

# The House Special



Volume 30 Issue 3

Skyline House

March 2010



## BOARD OF DIRECTORS

**President, Norman Baker**

At its Feb. 24<sup>th</sup> meeting, the Board approved and then tabled, pending further consideration and investigation, a “new business” motion from Director Lambert, to consider prominent signage providing positive description of the ongoing balcony remediation and other improvement projects. Subsequent to the meeting, the Covenants Committee recommended the Board appoint Jack Prather the 2010 election Inspector General. By email vote, the Board duly appointed him.

### **Annual Meeting and Board of Directors Election**

Tuesday, March 23<sup>rd</sup>. That’s the date for the 2010 Annual Meeting and Election. In addition to my and the Treasurer’s report, Committee Chairs will present brief reports on the highlights of their Committee’s 2009 actions/activities and on events and actions/activities likely to be dealt with in the coming 12 months. It’s a great opportunity to obtain an overview of the “state of your Association.” Upon adjournment, the new Board will meet in closed session to elect officers.

The Association is fortunate eight owners volunteered to run for the two (3-year) seats to be filled by the 2010 election. Those individuals are noted (in alphabetical order) on the next page. I, the Board, and the Association thank the 7 new volunteers for their willingness to serve. Unfortunately, current Board member Budd Coutts is not seeking another term. I thank Budd for his many years of service to our community. I hope he will remain active on our Committees so we do not lose entirely, the benefit of his knowledge and experience. **THANK YOU BUDD.**

### **How Important is Your Vote In Our Board of Director Election?**

Your vote is critical to a successful election. Unless at least 25% of owners vote, the election is not official. No doubt owners hear that statistic and think, “That should not be a problem!” Well, in 2009, just over 30% of owners chose to be conscientious Skyline House citizens and vote. Put another way, roughly 70% of owners chose not to bother. Please, let’s try to do better this year. Read the following page to learn about all the easy ways there are for you to cast your vote.

### **Board Policy Regarding State Police Information Website**

A 2008 Board policy stipulates owners/residents be periodically reminded that the Association shall not monitor nor report, disclose or disseminate to owners/residents information available at the Virginia State Police Offender Registry website. It is further stipulated it is the responsibility of owners/residents, if concerned about such matters, to access the website themselves.

## **ATTENTION ALL UNIT OWNERS**

### **Please Read The Following Important Information**

Your Association recently sent to you, via U.S. Mail, important materials for you to use to vote in the 2010 Board of Directors election. Do not discard these as they are your **ONLY** ballot and proxy (weighted to your unit) for this election. There is also a small envelope to insure the secrecy of your ballot and a pre-addressed envelope to submit your ballot and **notarized proxy**.

#### **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 two (3-year) Board of Director positions to be filled. Eight owners have volunteered to run for those two positions. Please acknowledge their willingness to give of their time to serve you and your Association by taking a few minutes of your time to cast your ballot for two of them. **YOUR VOTE IS NEEDED.**

### **HOW DOES ONE VOTE?**

**You DO NOT Need To Wait Until The March 23<sup>rd</sup> Election to Vote.**

**It Is Preferable If You DO NOT Wait Until March 23<sup>rd</sup> To Vote.**

**Vote As Soon You Are Ready.**

### **THREE EASY WAYS TO VOTE**

(1) **ANYTIME** -- If you are ready to vote after reading the eight 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. **YOU ARE DONE.**

(2) **At the Meet The Candidates Program (see box below for more info)**. If you want to learn more about the candidates before you vote, attend this program. **Bring your ballot, proxy and a photo ID**. Immediately after the program, Staff will notarize your proxy (FREE) and you can submit your completed and sealed ballot/proxy. **YOU ARE DONE.**

(3) **Election Night March 23<sup>rd</sup> (6:30 PM to 7:30 PM) in the West Penthouse.** Although it is very 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 23<sup>rd</sup> 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 then 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**

**Gary Akin, Norman Baker, David Cavey, Tina Dove,  
David Green, Katie JangDhari, Lytton Stoddard, Barbara Thode**

**TUESDAY, MARCH 9, 2010, 7:00 P.M. WEST PENTHOUSE**

Show your support for the candidates and join your neighbors to hear their presentations and ask them questions. Free notary service will be available that evening. Bring your proxy, ballot and a photo ID. Immediately following the program, have your proxy notarized and cast your ballot.

