

The House Special



Volume 30 Issue 5

Skyline House

May 2010



BOARD OF DIRECTORS

President, Norman Baker

The first meeting of the 30th Skyline House Unit Owner's Association Board of Directors convened at 7:15 p.m. on Wednesday, April 28, 2010.

I welcomed new member Barbara Thode and thanked her for agreeing to serve in the important position of Board Secretary. I also welcomed back the returning Board members, Jean Orben, Maria Elena Schacknies, Al Lambert, Bob DeMayo and Charley Roberts, thanking each for their service and noting that this year Maria Elena and Charley had switched posts and are now serving as Vice-President and Treasurer respectively.

The meeting was quite lengthy, adjourning at approximately 10:00 p.m. There was much lively discussion during consideration of several "Action Items" on the agenda and two items proposed during "New Business," all of which are discussed in committee reports elsewhere in this issue.

During its meeting the Board approved:

- a PPOC/FMC recommendation to replace flooring in the staff lunch room with new vinyl tiling;
- a PPOC recommended 3-year landscape upgrade proposal developed by the PPOC Landscaping Subcommittee in conjunction with our contractor Panoramic Landscaping Services;
- a PPOC recommendation to establish, under the auspices of the PPOC Landscaping Subcommittee, a Skyline House Garden Club to be open to all residents;
- a Management/FMC recommendation to award a contract for trash removal and recycling services to AAA Recycling and Trash Removal Services;
- a SS&NWC/FMC recommendation to award a contract for in-house security surveillance system equipment upgrades to Grainger, Inc.;
- and, a SS&NWC proposal to close-off the West Mail Lobby door (except to serve as an alarmed, emergency exit) for the next three to four months while balcony repair work is ongoing on the north side of the west building. The approved motion was subsequently tabled for future action;
- and, a Resolution to enforce, under Section 1 (a) of ARTICLE XI of the Association By-Laws, a prohibition of any attachments, for any purpose, to the concrete slab above any balcony or patio.

The complete wording of the last mentioned (above) Resolution, as approved by the Board, is as follows:

1. Whereas

A. parameters for the safe installation of objects suspended from the underside of overhanging balcony slabs -- a limited common element -- have not been established and approved by the Association, and

whereas

B. responsibility for any damage that may be caused to the balcony slabs by such installations or by suspended objects that may fall has not been determined,

therefore be it resolved that effective immediately in the interest of safety and prudent limitation of financial liability on the part of the Association, suspension of all objects from overhanging balconies or anchorages attached to or resting upon them is prohibited, and

be it further resolved that effective immediately the installation of attachment points on overhanging balconies is prohibited, and

be it further resolved that any unit owner who installs, or suffers or permits to be installed any attachment point on an overhanging balcony shall be liable for the removal thereof and restoration of the installation site to its original state, and

be it further resolved that the Association shall remove any objects presently suspended from such attachment points as well as the attachment points themselves.

As a result of Board approval of that Resolution:

Management has been instructed to survey the buildings to collect certain information which will facilitate prompt enforcement of the Resolution through rapid execution of actions necessary to remove any such items to be found in violation of the Resolution and its underlying by-law Article XI Section 1 (a).



MANAGEMENT

General Manager, Gusbey Silva

2010 Swimming Pool Season

The Pool Management contractor started the preparation for the pool opening earlier this month. Unfortunately, the surface white coat of the pool originally installed in 2005 had deteriorated two years earlier than anticipated. As a result, the white coat was replaced during the last week of April. The pool will be ready for inspection by the Fairfax County Health Department by mid-May. The pool will open for the season on Saturday, May 29th.

As a reminder, any unit owner with unpaid assessments and/or unpaid work orders for over 30 days, will not receive their pool passes until all amounts due are paid in full.

Balcony Concrete Repairs and Railing Replacement Project

The mobilization for the balcony repairs and rail replacement on the north side of the West Building was completed during the third week of March. The last four guest parking spaces on the north side have been secured by the contractor for the use of the dumpster needed for the disposal of the debris.

The concrete demolition began on Monday, April 5th, starting on the lower floors of all tiers located in the north side of the West Building, and it was completed by the 16th of April with the exception of the small areas in need of additional demolition as indicated by the consultant engineer after his inspection. As previously notified, the front driveway and guest parking spaces were closed from 8:00 a.m. to 5:00 p.m. during the last week of demolition while the demolition took place on the top floor balconies.

