question and answer period the contractors departed and the Committee voted to recommend approval of the proposal at a total cost of \$268,564.00. Assuming FMC and Board approval, the contractor will submit sketches and shop drawings with details to the Ad Hoc Decoration Committee and Management prior to construction. The proposal recommended replacing the existing carpet in the passenger elevators with an alternative flooring (vinyl) being the only option put before owners. The PPOC recommended the inclusion of carpeting as an option to allow owners to make a choice on the type of flooring. It will be a Board decision as to whether or not carpet will be an option.

It bears repeating: it is our good fortune to have had the Ad Hoc Decoration Committee members contribute an enormous amount of personal time to seeing this project come to fruition, beginning with identifying the requirements, developing a written proposal and scope of work, and interviewing scores of potential contractors. I encourage all owners to participate by voting on one of the alternative design displays in early August once approved by the Board.

Another area of good news is the utilization by residents of the maintenance log located at the front desk. Its purpose is to allow residents to report things which are broken, missing, in poor condition or otherwise in need of attention. Obvious advantages of this are that it helps save money by allowing minor faults to be immediately corrected before there is further deterioration as well as it assists in maintaining the fashionable appearance of our home. Thank you if you have been performing this task.

With that reported, the next PPOC walk-around will occur on Thursday, July 30<sup>th</sup> at 7:00 p.m. with everyone gathering in the main lobby. The excursion will involve a tour, hosted by our Chief Engineer, of our facility's infra-structure equipment, such as the elevator equipment rooms. It will be an informative tour in which one can learn about the technology associated with controlling the elevators, the cabling system and maintenance requirements.

The PPOC will not meet in August. It will next meet on September 10, 2009 at 7:00 p.m.

As always, I welcome your feedback on this article or any other matter pertaining to the PPOC. This is your home! We welcome you to join us. Thank You!



# FINANCIAL MANAGEMENT

**Chair, Wynfred Joshua**

The Financial Management Committee (FMC) met on July 16, 2009. Total income for the month of June was \$314,135 with expenditures of \$192,234. Total income less expenditures amounted to \$121,901. The monthly Reserve Contribution was \$104,317 leaving a modest net income after taxes of \$13,083.91. We note that expenditures were generally within projected budget figures. The closely watched accounts for electricity and water were slightly below budget allocations for the month of June. At this point we still have a year-to-date deficit of some \$20,000 for utilities.

Regarding delinquencies, 11 owners were 10 to 30 days in arrears for a total of \$4,456. 3 owners owed the Association \$7,246 for more than 60 days. As you know, arrears of more than 60 days are handled by our attorney. The owner who violated the by-laws continues to owe \$1,000 in penalties. In summary, as of June 30<sup>th</sup>, past due assessments were \$12,702. You'll note that delinquencies fluctuate quite a bit. Last month, for example, the total was more than \$15,000. Generally a large part of the delinquencies are generated by the same owners. Still, this amount represents less than 1% of our total condo fees which is very good ratio within the industry.

The percentage of units being rented remained unchanged at 21%.

The FMC noted the nonworking garage exit door and recognized the heavy use of both doors. The question was posed if we could save on repairs (and thus costs) if the exit door remained open during morning rush hours (from 7 a.m. to 9 a.m.) and the entrance door remained open during evening rush hours (from 4 p.m. to 6 p.m.) to prevent excessive opening and closing during these heavy use times. The FMC suggested to the Board that it request the Security, Safety and Neighborhood Watch Committee consider such a possibility from its perspective.

The FMC discussed at some length the contract proposal for the first floor decoration renovation. The FMC prefers, for financial and aesthetic reasons, to accept the proposal which would provide vinyl flooring for the elevators rather than keeping the carpeted flooring. The rationale for this includes the following: (1) with carpeting we would face expenses every 12 to 18 months to replace the carpet; (2) routine cleaning of vinyl flooring is easier than cleaning carpeting, and fewer chemicals need to be used on vinyl, thus preventing aggravating allergies in sensitive individuals; (3) we are concerned that with a carpeted flooring we will have too many competing colors and patterns of carpeting running together with carpeting in the elevators and it would undermine the objective of harmonious decoration the Ad Hoc Decoration Committee has sought to achieve (we have one type of carpet on the lobby area, another on the ground floor, another in the residential corridors, and yet another one in the Penthouse area). Furthermore, we recommend installing the same vinyl flooring in the elevators to the garage and mezzanine levels when we redo the interiors of those elevators next year. As a result, the FMC recommended to the Board to accept the proposal of CDesigns Inc in the amount of \$268,564 to include Option 1.