# **A Gentle Reminder**

**(Submitted by Board of Directors Vice-President Charles Roberts)**

Aided by its committees and through the efforts of Management and staff, the Board of Directors directs the expenditure of condominium fees -- and, indirectly, paid rent that contributes to payment of those same condominium fees -- to assure the safety, comfort and beauty of our home. The Board welcomes your comments on how these goals are being accomplished and welcomes also your participation -- renters, too! -- at almost every level in our community life.

One effort in which all owners, residents and guests can share is preserving the appearance of our facility. We all drop things accidentally from time to time, but careless or deliberate discarding of cigarette butts, drink containers, food and candy wrappers needlessly detracts from the appearance of our facility. Cleanup consumes staff resources. The presence of litter also tells visitors that some Skyline House residents and guests do not respect their neighbors or hosts and do not care about the facility or their responsibilities as members or guests of this community.

If human beings were all of one mind, there would be no need for rules. Unfortunately, that is not the case. Fortunately, the Association has adopted a reasonable set of rules. The Association's rules are easy to find and easy to follow.

The Rules and Regulations for Skyline House can be found at [www.shuoa.org](http://www.shuoa.org). Once there, click on the "Condo Government" tab. The "Rules and Regulations" link is the fourth item down in the column at the right side of the page.

## **Please Note Carefully These Excerpts From Rule 1:**

### **F. Smoking is prohibited in the common areas with the exception of:**

1. Unit balconies [but do not throw cigarettes from your balcony -- please see balcony etiquette item elsewhere in this issue.]
2. Outside areas (such as roof terraces and pool area sundeck)

### **G. No food or drink may be consumed in any of the following common areas of the Condominium, including but not limited to all corridors/hallways, stairways, lobbies, elevators and rest rooms.**

### **H. Responsibility for Conduct of Children/Minors**

1. Unit Owners/Residents are at all times responsible and accountable for the actions of their children, wards, minor guests or any other children under legal age whom they sponsor within the premises or who are on the premises at their own express or implied invitation. This stipulation includes financial and legal responsibility and accountability for the damages caused by, vandalism, misconduct or objectionable behavior within the premises by children or minors so sponsored.
2. Conduct of children and minor guests within the premises are governed by the same provisions in the By-Laws and Association rules as those pertaining to adult residents and guests.

**Please do not litter. If you see litter, and can do so, please pick it up and dispose of it properly. If you encounter a messy situation you are unable to tackle, or feel uncomfortable about tackling yourself, please report the problem and its location to the Front Desk. If you see someone accidentally drop something, please politely call it to their attention. If you see someone deliberately littering, please do not confront the offender but do report the incident to the Front Desk right away. Management, staff, the Covenants Committee and the Board of Directors will deal with the problem.**

**For The Enjoyment of All**

**Residents and Guests**

**Please Do Your Part To Keep Skyline House Clean And Beautiful.**



# MANAGEMENT

General Manager, Gusbey Silva

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

The estimated mobilization date for the balcony repairs and rail replacement on the North side of the West Building is March 1, 2010, weather permitting, when the contractor will proceed to install the overhead protection needed along the North side and building entrances and to set up the rig equipment to be ready to access all balconies and perform the survey of the entire area, by no later than March 15th, 2010. The Fairfax County permits for this project have been issued.

Notices were delivered under the doors of all units, in tiers 06 through 13 of the West Building, on Friday, January 29<sup>th</sup>, notifying residents that all furniture and window screens should be removed from their balconies prior to the contractor setting up the rig equipment. Updated notices were delivered under the doors of the same units on February 19<sup>th</sup>, informing residents of the rescheduled date of Monday, March 15<sup>th</sup>, when the contractor will access all balconies.

Future notices will be posted on all bulletin boards to alert residents, at least 48 hours in advance, for such things as the closing of guest parking and the front driveway, as needed, for the delivery of equipment/material or potential hazards to drivers/pedestrians during concrete demolition.

## **First Floor Decoration Project**

The In-House Paint Team completed painting the first floor residential hallway walls and unit doors and adjacent walls in early February with the help of Neighborhood Watch volunteers who monitored the halls from 8:30 am to 6:00 pm while doors were left ajar to allow the paint to dry.