The next task is the new concrete installation. This task is estimated for completion during the first week of May. The concrete pour will be accomplished over three to four days; the first two days for tiers 6 through 9 and the second two days for tiers 10 through 13. During this time, the front driveway and guest parking spaces will again be closed from 8:00 a.m. to 5:00 p.m. due to the large size of the equipment needed for this task.

Only the 15 guest spaces located on the west/back side of the West Building will be available during working hours (8:00 a.m. to 5:00 p.m.) while the concrete is being poured.

Toilet Replacement/Water Conservation Project

During March and April 2010, the Association offered, through the In-House Maintenance Program, free installation for the replacement of any original toilet (5.02 gallons) with a new water efficient toilet (1.6 gallons or less) as a water conservation measure. The Association secured a great price for a 17" high, ADA compliant, Gerber brand toilet, at \$151.19, seat not included. A total of 160 toilets were installed during this project. The bulk pricing arrangement also enabled the Association to reduce the usual \$25 disposal fee paid by an owner to only \$15 per toilet. Because of the success of this initial round and the importance of reducing Association water usage and thus costs, we plan to offer the program again in the fall of 2010.

Balcony Power Washing

The power washing of the East Building balconies was completed the second and third weeks of April. In the West Building, the balconies on the south side were power washed by the Balcony Repair and Rail Replacement Project contractor in December 2009 and the balconies on the north side will be power washed by the contractor at the completion of project on that side which is estimated for mid-July.

Window Washing

All windows in the East Building and those of the units on the south side of the West Building were washed during the last two weeks of April. The windows of the units on the north side of the West Building will be washed after the balcony project is completed.



INFO FROM THE ENGINEER

Chief Engineer, Greg Grimm

Security Door System

Several residents have had trouble when they start to exit the building using one of the doors that automatically unlocks as you walk up to it. If someone has just entered or exited through the door you are about to use, it may not automatically unlock. In this case you have to **push and hold the exit button with one hand, while you open the door with the other.** This only happens if the door has opened/closed in the thirty seconds before you arrive at the door.

Duplicating Medeco Door Keys

If your unit door has Medeco locks/keys, no locksmith can duplicate your key without the "credit card" type card that came with your lock. Medeco changed their policies a while back, and they now strictly enforce this rule. The only alternative is to replace your lock, or remove it from your door and take it to a reputable locksmith and have it re-keyed, and a new card and keys issued.



COVENANTS

Chair, Joseph Livingston

The Covenants Committee did not meet in March. Its next meeting is on Wednesday, May 19th.

ATTENTION ALL RESIDENTS

The following policy (initiated in mid-April as posted on community bulletin boards) will continue to be enforced pending further notice.

Effective Immediately

Suspended Resident One-Hour Courtesy Parking In Guest Spaces

Due to the impact of the ongoing construction on our already limited number of guest parking spaces,

one-hour, resident, courtesy parking privilege in ALL guest parking spaces, including the two handicap designated spaces,

is suspended until further notice.

Violators of the suspension will be **towed** at the vehicle owner's own risk and expense

WITHOUT NOTICE!

ATTENTION ALL RESIDENTS

PROPER USE OF YOUR BALCONY

YOUR ASSOCIATION IS SPENDING AN INCREDIBLE AMOUNT OF MONEY AND TIME TO REHABILITATE AND MAINTAIN OUR BALCONIES.

ARE YOU HELPING TO DO SO OR IS YOUR BALCONY A CLUTTERED, UNSIGHTLY STORAGE AREA?

RULE 15 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. DO NOT USE YOUR BALCONY TO STORE ITEMS. THAT IS NOT ITS PURPOSE.

Bicycles cannot be stored on balconies. The Association provides an easy-in, easy-out facility for bicycle storage on the ground floor of each building. If you have a bicycle and need a place to store it, consult with the Management Office staff.