Funding for the project will be as follows: we have already programmed in the Reserves Budget for this year \$86,035 for the new window boxes and \$74,596 for the first floor carpet; in the Operating Budget we have some \$8,000 for the replacement of the Bulletin Boards. This is a total of \$168,631. Under our cash flow method the rest of the required funds, roughly \$100,000, will come from the General Reserves. If we handle it this way we will end 2009 with Reserves of some \$1,305,752 and 2010 with Reserves of some \$ 1,300,777, slightly less because next year we will have to work on the garage elevators. The year after that, 2011, we expect to end with some \$2 million for our Reserves. Since the redecoration will do a great deal to improve and maintain the quality of our buildings entrance areas, and hence our investments, we believe that these expenditures are justified.

The next meeting of the Financial Management Committee will be on September 21<sup>st</sup>, 2009, the third Monday of the month. We do not have our regular session in August, because we will be working on the 2010 budget at that time. We expect to review the proposed budget for 2010 at our September session. We urge our residents to join us at the meeting. Your advice will be greatly appreciated.





# AD HOC DECORATION COMMITTEE

Co-Chairs, Maria Elena Schacknies & Alina Gonzalez

In light of the Board (at its July 22<sup>nd</sup> meeting) considering the Ad Hoc Decoration Committee's (AHDC) final decoration proposal and also in light of the PPOC's recommendation to the Board to include as proposed passenger elevator flooring, not just non-fabric flooring but also, as an option, carpet, the AHDC presented the following report to the Board..

"The AHDC specifically included the following requirement in the Request for Proposal: "the contractor shall recommend flooring for the elevators that is durable and complements other interior finishes/carpet colors in the galleries and residential corridors. Vinyl composite or any other **non-fabric** material that is lightweight, resilient, easily maintainable/replaceable, non-slippery (handles snow, ice and rain well) and sound absorbent would be considered."

Only six passenger elevators will receive the new flooring. The two servicing the pool/sundeck area and garage, as well as the two servicing the East Building garage will receive new flooring when they are updated next year.

After lengthy discussions, the AHDC decided non-fabric material would best address the following issues:

**Cleanliness:** Our elevators are requiring more custodial care than ever before. Carpet is difficult to clean (especially in light of the types of spillages now occurring) and requires more chemicals for proper cleaning in a very small and poorly ventilated area (chemicals which are not good for health reasons.) Furthermore, mold forms under carpet remaining damp for too long.

**Aesthetic:** We have different colors of carpet in the ground, lobby, residential, and penthouse levels. Carpet in the passenger elevators will not be the ideal choice especially since a neutral color will deal best with the different colors of carpets on other floors We are also trying to achieve consistency and harmony across all of the elevators and we cannot have carpet in two of the elevators to be renovated next year as that flooring must withstand wet bathers returning from the pool as well as those who have worked out in the exercise room.

**Cost:** It is cheaper to have a durable, non-fabric flooring than to replace the carpet every 12-18 months as has been necessary to date.

The PPOC is recommending carpet be an option for the elevators. The AHDC requests, for the reasons cited in this report, the Board approve the AHDC's recommendation to use only non-fabric flooring."

## ATTENTION ALL OWNERS

### VOTE FOR A FIRST FLOOR REDECORATION DESIGN PLAN

ANY TIME AUGUST 1<sup>ST</sup> THROUGH AUGUST 16<sup>TH</sup> IN THE FRONT LOBBY

Owners are encouraged to view three first floor redecoration design plans and vote for their favorite. Beginning the evening of Friday, July 31, 2009 three proposed design plans prepared by CDesigns, Inc. will be on display in the front lobby. There will be a form at the front desk on which owners can, upon showing a photo ID to the front desk receptionist (to confirm one is indeed an owner), vote for one of the three designs – one vote per unit. The design plans will be on display, and owners will be able to cast a vote, through the evening of Sunday, August 16, 2009. Nonresident owners are encouraged to drop by and vote as well. This is an opportunity for all owners to participate in selecting the final redecorating design for our first floor galleries and mail lobbies (for more information on what will be included in this project, see relevant reports in this issue.) On Monday, August 17, 2009, votes will be tallied and a contract will be signed with CDesigns, Inc. to begin production of the selected materials for the redecoration project. The goal is for the project to be completed by the Thanksgiving holiday in November 2009.