## **West Building Hallway Painting**

All residential hall walls are scheduled to be entirely painted every three years during fall/winter months. The East Building walls were painted during the fall of 2009. The In-House Paint Team is now in the process of painting West Building walls working down from the 17<sup>th</sup> floor.

## **Toilet Replacement/Water Conservation Project**

The Association is currently offering, through the In-Unit Maintenance Program, free installation for the replacement of any original toilet (5.02 gallons of water per flush) with a new water efficient toilet (1.6 gallons or less) as a water conservation measure. The program will continue through April 2010. The Association secured a great price for a 17" high, Gerber toilet, at \$151.19 (seat is an additional cost). The parts needed for the job are already available. Several residents have already taken advantage of this excellent offer. You may contact the Management Office to take advantage of this offer yourself as soon as possible. You may also purchase, on the open market, any new water efficient toilet you prefer and arrange for its FREE installation.

**See the following "Info From The Engineer" article for information on how you can have your showerhead(s) and faucet aerators replaced with water efficient new products through April 2010 and pay NO installation charge for the installation of those items.**

## **Target and Giant Grocery Shopping Carts**

Residents are bringing and leaving shopping carts on Skyline House property. Management and Housekeeping have a very difficult time getting the stores to send someone to retrieve the carts and we do not have space to store them, even temporarily, until they can be retrieved. These carts should not be removed from the store to which they belong and should never be left on the property.

## **Hydro-Jetting of Kitchen Risers**

The hydro-jetting (flushing of certain pipes) in the West building, previously postponed until February 2010, could not be performed due to the inclement weather. The project has now been postponed until this summer, after the balcony project rigging and equipment has been removed.

## **911 Emergency Calls**

Management reminds residents NOT to call the front desk asking staff to call 911 for medical emergencies. 911 dispatchers ask many questions related specifically to the person requiring the medical attention and there is no way front desk staff can adequately answer those questions. As always, once you have contacted 911 for medical emergency assistance, you should, if at all possible, alert the front desk staff that you have done so. **ALWAYS CALL 911 FIRST.**



## **INFO FROM THE ENGINEER**

**Chief Engineer, Greg Grimm**

### **Toilet Replacement/Water Conservation Project**

The toilet replacement project is underway and working well. Every unit owner is encouraged to take advantage of this program. Many unit owners have already changed their toilets or have scheduled replacements. You may purchase the toilet of your choice from any vendor you choose, or purchase one in-house like that on display in the Management Office.

The original American Standard toilets installed in Skyline House use about 5.2 gallons of water per flush. Replacing an older toilet with an efficient 1.6 gallons per flush model will save Skyline House Unit Owner's Association about 11,000 gallons of water per year per unit (for a family of four)! More than 30% of the average household's indoor water is flushed down the toilet, making toilets the #1 water consumers in most homes. Call the Management Office for more info and to schedule the replacement of your toilet(s). The replacement schedule is filling up quickly.

### **Other Things You Can Do To Save Water**

Buy and install low-flow showerheads (less than 2.5 gallons of water used per minute) and faucet aerators for your unit.

Low-flow showerheads reduce water usage by up to 50%. Using less shower water reduces the energy needed to heat your hot water, too (resulting in a bit lower electric bill). Soaping up under an old standard showerhead for only 5 minutes uses 30 to 40 gallons of warm water. Installing a high-efficiency showerhead and faucet aerator will save about 7,800 gallons of water per year in an average household. Old (pre-1992) showerheads spray 5 gallons of water per minute. So, for a 4-minute shower, you could use up to 20 gallons of water! If you leave the water running while you shave or brush your teeth, you are wasting more than one gallon of water every minute!

**Purchase new shower heads (\$7.51) and/or new faucet aerators (\$7.46) via the Management Office and, through the end of April, get FREE installation.**

More than three quarters of the earth's surface is made up of water but is salty (ocean). Only 2.5% of earth's water is fresh, and 70% of that is frozen in polar ice caps, icebergs, and glaciers. This leaves less than 1% of earth's surface water available for human consumption. Water is truly a precious and expensive resource! Help conserve all we possibly can.

