

# The House Special



Volume 30 Issue 1

Skyline House

January 2010



## BOARD OF DIRECTORS

President, Norman Baker

The Board last met on December 3, 2009 and the related report was included in the December 2009 newsletter. The Board will next meet at 7:00 p.m., Wednesday, January 27, 2010.

Below is an important announcement of the March 2010 election for two seats on the Board of Directors. I encourage owners to consider running for a seat. **YOUR COMMUNITY NEEDS YOU!**

### **SKYLINE HOUSE ANNUAL ELECTION FOR THE BOARD OF DIRECTORS MARCH 23, 2010**

**TWO VACANCIES WILL BE FILLED, EACH FOR A 3 YEAR TERM.**

#### **HOW TO BECOME A CANDIDATE**

Nominations opened Friday, January 1, 2010 and close Monday, February 8, 2010.

Applications can be picked up at the front desk.

Completed applications must be returned to the Management Office  
on or before close of business Monday, February 8, 2010.

**CONDOMINIUM GOVERNANCE AFFECTS ALL OF US.**

**PLEASE CONSIDER RUNNING FOR OFFICE TO HELP INSURE SKYLINE HOUSE  
REMAINS A FIRST-CLASS COMMUNITY.**

**EVERY OWNER'S VOTE IS NEEDED -- BE SURE TO CAST YOUR VOTE.**



# MANAGEMENT

## General Manager, Gusbey Silva

We in the Management Office, wish everyone a Peaceful and Happy New Year.

Our goal continues to be the preservation of your assets at the highest level possible. The building is now 31 years old. Keeping it in the best shape possible requires a lot of effort from the whole Management team. I personally thank Greg, the Association's Chief Engineer, and Betty, the Association's Housekeeping Supervisor for the excellent job the Maintenance, Painting and Housekeeping staff constantly perform with their help and supervision.

2009 was a good year except for the noise and other disturbances experienced by the residents of the West Building during the South side balcony project.. Unfortunately, the noise will be experienced again this year during the demolition of the North Side balconies. During the weekend prior to Christmas, we also experienced the biggest snowfall since February 2003. We are grateful for the time and effort of the Housekeeping staff who traveled from their homes during the snowstorm to ensure our sidewalks and entrances were free of snow and ice as much as possible and in a timely manner.

### **The following major items were accomplished during 2009:**

- East and West Building Trash Compactor replacement.
- Balcony Restoration Project - South Side of the West Building: Concrete slab repairs, railing replacement and seal coating of balcony floors, walls and ceilings.
- First Floor Redecoration: Replacement of gallery carpet, window boxes, mail lobby paneling, passenger elevator lobby wallpaper, and bulletin boards.
- Electrical Service Entrance maintenance

### **The following major items are planned and budgeted for 2010:**

- Balcony Restoration Project - North Side of the West Building: Concrete slab repairs, railing replacement and seal coating of balcony floors, walls and ceilings.
- Penthouse galleries wallpaper replacement
- East and West Building asphalt resurfacing

### **Driving in the Garage**

#### **One Way**

#### **No Left Turns**

Please be aware that except for the Upper A level and the West D Level,

the traffic flow in the garage is **One Way**,

Traffic flows from west to east on the Garage Upper Levels (elevator side) and from east to west on the Garage Lower Levels (college side). 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.

In 2009 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. Management then 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.

**"No Left Turn" is not a new rule. The traffic flow direction in the garage has always been in place. The renewed effort to enforce the "No Left Turn" policy is for everyone's safety. Please abide by the correct flow of traffic.**

## Important Notice

### **Resale Certificate Fee Increase**

**Effective January 1, 2010**

As recently authorized by revisions to the Virginia Condominium Act, Skyline House Unit Owner's Association will, effective January 1, 2010, increase its fee for preparing and issuing resale certificates as follows:

**\$250 Resale certificate (unit inspection included) (delivered within 14 days)**

**\$50 Additional rush fee for resale certificate (delivered within 5 business days)**

This authorized fee increase will help to offset time and material costs incurred by the Association for the preparation and issuance of resale certificates.