BALCONY ETIQUETTE

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)**



PHYSICAL PLANT & OPERATIONS

Chair, Al Lambert

Greetings! At its April meeting the Physical Plant and Operations Committee (PPOC) began discussion on two issues that have an impact on the Condo Fees. The first issue was the difficulty Management encountered in washing the garage deck levels because approximately EIGHTY cars were not moved from their parking spaces to allow proper washing of the concrete deck. Garage decks are washed to remove salt and other chemicals (brought into the garage by cars) in order to prevent these chemicals from penetrating the concrete, causing structural damage to the deck and the embedded rebar (reinforcing steel rod). Attempts to wash between, and underneath, parked cars has only marginal benefit. Potentially, the Association could incur momentous repair costs in future years should damage from salt and chemicals remain on the concrete garage deck. Such repairs would entail a substantial increase in the Condo Fees or, as in the past, a significant Special Assessment. The PPOC discussed ways to inform residents of the importance of garage washing and of methods to solicit everyone's cooperation. It is an inconvenience, but as a community we can assist each other by volunteering our parking space for the days that a space will be vacant. Your participation in future PPOC meetings to discuss this issue and to propose solutions for securing full resident cooperation on garage washing is welcomed.

The second issue discussed which also impacts Condo Fees is our cost for utilities (Electricity, Water, and Sewer). In 2010 the operational budget cost is estimated to be \$506,600. This represents about 20% of operational expenses (Electricity: \$330,000.00 and Water: \$176,600). The PPOC Charter charges the Committee with the development, in cooperation with Management, of an energy management plan. The PPOC has decided to set a goal of controlling and reducing utility operating costs. Our Chief Engineer (Mr. Gregg Grimm) attended the meeting to give everyone an overview of our Heating, Ventilation, and Air Conditioning/Heating (HVAC) equipment and to explain how the equipment affects the usage of electricity. As noted above, this usage of electrical current, together with the interior and exterior building lighting, is costing the association about \$330K per year.

The meeting was designed to inform PPOC members and visitors about energy saving alternatives. For example, topics included the feasibility of energy retrofits for the HVAC equipment. There was also a discussion of whether or not an Energy Management Study should be conducted by an independent firm. The Committee also discussed whether or not we could implement energy saving options undertaken in-house with minimum expense such as:

- Allowing corridor heat to rise to 78 degrees in the summer.
- Lowering heat in corridors to 65 degrees at night in the winter.
- Exploring more utilization of LED lighting.
- Reducing lighting in corridors in late evening.
- Closing off the West Mail Lobby door and making it a Fire Emergency Exit Only.
- Creating future savings by using more energy efficient outside lamp fixtures.

Two options were discussed to reduce the annual water usage and related cost (\$176,000.00). First, was the possibility of investigating the installation of individual water meters in each condominium unit. Second, was the possibility of the Association continuing the 'free installation' promotion of low flush toilets and water efficient shower heads and faucet aerators.

The PPOC meeting in May will further pursue and refine the above topics and hopefully gather other alternatives to reduce our skyrocketing utility costs. It is anticipated that during the May meeting, other possible courses of action will be discussed, about which the PPOC will need additional information. For example, should Management be requested to obtain from consultants the cost of performing an Energy Management Study? Should Management contact Fairfax County to obtain corridor lighting building code requirements? During the June or July meeting, the PPOC should have enough information to formulate recommendations to the Board on all of the above, and more, energy saving initiatives.

As mentioned, the PPOC is addressing issues which have a direct impact on the Condo Fee. Unfortunately, there is no "free lunch." Everyone might have to make adjustments to their

expectations of Association entitlements (24/7 full interior hallway lighting, commonly-billed water, etc.). Therefore, if the Condo Fee is a concern to you, then you should feel compelled to attend the PPOC's meetings and provide input on possible ways to reduce our utility costs.

Now for the cheerful news! The PPOC Landscape Sub-Committee (chaired by Mr. Howard Haymes) continues to move forward on initiatives to improve our outside surroundings. First, the sub-committee presented to the full PPOC a landscaping proposal, developed by Panoramic Landscaping Services to, over the next three years (in light of the ongoing balcony restoration work), implement a program to stop soil erosion, correct drainage problem areas, and fill in areas now bare of vegetation. Second, the sub-committee recommended the establishment of a Garden Club (to be open to all Skyline House residents) to work to create flower beds and plant small shrubs. Both recommendations were adopted by the full PPOC and recommended to the Board.

On Thursday, April 29th, the PPOC conducted a walk-around of the pool/sun deck area in preparation for the May 29th pool opening. Similar informal walk around inspections of areas of our buildings and property occur the last Thursday of each month. Everyone is invited to join in.

As always, I welcome your feedback on this article or any matter pertaining to the PPOC. Our next meeting will be May 13th at 7:00 p.m. We welcome you to join us. This is your home!