## **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.**

**SONYA LIVINGSTON 703-931-6923**

**DAVID TILSON 703-998-7254**

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 CONCRETE REPAIR & RAILING REPLACEMENT PROJECT --- PHASE 2**

## **West Building, All Floors, Tiers 6, 7, 8, 9, 10, 11, 12, 13**

At its May 2009 meeting the Board approved a four year, \$1.8 million contract with Concrete Protection and Restoration, Inc. to conduct in 2009 through 2012, the Balcony Concrete Repair and Railing Replacement Project as follows:  
Year One (2009) work on the South Side of the West Building  
**Year Two (2010) work on the North Side of the West Building**  
Year Three (2011) work on the North Side of the East Building  
Year Four (2012) work on the South Side of the East Building.

Management will work with the contractor to develop and publicize the specific schedule for the 10 to 12 weeks (weather permitting) of work soon to begin **on the West's North Side.**

### **WHAT DOES THIS MEAN IF YOU LIVE ON ANY FLOOR IN THE WEST BUILDING TIERS 6, 7, 8, 9, 10, 11, 12, and 13?**

**YOU WILL HAVE TO REMOVE AND STORE EVERYTHING FROM YOUR  
BALCONY BY NO LATER THAN MARCH 15<sup>TH</sup> AND KEEP EVERYTHING  
REMOVED FOR AT LEAST THE PROJECTED 10 TO 12 WEEKS OF WORK.**

**IF THERE IS ANY CHANCE YOU WILL BE OUT OF TOWN WHEN THIS PROJECT  
BEGINS, YOU SHOULD START NOW TO MAKE ARRANGMENTS FOR A FAMILY  
MEMBER, FRIEND, OR NEIGHBOR, TO BE ON THE WATCH FOR SCHEDULE  
ANNOUCMENTS AND TO REMOVE EVERY ITEM FROM YOUR BALCONY.**

**DURING THE PROJECTED 10-12 WEEKS OF WORK, YOU WILL BE UNABLE TO  
ACCESS THE BALCONY. DOORS/WINDOWS WILL BE LOCKED FROM OUTSIDE.**

**IF YOUR BALCONY IS TILED, THE WORK WILL PERMANANTLY DAMAGE THE  
EXTERIOR RIM OF TILE. THE CONTRACTOR WILL LAY NEW TILE IN THE  
DAMAGED AREA ONLY IF IT IS SUPPLIED BY YOU THE OWNER/RESIDENT.**

**MORE DETAILS WILL BE ANNOUNCED AS PLANS BECOME FIRM. IT IS YOUR  
REPONSIBILITY TO ROUTINELY READ ALL POSTED NOTICES. DO SO.**

### **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.**

**MOST IMPORTANT OF ALL, NO MATTER IT'S SIZE,  
NEVER THROW ANYTHING FROM YOUR BALCONY  
(especially cigarettes)**

## **IMPORTANT HOMEOWNER INSURANCE INFORMATION FOR OWNERS (RESIDENT AND NON RESIDENT) AND RENTERS**

As residents of Skyline House, be aware the Association's Master Insurance does not satisfy all of your insurance needs. You should purchase personal insurance to fully protect your interest.

**Master Policy Coverage & Personal Insurance Responsibilities:** Building coverage under the Master Policy is written on a single entity basis, which means coverage does extend within individual units to fixtures, appliances, wall and floor coverings and cabinetry according to the original plans and specifications. The Master Policy does not cover any individual unit improvements, betterments, additions or alterations made subsequent to conveyance from the developer. For example, if kitchen appliances or bathroom fixtures have been upgraded in your unit, the Master Policy does not cover these improvements or betterments. If wallpaper has been installed or a new wall constructed to divide a room, these additions and alterations are not covered by the Master Policy. In addition to improvements, betterments, additions and alterations, the Master Policy does not provide coverage for your personal property or additional living expenses.

Building coverage under the Master Policy is subject to a \$10,000 deductible per occurrence. Accordingly, the Master Policy will cover claims only when the damage to covered property caused by any one occurrence exceeds \$10,000.