## BULLETIN BOARDS

**STOP AND READ THE ELEVATOR LOBBY BULLETIN BOARDS EVERY DAY. Management and the Board use these bulletin boards to get important information to owners and residents in a timely manner. It only takes a couple of minutes to insure you are fully informed. Don't miss important updates. CHECK THE BOARDS EVERY DAY.**

## COMMITTEE MEETINGS

**There were no Committee meetings in December 2009.**

**For a schedule of the meetings to be held in January 2010 see the calendar in this issue.**



## **INFO FROM THE ENGINEER**

**Chief Engineer, Greg Grimm**

### Christmas Tree Disposal Bags

We still have plenty of Christmas Tree disposal bags available at the desk. These bags are free, and using them will help keep your unit and the common areas pine needle free.

### Balcony Door Locks

The original door locks on the balcony/patio doors are the type that if the locking button gets pushed in while the door is open, as the door closes it unlocks, so residents do not get locked outside on their balconies. These locks are aging and starting to fail. We now have these locks available from In-Unit Services for \$141.37, with labor to install usually running ten dollars. We recommend you test your balcony door lock by opening your balcony door, pressing the lock button (**WHILE YOU STAND INSIDE**) and letting the door close to see if the button pops out to the unlocked position. If you have someone to help, one person stand inside and one outside, and see if the door unlocks when it closes. Call the office to arrange to have your lock replaced.

### Heating Problems

**If your heat fails to operate properly, first check your air filter and, if it is dirty, change it.** Most complaints of no heat are the result of dirty air filters. If your heat does not work, you can reset the unit by turning off the circuit breaker in the kitchen, leaving it off for 30 seconds or so, and then turning it back on. This will be necessary, if your heat has failed due to a dirty filter, but only after you change the filter.

## JANUARY GOOD NEIGHBORS

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

Anyone experiencing a medical emergency should call 911 immediately.

**WAYNE KRUMWEIDE 703-998-0251**

**TOSKA PRATHER 703-379-7849**

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.

### **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.

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

**Report it in the Maintenance Log at the Front Desk**  
**or Send an Email to the Resident Services Coordinator**

The House Maintenance Log kept at the Front Desk is always available for residents to report items in need of correction in any of the common areas. The Log is a good tool for residents and Management. Every morning this log is checked and a work order is scheduled for each reported item. If you observe something in need of attention in our common areas but for some reason you are unable to get to the front desk to enter it in the Maintenance Log, you can always send an email describing your observation to the Resident Services Coordinator, Noemi Najera. Her email address is [NOEMI@SHUOA.ORG](mailto:NOEMI@SHUOA.ORG). Your emailed report will receive the same prompt attention as those entered in the Maintenance Log. Your input is always very much appreciated since it helps to maintain our common areas in the best condition possible at all times.

### **WEST LOBBY DOOR**

No one should enter the West Lobby Door without a key fob (even a resident). If you live in Skyline House but do not have a key fob to the outside door, please enter through the front lobby. Refer ANYONE trying to enter without a key fob to the front lobby desk. If you need to load or unload items to or from your car, this is NOT the place to do so. Load and unload your car at the loading dock.

Please, DO NOT hold or prop this door open as doing so will damage the mechanism and, more importantly, **doing so creates a severe breach of our security**. If you see this door being held open please try to close it and report it immediately.



# SKYLINE HOUSE CALENDAR

## JANUARY 2010

(WWW.SHUOA.ORG)



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
3	4 <b>Library Open</b> 7:00 – 8:00 p.m. East Penthouse	5	6	7	8	9
10	11 <b>Library Open</b> 7:00 – 8:00 p.m. East Penthouse	12	13 <b>Security, Fire &amp; Safety Comm.</b> 7:00 p.m. W. Card Room	14 <b>Physical Plant &amp; Operations Committee</b> 7:00 p.m. W. Card Room	15	16
17	18 <b>Library Closed</b>	19	20 <b>Covenants Committee</b> 7:00 p.m. W. Card Room	21	22	23
24	25 <b>Financial Mgt. Committee</b> 7:00 pm <b>W. Card Room</b> <b>Library Open</b> 7:00 – 8:00 p.m. East Penthouse	26	27 <b>BOARD MEETING</b> 7:00 p.m. W. Card Room	28 <b>Physical Plant &amp; Operations Committee</b> <b>Walk Around</b> 7:00 p.m.	29	30
31						
<b>GOOD NEIGHBORS: TOSKA PRATHER 703-379-7849 and WAYNE KRUMWEIDE 703-998-0251</b>						

### BOARD OF DIRECTORS

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### MANAGEMENT OFFICE (Central # 703-578-4855)

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