MAY 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.

JUNE BAKER 703-824-3619

GERALDINE NAVEAU 703-931-4643

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.



FINANCIAL MANAGEMENT

Chair, Wynfred Joshua

The Financial Management Committee (FMC) met on April 19, 2010. Total income for the month of March 2010 was \$335,953 with expenditures of \$219,971. Total income less expenditures amounted to \$115,982. The monthly Reserve Contribution was \$107,446 leaving a net income before taxes of \$8,535. If we count the deficit of last month (February) however, we note that we are already running a year-to-date deficit of almost \$42,000. Our Committee is very much concerned about this, particularly in light of the fact that we ran 2008 and 2009 at an annual loss of \$54,372 and \$102,414 respectively.

Much of our current deficit is the result of increased utility bills and attorney fees. Regarding utilities, we are already more than \$62,000 over budget this year and we doubt our utility bills are going to decrease. As to our increased legal costs, they reflect expenses for a lawsuit (now settled) against the Association by an owner and an increase in legal collection efforts for a growing number of past due assessments. As of the end of March, our attorney was seeking to recover roughly \$29,000 in delinquent assessments. We had 9 owners who were more than 30 days in arrears, most of whom had not paid their fees for over 60 days, the point at which the collection effort is handled by our attorney. We also had 15 owners 30 days overdue for some \$7,800. Indeed, the total past due assessments had risen to \$39,554 by the end of March. Our committee plans to focus on the overall problem in order to recommend options to the Board.

We were pleased to see that much of what PPOC had recommended to renovate our staff facilities had already been accomplished in-house. Our committee unanimously recommended to the Board to have the floor of the staff lunch room redone with new vinyl tile for roughly \$500.

The FMC endorsed a recommendation to award 2010 trash removal and recycling services to AAA Republic for the amount of \$29,736. Pricing is based on a three year service agreement

with an annual 5% increase cap. AAA Republic was the lowest bidder and has an excellent reputation. Funds are available in the budget.

The FMC also recommended selecting Grainger Inc. for acquiring in-house security surveillance system upgrades in the amount of \$7,761. Cost will be for equipment only. Monitors will be bought locally at a price of not more than \$400. Actual replacement will be done by our in-house engineering staff. Grainger was selected because it best met our requirements at the lowest price.

The Financial Management Committee will next convene at 7:00 p.m. on Monday, May 24th. We welcome owners to join us and provide us the benefit of their advice.



SECURITY, SAFETY AND NEIGHBORHOOD WATCH

Chair, Robert J. “Bob” De Mayo

Spring is here! Flowers are blooming and your Neighborhood Watch is on patrol on our grounds! I opened our April 6th Security, Safety and Neighborhood Watch Committee (SS&NWC) meeting with an apology for having the meeting “out-of-cycle” but review and approval of the Security Camera Upgrade proposals was imperative to move it along in a timely manner.

Management Report:

Management opened up the business section by recapping garage violations: Three “No Left Turn” violators were reported and contacted: one violator stated she would try not to do it again; another used abusive language (how rude!) and indicated she would continue as she has been doing for many years; a third resident complied and politely reported to the Management Office to receive instructions on how to access her parking space properly. One speeder was reported and was contacted: she apologized and stated she would speak with her husband to not do it again (smile). One resident was cited for parking in the Fire Lane – said he would just be a minute – but 30 minutes later a tow truck was called. The resident appeared as the tow truck arrived and he hurriedly drove away. He received a Management Memo which stated that there would be no further courtesy calls before towing since he failed to follow procedures.

Other incidents were reported/observed by a committee member: On April 6th at the West Loading Dock (WLD) Entrance, a woman parked her car in the parking area. Then, while displaying no key fob for building access, she rudely pushed her way in past a male resident entering the building. The second reported incident happened a few days earlier when a man brusquely pushed his way into the building through the West Mail Lobby (WML) Entrance. When challenged by a committee member and asked if he had a key fob, he (also rudely) replied to the committee member “None of your business!” and marched on.