Coverage is provided under the Master Policy to protect unit owners against liability claims arising out of membership in the Association. For example, if somebody slips and falls on the common elements, the Master Policy will indemnify and defend all unit owners against a liability claim for bodily injury that might result. However, if anybody slips and falls or otherwise sustains bodily injury within an individual unit, the Master Policy liability coverage will not apply. Should you inadvertently leave the water running in your kitchen sink allowing water to overflow; the Master Policy will not protect you against the claim from the resident in the unit(s) below for damage to their personal property or the expensive wallpaper they installed.

**Resident Owners** should purchase an individual homeowners policy (HO-6). The HO-6 policy can provide coverage for your personal property, unit improvements, betterments, additions and alterations, additional living expenses and personal liability. Coverage can be arranged under some HO-6 policies to pay for damages to your unit over your personal policy deductible, usually \$100 or \$250, up to the \$10,000 Master Policy deductible. Unit owners should check with your HO-6 policy agent or company to determine if your policy covers damage to your unit up to the Master Policy deductible.

**Non Resident Owners** may not need coverage for personal property or additional living expenses; however do have all of the other insurable exposures of a resident owner. Additionally, non-resident owners have an exposure for loss of rental income, which can be insured against.

**Renters** should purchase an HO-4 policy to provide coverage for personal property, additional living expenses and personal liability.

**To Complete Your Insurance Coverage** owners and renters need to purchase a personal insurance policy. A qualified insurance agent can specifically design your personal policy coverage to fit your individual needs and properly compliment the Master Policy coverage.

**To Request a Certificate of Insurance** for your mortgage company complete the request form online at [www.usicondo.com](http://www.usicondo.com), fax your request to (703) 739-0394 or call (703) 739-0354.

### **MAGAZINES FOR ALEXANDRIA HOSPITAL**

Don't forget 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's patients, visitors, and volunteers. Any questions call Tony at 703-824-1958.



# SECURITY, SAFETY AND NEIGHBORHOOD WATCH

**Chair, Robert J. "Bob" De Mayo**

Your Security, Safety, and Neighborhood Watch Committee (SS&NWC) did not formally meet in February but, what a super meeting the Skyline House Neighborhood Watchers had on February 10<sup>th</sup> in the front lobby! It was also a very warm and cordial welcome to some new and prospective members to our Neighborhood Watch Group. Thanks to all for the positive feedback after the meeting and many thanks again to all the folks – including House Staff - who helped set it up and break it down!.

Things we accomplished:

- Completed a current Roll Call of members
- Established a Vision Statement for the Neighborhood Watch Group
- Established 2010 Goals for the Neighborhood Watch Group
- Revised the Neighborhood Watch Patrol Report
- Discussed volunteerism issues in Skyline House for the Neighborhood Watch Group
- Pledged Credential Badges for our Neighborhood Watchers
- Welcomed new, prospective Neighborhood Watch members
- Followed up on the scheduling for the Neighborhood Watch Monitor Detail for the February first floor door painting. Thanks again to all volunteers!
- Encouraged interested Neighborhood Watch members to attend the monthly Mason District Citizens Advisory Council meetings along with myself and others (ride-along) at the Mason Police Headquarters on Columbia Pike.

At our meeting, I committed to a one-on-one meeting with each of you to discuss your views of the Neighborhood Watch, your ideas for the future operation of the Neighborhood Watch, and your continued participation in the Neighborhood Watch. I plan to be calling each of Neighborhood Watch members over the next two months for an opportunity to do just that, at your convenience, of course. The following is our Skyline House Neighborhood Watch Group Vision Statement and our Goals for 2010. I welcome your views and input at any time on how to accomplish these admirable goals in a meaningful, tangible fashion over the rest of the year. See you all of the Neighborhood Watch Group volunteers and anyone else interested in joining the Neighborhood Watch Group at the next Security, Safety, and Neighborhood Watch Committee meeting on Thursday March 10<sup>th</sup> in the West Card Room at 7:00 PM sharp.!