# SECURITY, SAFETY AND NEIGHBORHOOD WATCH

**Chair, Robert J. “Bob” De Mayo**

At our July 8, 2009 Security, Safety and Neighborhood Watch Committee (SS&NWC) meeting an interesting Management Office (MO) report surfaced. On June 23<sup>rd</sup>, it was reported to the MO that children at the pool were squeezing through an area of the perimeter fence to gain access to the swimming pool – after hours - in order to fill their water guns. The parents of these children were on the East side of the sundeck area at one of the picnic tables where they could not observe the children or their actions. On June 24<sup>th</sup>, the MO visually confirmed these actions being repeated, obtained their unit number, and spoke with the parents and the children regarding the dangers of entering the pool after hours when no lifeguard is present. A follow up letter was also sent to the unit owner, reminding them that the General Manager had advised them earlier that the toys they were using enroute to the swimming pool area were not permitted. The following day a temporary board was placed in the area of the pool fence where the kids had gained access; the following week, our contractor was able to weld a permanent picket in the fence to prohibit access. Just think, after all these many years of the swimming pool fence being in-place, a real safety hazard was uncovered - by a bunch of kids trying to fill their squirt guns!

The “lesson learned” is that no matter how long our Skyline House buildings and properties have been around, it is prudent to periodically reevaluate our physical security and safety practices, our procedures, and our Skyline House environment to provide the safest home for our residents and their children. To that end, I invite all to attend and participate in our meetings, our activities, and our Neighborhood Watch to keep Skyline House the safest home in which to live.

Also in June, a resident was reported swimming in the pool after hours. Our in-house Security was able to track his identity. The MO sent a letter to this resident advising him that no one can use the pool unless it’s officially opened; entering the pool after-hours is an illegal act of trespassing. Lifeguards have been reminded to double-check that the restroom doors leading to the swimming pool are secured prior to leaving for the evening; Security Officers will make random checks to ensure that these doors are secured.

Lead Security Officer Mike Webb is doing a great job! He has been very thorough in monitoring the West Building entrance for anyone trying to “piggy back” in behind residents using their key fobs and in enforcing our House Rules prohibiting children from playing ball or riding scooters on the sundeck – all in addition to his normal patrols. Thanks Mike! We also have a new part time Security Officer that works Saturday mornings – Officer Sidi Kaloko. Please welcome him to Skyline House when you spot him on his rounds.

Four Neighborhood Watch (NW) patrol reports were received during June; three were walking patrols and one was a balcony observation report. Follow-up actions were taken on the maintenance issues spotted during the walking patrols. Two vehicles were noted without visible Skyline House decals; Security Officers double-checked and the obscured decals were found. The NW balcony report was of a vehicle parked without a driver for an inappropriate period of time in front of the West Building Mail Lobby Entrance. Security investigated and then turned the information over to our Front Desk Receptionist who contacted a towing company. Shortly thereafter, our Security Officer noticed an individual walking towards the vehicle; he went out and informed the individual that parking is not allowed in that area. The receptionist cancelled the tow request as the vehicle was quickly moved.

Security Officers and the Front Desk receptionist have been alerted to prevent any vehicle from parking in front of the West Building Mail Lobby Entrance at any time since it creates both a road hazard and unsafe roadway situation. A parked vehicle in that spot further constricts the already narrow entrance roadway creating an unsafe, congested bottleneck for other vehicles, pedestrians, and emergency response vehicles. Cars and trucks approaching the front lobby circle are forced to swerve around the stopped vehicle - while people or contents are being loaded or unloaded - as well as face vehicular traffic departing the circle which raises a potential right-of-way issue. Meanwhile, guests are walking in this narrowed roadway to/from our front lobby for required Guest Parking registration; residents may also be walking on the same roadway to/from either the Front Lobby or the West Building. Bottom-line: A stopped or parked vehicle in front



of the West Building Mail Lobby Entrance creates a “hazardous roadway condition”. Vehicles which need to load/unload via the West Building Mail Lobby Entrance must pull up and over to the right curb in the traffic circle – another 15-20 feet ahead and to the right; this will permit other vehicles to pass safely to their left into the traffic circle.