If those violators are reading this, you have committed a clear “trespassing” violation of our House Rules and Fairfax County ordinances. Essentially, you have barged into someone’s house unannounced (i.e., by Front Desk Staff to no one) and uninvited (i.e., by the Front Desk Staff who represent this Association). Is this a felonious home invasion; of course not. Is it a misdemeanor trespassing violation; sounds like one! Should the police be called to apprehend you – the rude stranger? Absolutely! If you don’t use a key fob or produce one on entry when challenged, a resident *MUST* (under our House Rules) authorize you at the Front Desk as a legal visitor. If not, you’re *trespassing* – what could be clearer?

If you did have a key fob and were just too darn lazy to use it, you’re still entering Skyline House both anonymously and unannounced since the key fob registers you electronically in the house computer as “Hi! I’m now home!” *Anonymous, unannounced* strangers walking our hallways makes our conscientious Security Officers twitchy! I’ve issued a BOLO (Be On The LookOut) for violators of this House Rule – most especially you *rude* ones – to our in-house Security Officers. If you don’t have a fob, won’t produce one, and are a potential trespasser, you will be explaining your presence to the Fairfax County Police. If you have one – best use it! If you refuse to produce one when challenged by any legal resident when they themselves are entering using an electronic key fob– a Security Officer will be called and you can produce one for them, in the hallway or at the door of your unit.

For those stalwart residents who challenge “scooters,” (i.e., unrecognized persons scooting in behind them when another enters the premises) you are highly commended by this committee and this Chairman for taking so seriously the responsibility of everyone’s personal safety and security. As an aid, I suggest you keep the Front Desk phone number (703-578-4855) on your cell phone speed dial to promptly report scooters, especially those who are “rude and crude”.

The only exception to required key fob usage is little children dropped off by the school bus and accompanied inside by their parents. Management recently reaffirmed the fact that a Sign-In Log is maintained at the Front Desk for all visitors and the SHUOA entry rules will be enforced. Lost key fobs are deactivated once reported. Additional/replacement key fobs, registered to a unit, can be purchased by bone-fide owners from the Management Office at a cost of \$25 each.

An attendee asked at our meeting: “If I have a teenage child without a key fob who comes home from school (I’m not home or down in the lobby to greet them) and enters the premises, does he/she have to sign in?” Answer: Yes. Again, there are no exceptions but for little kids coming off the bus with their parents. No recognition head nods or waves to or from Front Desk staff will do. Independent teenagers without parents must use a key fob or sign in at the Front Desk.

Neighborhood Watch (NW)

A Neighborhood Watch Quarterly Roll Call was taken. Watchers are reminded that they must attend at least one SS&NWC meeting per calendar quarter to remain on-status. That was our agreement with the Board to be a sanctioned group and its necessary for feedback on issues observed on patrol. Patrol Reports indicated that several vehicles in our garage were not displaying decals and those were followed up on by very timely Management action. A Watcher discovered a traffic violator parked in front of the WML Entrance. The driver was challenged and reported, then moved on. Great job on that action! I unveiled our new 10-Point Neighborhood Watch Patrol Checklist (pre-printed, two-sides) at this meeting and explained how to use it; blank copies are available in the NW Folder at the Front Desk or, I can send you a soft copy upon request. This checklist outlines an easy, structured walking patrol that should take no more than 50 minutes to complete. And, in case you were not aware, Management has made a hand-held, walkie-talkie radio available at the Front Desk for each Watcher to take on his/her patrol to call in any emergency observed (including rude “scooters”).

The design of an official Skyline House NW credential badge to hang from an official NW neck-lanyard is still underway. Catalogs are being scoured for the best price of the materials.

Security Camera Upgrade Recommendations

The security camera and associated monitoring equipment upgrade proposals previously presented to the SS&NWC for review included: Purchase of 2 DVR’s, 10 bullet CCTV cameras, and 1 UPS system for a price of \$7,761. This would be separate from the proposed purchase of two flat-screen TV’s (approximately 24”) to replace the old box monitors at the Front Desk (see blew). This purchase is also separate from the future upgrade of the elevator cameras and monitors. Those TV cables are imbedded in the elevator master cable and will require dealing with the elevator company and their warranties. All installation on the current proposal will be done in-house to conserve funds. Furthermore, our line-item budget for this is \$39,392, so this first purchase is very reasonable. Over the past 30 to 45 days, the SS&NWC evaluated all the supplied specifications for all cameras (e.g., High-Definition, sharpness, 3x zoom, low lux, all-weather, infrared/night vision, motion-tripped), consulted experts on the adequacy of those specifications, and consulted our Chief Engineer on current versus possible future camera usage and placement. The SS&NWC findings: the specifications were more than adequate; the purchase costs very reasonable based on inputs from many vendors, and the proposed placements of these new cameras is a significant improvement over current usage. The SS&NWC therefore endorsed and recommended the proposed security camera upgrade purchase by the Management to the Board, subject to budget review and recommendation of funding by the FMC.