## ***Vision Statement:***

***To be unified as a Neighborhood Watch Group and to be laser-focused on the sole, common purpose, of making Skyline House a more secure and safe place to live.***

### ***Goal #1:***

***To have a measureable impact on Skyline House security by reducing opportunities for trespassing, theft, vandalism, traffic offenses and any other criminal activities.***

### ***Goal#2:***

***To communicate well with each other and share information freely among Neighborhood Watchers.***

### ***Goal#3:***

***To fully support the efforts of the Security, Safety & Neighborhood Watch Committee aimed at enhancing the physical safety and personal security of our immediate neighborhood and condominium community.***





# PHYSICAL PLANT & OPERATIONS

**Chair, Al Lambert**

Greetings! Due to the snowstorm and no pressing action items on its agenda, the Physical Plant and Operations Committee's (PPOC) February 11<sup>th</sup> meeting was cancelled.

**A "Tip of the Hat" to all Skyline House employees who, during the last three snow storms came to work from near and far to maintain our infra-structure heating, address random leaks, perform cleaning tasks, shovel the sidewalks, and clear areas of the garage entrance, exit, and interior of snow and ice.**

The next PPOC meeting will be March 11, 2010, at 7:00 p.m. Due to the Annual Meeting and Election on March 23<sup>rd</sup>, the March property walk-around will be deferred until April. As always, I welcome your feedback on any matter pertaining to the PPOC. This is your home! We welcome you to join us. Thank you!



## COVENANTS

**Chair, Joseph Livingston**

The Covenants Committee did not meet in February.

By now, the mailing containing the information for the 2010 Annual Meeting and the election of two members of the Board of Directors should have been received by all unit owners. Thanks to members of the Election Sub-Committee, this mailing was completed on February 19<sup>th</sup>. In addition to the notice of the Annual Meeting of the Association, a ballot, instructional information and brief bios of the candidates, owners were notified of the "Meet the Candidates" program to be held the evening of March 9<sup>th</sup>. All residents are invited to attend. During that program, you will have the opportunity to meet, hear from, and pose questions to, the candidates. In connection with the election, the Covenants Committee will recommend to the Board an owner nominee to serve as Inspector General of the 2010 election.

With respect to other activities, the Covenants Committee's Hearing Sub-Committee conducted a hearing on February 16<sup>th</sup>. The matter concerned an owner's failure to issue required notice of intent to terminate a lease. The Hearing Sub-Committee's decision was forwarded to the owner on February 19<sup>th</sup>.

The next Covenants Committee meeting will be at 7:00 p.m. on Wednesday, March 17<sup>th</sup>.



## FINANCIAL MANAGEMENT

**Chair, Wynfred Joshua**

The Financial Management Committee (FMC) met on February 22, 2010. Total income for the month of January was \$318,486 with expenditures of \$249,627. Total income less expenditures amounted to \$68,858. The monthly Reserve Contribution was \$107,446, leaving a deficit of \$38,588 before taxes. The exceptionally cold weather we had triggered an electricity bill which was some \$46,000 over budget. The water bill ran about \$4,000 over budget. Attorney fees were roughly \$2,700 more than we had budgeted reflecting increased requirements of counsel by Management and the Board. Please note the deficit is generated in our operational budget and not by any projects funded from the reserve budget. We plan to discuss at our next meeting, possible options to bring the budget into better balance.

As to owners who are in arrears in paying their assessments and other Skyline House bills, we have 17 owners who are overdue up to 30 days for a total of \$9,920. There are 2 owners who owe \$1,795 for 30 to 60 days. Collection has been turned over to our attorney. We have 5 owners who are in arrears more than 60 days for a total of \$19,377. Here too our attorney is seeking to recover the amounts owed the Association. We still have the 2 owners who owe covenants violation assessments of \$1,590. In summary, total past due assessments as of the end of January were \$32,683. We regret that arrears have increased because in the final analysis those of us who

faithfully pay our assessments have to cover for the small minority who do not. We do, however, aggressively pursue all delinquent accounts.

The rental percentage at Skyline House remains the same: some 121 apartments are being rented or 22%. At this point there are 3 foreclosures being handled by the financing banks.

PPOC alerted us to the need for some improvements in the staff's facilities such as their lunch and locker room areas. We have asked management to give us a cost estimate of modest improvements. Work, such as painting, can likely be performed by our own staff; but appliances and furniture, if required, would have to be purchased. We are proud of our staff and strongly believe they deserve decent facilities. Even if we cannot do everything all at once, we should be able to do this in stages and start with fixing up the lunch room. We intend to submit a proposal to the Board at its next meeting.