Moreover, common sense, courtesy for one’s neighbors, and our House Rules mandate: (a) a driver must be present or sitting behind the wheel of a parked vehicle (i.e., it is “attended”) – so it can be immediately moved if an emergency vehicle needs access to the Front Lobby Entrance; or, (b) if unattended, the driver has both checked-in with the Front Desk Receptionist for permission to leave the vehicle unattended and is only gone for a “reasonable time” (i.e., no longer than 5 minutes to quickly run to his/her unit to retrieve something and quickly run back). A good example is the pizza deliveryman who parks *on a side of the front traffic circle* (i.e., not blocking the Front Lobby entrance for residents), checks in with the Front Desk for permission, delivers the pizza and quickly departs. There are no exceptions save for emergency vehicles; all others will be towed.

Recapping the above: Do not stop or park a car in front of the West Building Mail Lobby Entrance; pull up 15-20 feet ahead to the right curb to off-load passengers safely onto the sidewalk. Never leave a car parked there without a driver present for more than 5 minutes unless permission is first received from the Front Desk receptionist. If you’re gone longer, so may be your car.

## **AUGUST 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.**

**GERALDINE NAVEAU 703-931-4643**

**VIRGINIA FISSMER 703-379-2901**

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.



## **COVENANTS**

**Chair, Joseph Livingston**

The Covenants Committee met on July 15, 2009. Among other matters, the Committee reviewed the Covenants Incident Summary. This is a compilation of incidents where residents have failed to comply with the Association’s Rules and Regulations and the subsequent administrative action taken by Management. The report shows that incidents in the garage, e.g., speeding, driving without lights on, among others, continue as problems to be addressed. Complaints about noise also continue to be made. Concerning the latter, with the noise generated by the balcony repairs on the West Building, one would hope that each of us would make an extra effort not to add to discomfort being experienced by many of the residents. Please be considerate of your neighbors and reacquaint yourself with your Association’s Rules and Regulations.

Another subject. In the July 2009 issue of the House Special we discussed a recommendation from the Election Committee to change the Annual Meeting and the Election of Members to the Board of Directors from the last Tuesday of March each year to the fourth Tuesday of March each year. At the Committee’s July 15<sup>th</sup> meeting, it voted to recommend that change to the Board of Directors and on July 22<sup>nd</sup>, the Board of Directors voted to approve our recommendation. Accordingly, hereafter, the annual meeting of the Association and Election of Members to the Board of Directors will be held on the fourth Tuesday in March of each year.

In the remainder of this report, I would like to bring to the attention of all Skyline House residents, particularly parents of young children, two recent incidents not discussed above. Both occurred on the same day.

I believe it was June 30<sup>th</sup>. On approaching the rear entrance of the east building (S Level), I saw ahead of me an adult and two children. One child was riding a bicycle. The second child, who was smaller and appeared younger, walked up the ramp of a parked truck and after inspecting the cargo area, continued to the door, and the three entered the building.

I entered the building shortly after them. When I reached the main corridor, the boy with the bicycle was riding toward the south end of the building. When he reached the end, he turned around and rode back towards me. When he reached the elevators, he dismounted and entered the elevator with the adult and the smaller boy. The elevator doors closed before I reached them. I was too far away to recognize the group or speak to them without raising my voice.

Later that day, returning from the front desk, I encountered an adult with an infant in a stroller and accompanied by two children, the older of whom mounted his bicycle and started riding in my direction. It appeared that they had entered through the West Mail Lobby door. We met about mid-corridor. I spoke to the adult, informing her that riding a bike was not permitted in the building. She apologized and instructed the bike rider to dismount. We continued in our respective directions.

Much later, I shared the above story with the Management office. I suggested that the surveillance camera tape be reviewed to determine whether either incident had been captured, and if the images were sufficiently clear for identification, that the adults be contacted and acquainted with applicable Rules 9 and 11 of the Association's Rules and Regulations.