In addition, the SS&NWC endorsed an initial camera purchase and monitor usage test and placement experiment as proposed by the Chief Engineer and recommended it to the Board for approval. That proposal includes the local purchase of two flat-screen TV’s (approximately 24”, HD-capable) now with an estimated cost of \$800.

Recommendation on West Mail Lobby Door

Previous discussion continued at this meeting on the evolving current safety and security situation of the West Mail Lobby door. Violations of our House Rules continue at that doorway – observed and reported to the SS&NWC – about “scooters” continuing to enter the premises at all time of day or night without signing in at the front desk; that even when “scooters” are challenged, response time of the Front Desk/Security lags since it’s not in their direct view and scooters have time to grab an elevator and disappear; that the door is being held open by residents to permit their guests to enter – again, without signing in at the Front Lobby Desk; that when scooters are challenged, threats have been made to the physical safety of the challenger. It continues to be a gap in our security practices.

The parking of cars on the roadway has been emphasized by this committee as an accident waiting to happen to a pedestrian, a transiting child heading to/from the bus stop, or another moving vehicle – at any time but especially during evening hours and poor visibility due to weather (rain, etc). Residents are still exiting their vehicle, sometimes with flashers blinking, sometimes not, and entering the premises to go to their units for up to a half hour. Resident vehicles have to drive around these parked cars & trucks (e.g., PEAPOD) to enter or exit the traffic circle, sometimes jamming up on who should proceed first. Emergency vehicles cannot enter the traffic circle (i.e., fire trucks and Rescue Vehicles) with these parked or waiting vehicles; ambulances responding to the needs of our residents have had a difficult time negotiating around these parked & waiting vehicles. Even with drivers present in the vehicle, they have been observed not to budge.

The roadway has now been narrowed even further due to the balcony renovation and attendant construction. Moreover, there is now and there will be a hazardous situation of the potential for falling debris onto the entrance roadway for the next 3+ months due to this construction, adding to the already dangerous roadway practice of parking in front of the WML to unload groceries and furniture and to pick up and/or discharge passengers.

Therefore, in light of the past history and continuing situation in front of the WML Entrance, the SS&NWC proposes that the WML door be closed for the next 3-4 months and be designated a Fire Exit only. Management can be directed to take the appropriate actions to facilitate any material solution such as a fire breaker bar, alarms, and signage. In the interim, I’ve asked the Neighborhood Watchers to focus in on that area and to monitor the entrance when on patrol to catch violators. {see President’s Report in this issue for additional info on this recommendation}

The Security, SS&NWC will next convene at 7:00 p.m. on Wednesday, May 12th.

NEIGHBORHOOD NEWS

Farmers Market Returns to Mason District Park - The Farmer's Market (offering vine-ripe produce, fresh baked goods, herb plants, and much more) returns every Thursday, beginning May 6, from 8 a.m. until 12 noon at Mason District Park, 6621 Columbia Pike in Annandale.

FREE Document Shredding Service! - Fairfax County will sponsor secure document shredding at the Mason District Center, 6507 Columbia Pike, on Saturday, May 22, 2010, 9 a.m. to 2 p.m. Residents may bring up to 5 medium-sized boxes of paper per household (remove all paper from binders and remove all paper clips, binder clips and rubber bands). This is for paper document shredding only (no film or computer discs), and intended for shredding documents of a personal or sensitive nature such as tax documents, medical or financial records. Junk mail, newspapers, magazines, and other forms of paper can be recycled through normal recycling collection service. This is a **FREE** service for County residents. For more information call 703-324-5230, or visit the Web site at www.fairfaxcounty.gov/dpwes/recycling/calendar.htm.

Be Prepared During an Emergency - The Fairfax County Office of Emergency Management offers residents a compact disc (CD) outlining the guidelines to follow in the event of an emergency. The CD contains information about how to stay informed, making a family communication plan, and putting together an emergency supply kit. If you are interested in obtaining this CD, contact Linda Bufano in the Office of Supervisor Penny Gross at 703-256-7717, or send your request by e-mail to mason@fairfaxcounty.gov with your mailing address.