Because the Board does not meet in March, we plan to hold our next meeting on the third Monday in April. We welcome members of the Skyline House community to join us and give us the benefit of their advice.

### **2009 Sales Data Shows Skyline House Units Maintaining Excellent Value For Owners.**

|  |   |
|--|---|
| 4/9/09 2 BR, Den 2.5 Baths \$240,000   | 5/1/09 2 BR, 2 Baths \$245,000            |
| 5/26/09 2 BR, 2 Baths \$260,000        | 5/28/09 2 BR, 2 Baths \$212,000           |
| 6/1/09 2 BR, 2 Baths \$250,000         | 6/15/09 2 BR, Den 2.5 Baths \$290,000     |
| 6/17/09 2 BR, Den 2.5 Baths \$300,000  | 6/29/09 2 BR, 2 Baths \$280,000           |
| 7/29/09 2 BR, Den 2.5 Baths \$250,000  | 8/25/09 2 BR, Den 2.5 Baths \$290,000     |
| 9/28/09 1 BR, Den 1.5 Baths \$210,000  | 9/30/09 2 BR, Den 2.5 Baths \$270,000     |
| 9/30/09 2 BR, 2 Baths \$279,000        | 10/13/09 2 BR, 2 Baths \$245,000          |
| 10/19/09 2 BR, 2 Baths \$255,000       | 10/27/09 2 BR, 2 Baths \$250,000          |
| 11/02/09 2 BR, Den 2.5 Baths \$290,000 | 11/23/09 1 BR, 1 Bath \$190,000           |
| 12/28/09 3 BR, 2.5 Baths \$315,000     | <b>(Data provided by Gladys Manrique)</b> |

## **“HOUSE” REMINDERS**

### **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.**

### **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. **Unbroken CFLs and long fluorescent light bulbs and STANDARD BATTERIES can be brought to the front desk for safe and environmentally friendly disposal/recycling.**



# SKYLINE HOUSE CALENDAR

## MARCH 2010

(WWW.SHUOA.ORG)



| SUNDAY   | MONDAY  | TUESDAY  | WEDNESDAY   | THURSDAY   | FRIDAY | SATURDAY |
|--|---|--|---|--|--------|----------|
|  | 1<br><br><b>Library Open</b><br>7:00 – 8:00 p.m.<br>East Penthouse  | 2  | 3   | 4  | 5      | 6        |
| 7  | 8<br><br><b>Library Open</b><br>7:00 – 8:00 p.m.<br>East Penthouse  | 9<br><br><b>MEET THE CANDIDATES FOR THE BOARD</b><br>7:00 p.m.<br>W. Penthouse | 10<br><br><b>Security, Safety &amp; Neighborhood Watch Comm.</b><br>7:00 p.m.<br>W. Card Room | 11<br><br><b>Physical Plant &amp; Operations Committee</b><br>7:00 p.m.<br>W. Card Room                | 12     | 13       |
| 14   | 15<br><br><b>Library Open</b><br>7:00 – 8:00 p.m.<br>East Penthouse | 16   | 17<br><br><b>Covenants Committee</b><br>7:00 p.m.<br>W. Card Room                             | 18   | 19     | 20       |
| 21   | 22<br><br><b>Library Open</b><br>7:00 – 8:00 p.m.<br>East Penthouse | 23<br><br><b>ANNUAL MEETING AND ELECTION</b><br>7:00 PM<br>West Penthouse      | 24  | 25<br><br><b>CANCELLED</b><br>Physical Plant & Operations Committee<br>Walk Around<br><b>CANCELLED</b> | 26     | 27       |
| 28   | 29<br><br><b>Library Open</b><br>7:00 – 8:00 p.m.<br>East Penthouse | 30   | 31  |  |        |          |
| <b>GOOD NEIGHBORS: DAVID TILSON 703-998-7254 and SONYA LIVINGSTON 703-931-6923</b> |   |  |   |  |        |          |

### BOARD OF DIRECTORS

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 Director, Al Lambert 709W 931-7314 myongal@verizon.net  
 Director, Robert De Mayo 1213E 575-4464 jusbob2u@verizon.net

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 Virginia Fissmer 601W 379-2901

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