While it would appear that the above incidents are clearly addressed in the referenced Rules 9 and 11, comments and suggestions from Unit Owners/residents of other ways to address the problems discussed above or similar problems are welcome. The next meeting of the Covenants Committee will be September 16, 2009, West Card Room at 7:p.m. All are welcome to attend.

## **Rules and Regulations Latest Update Now Available**

**The new Rules and Regulation booklet, including the latest approved rules, is now available. Owners and residents are encouraged to pick up a new booklet in the Management Office. It is also available on our website at [www.shuoa.org](http://www.shuoa.org).**

## **ATTENTION ALL OWNERS**

### **VOTE FOR A FIRST FLOOR REDECORATION DESIGN PLAN**

**ANY TIME AUGUST 1<sup>ST</sup> THROUGH AUGUST 16<sup>TH</sup> IN THE FRONT LOBBY**

Owners are encouraged to view three first floor redecoration design plans and vote for their favorite. Beginning the evening of Friday, July 31, 2009 three proposed design plans prepared by CDesigns, Inc. will be on display in the front lobby. There will be a form at the front desk on which owners can, upon showing a photo ID to the front desk receptionist (to confirm one is indeed an owner), vote for one of the three designs – one vote per unit. The design plans will be on display, and owners will be able to cast a vote, through the evening of Sunday, August 16, 2009. Nonresident owners are encouraged to drop by and vote as well. This is an opportunity for all owners to participate in selecting the final redecorating design for our first floor galleries and mail lobbies (for more information on what will be included in this project, see relevant reports in this issue.) On Monday, August 17, 2009, votes will be tallied and a contract will be signed with CDesigns, Inc. to begin production of the selected materials for the redecoration project. The goal is for the project to be completed by the Thanksgiving holiday in November 2009.



# SKYLINE HOUSE CALENDAR

## AUGUST 2009

(WWW.SHUOA.ORG)



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						<b>1</b> Decoration Designs on Display in Front Lobby Owners: Vote
<b>2</b>  Decoration Designs on Display in Front Lobby Owners: Vote	<b>3</b> Decoration Designs on Display in Front Lobby Owners: Vote <b>Library Open 7:00 – 8:00 p.m. East Penthouse</b>	<b>4</b>  Decoration Designs on Display in Front Lobby Owners: Vote	<b>5</b>  Decoration Designs on Display in Front Lobby Owners: Vote	<b>6</b>  Decoration Designs on Display in Front Lobby Owners: Vote	<b>7</b>  Decoration Designs on Display in Front Lobby Owners: Vote	<b>8</b>  Decoration Designs on Display in Front Lobby Owners: Vote
<b>9</b>  Decoration Designs on Display in Front Lobby Owners: Vote	<b>10</b> Decoration Designs on Display in Front Lobby Owners: Vote <b>Library Open 7:00 – 8:00 p.m. East Penthouse</b>	<b>11</b>  Decoration Designs on Display in Front Lobby Owners: Vote	<b>12</b> <b>Cox Open House Lobby 2 p.m. – 8 p.m.</b> Decoration Designs on Display in Front Lobby Owners: Vote	<b>13</b>  Decoration Designs on Display in Front Lobby Owners: Vote	<b>14</b>  Decoration Designs on Display in Front Lobby Owners: Vote	<b>15</b>  Decoration Designs on Display in Front Lobby Owners: Vote
<b>16</b> <b>LAST DAY</b> Decoration Designs on Display in Front Lobby Owners: Vote	<b>17</b>  <b>Library Open 7:00 – 8:00 p.m. East Penthouse</b>	<b>18</b>	<b>19</b>	<b>20</b>	<b>21</b>	<b>22</b>
<b>23</b>	<b>24</b>  <b>Library Open 7:00 – 8:00 p.m. East Penthouse</b>	<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>
<b>30</b>	<b>31</b>  <b>Library Open 7:00 – 8:00 p.m. East Penthouse</b>					

**GOOD NEIGHBORS: VIRGINIA FISSMER (703-379-2901) & GERALDINE NAVEAU (703-931-4643)**

**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

**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 Vacant

**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

**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 jlroutt@metronets.com

**GOOD NEIGHBORS COORDINATORS**

Toska Prather 1003W 379-7849 t\_pra@verizon.net  
 Virginia Fissmer 601W 379-2901

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