I DIDN'T KNOW THAT!

Have you caught yourself saying that about something you discovered going on at Skyline House?

Especially if you are a resident of Skyline House but even if you are a nonresident owner,

YOU HAVE NO EXCUSE FOR BEING UNINFORMED.

ALL RESIDENTS

ATTEND YOUR ASSOCIATION'S COMMITTEE AND BOARD MEETINGS

(You will be amazed how much you learn)

PICK UP A COPY OF THE MONTHLY NEWSLETTER AND READ IT COVER TO COVER

(You will be amazed how much you learn)

READ ALL THE BULLETIN BOARDS EVERY DAY OR EVEN MORE THAN ONCE A DAY
(Notices change frequently - Even more than once a day - You will be amazed how much you learn)

ALL RESIDENTS AND NONRESIDENT OWNERS

SIGN UP FOR EMAIL DELIVERY OF THE MONTHLY "HOUSE SPECIAL" NEWSLETTER

(Join 300+ of your neighbors who never miss an issue no matter where they might be)

(Contact the Management Office and sign up for monthly email delivery)

Your decision to own and/or live in our dynamic condominium community means you have a agreed to take on the responsibility to keep yourself informed of everything going on year round. Your Association's governing bodies and management are doing their part to make the information available. It's your job to insure you never again hear yourself, or let anyone else hear, you say:

I DIDN'T KNOW THAT!

Water Conservation In Your Condo Unit

\$175,000 a year of our CONDO FEES is spent on water usage in Skyline House and usage/costs keep increasing. It is to everyone's monetary benefit to reduce water usage. To help keep condo fee increases as low as possible, read and follow our Engineer's advice.

Check for leaks. A small drip can waste 20 gallons per day. Larger leaks, far more.

Don't use the toilet as a wastebasket or an ashtray. Each time you flush gallons are wasted.

Check your toilets for leaks. Put just a little food coloring in your toilet tank. If, within 30 minutes and without flushing, the color appears in the bowl you have a leak which should be repaired immediately. Most replacement parts are inexpensive and easy to install.

Install water-saving toilets, shower heads and low-flow faucet aerators (available in-house). An inexpensive water-saving low-flow (less than 2.5 gallons per minute) shower head is easy for unit owners to install. Long, hot showers can use five to ten gallons every unneeded minute.

Take shorter showers. Limit your showers to the time it takes to soap up, wash down and rinse off. A four-minute shower uses approximately 20 to 40 gallons of water.

Turn off the water while brushing. Just wet your brush and fill a glass for mouth rinsing.

Rinse your razor in the sink Partially fill sink with water to rinse as well as with running water.

Use your dishwasher and clothes washer only for full loads. Most makers of dishwasher soap recommend not pre-rinsing dishes. Avoid the permanent press cycle on your clothes washer. It uses an added 5 gallons (20 liters) for the extra rinse. Adjust water levels for partial loads.

Replace old clothes washers. New Energy Star rated washers use 35 - 50% less water and 50% less energy per load. If you're in the market for a new clothes washer, **consider buying a water-saving front loading washing machine** which are much more water-efficient than top-loaders.



SKYLINE HOUSE CALENDAR

MAY 2010

(WWW.SHUOA.ORG)



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2	3 Library Open 7:00 – 8:00 p.m. East Penthouse	4	5	6	7	8
9	10 Library Open 7:00 – 8:00 p.m. East Penthouse	11	12 Security, Safety and Neighborhood Watch Comm. 7:00 p.m. W. Card Room	13 Physical Plant and Operations Committee 7:00 p.m. W. Card Room	14	15
16	17 Library Open 7:00 – 8:00 p.m. East Penthouse	18	19 Covenants Committee 7:00 p.m. W. Card Room	20	21	22
23	24 Financial Management Committee 7:00 p.m. W. Card Room	25	26 BOARD MEETING 7:00 PM W. Card Room	27 Physical Plant and Operations Committee Walk Around 7:00 p.m. Front Lobby	28	29 SWIMMING POOL OPENS
----- 30	----- 31 Library Closed					
GOOD NEIGHBORS: GERALDIN NAVEAU 703-931-4643 and JUNE BAKER 703-824-3619						

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

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

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Falls Church VA 22041-3711**