

The House Special



Volume 31 Issue 2

Skyline House

February 2011



BOARD OF DIRECTORS

President, Norman Baker

Cancellation of January 2011 Board Meeting

The Board of Directors was scheduled to meet on Wednesday, January 26, 2011.

That afternoon, heavy snow began falling and was forecast to fall fast and furious throughout the evening. Federal employees were released two hours early. None of the items on the Board's agenda required immediate action. I was uncertain what kind of traffic nightmare Board members might encounter trying to get home from work in time for the meeting and even more important to me, our General Manager and Deputy General Manager, both of whom I require be present at our meeting would thus, not be driving to their homes until 9 pm or later which would put both of them at great risk.

In light of all of those factors as well as some others, I cancelled the January 26th Board meeting and deferred all agenda items until the Wednesday, February 23rd Board meeting.

2011 Board of Directors Election

The 2011 election for 2 (3 year) seats on the Board of Directors will be conducted on March 22, 2011. By the time you are reading this, the date by which a candidate must submit an application to Management, Monday, February 7th, might have passed. If it has not, then I encourage you, an owner, to consider running for a seat on the Board. If the date for applying to be a candidate has passed, then I also encourage you, and all owners, to start attending committee and board meetings and even consider joining one or more of our committees. In many respects, you can have more impact on your Association as a committee member than as a Board member. Make this the year you get involved in your Association's governance. **YOUR COMMUNITY NEEDS YOU! Above all, come the election date, please vote. Every owner's vote is needed.**

It was noted in the Covenants Committee's report in a recent issue of the newsletter that, after more than six years of service as Chair of the Election Committee overseeing our annual election of the Board of Directors, Sonya Livingston would be stepping down. Due to unforeseen circumstances, Sonya will once again be overseeing the upcoming 2011 election. Thank you Sonya for your dedication to this most important function!



MANAGEMENT

General Manager, Gusbey Silva

Balcony Concrete Repairs and Rail Replacement Project

Phase three of the balcony (and patio) concrete repairs and railing replacement project on **ALL FLOORS OF TIERS 01, 02, 03, 04, 05, 14, 15 and 16 of the EAST BUILDING** is tentatively scheduled to begin Monday, February 28, 2011, weather permitting. During that first week the contractor will mobilize all equipment, install a rig for each tier above the upper balcony and any necessary overhead protection. All balcony/patio doors/windows are scheduled to be locked as of 8:00 a.m., Monday, March 7th, to proceed with the removal of the railings. It is mandatory that **EVERYTHING** (including satellite dishes) on these balconies/patios be removed before the balcony doors are locked. Any items remaining on the balconies/patios on that day will be removed, and disposed of, by the contractor at a cost of \$250.00 to the unit owner.

Concrete demolition and repair will be performed to approximately the 12" outside perimeter of balconies. Any tile within that area will be permanently damaged. Unit owners are responsible to provide replacement tile and appropriate colored grout for the contractor to install in that area. If your balcony is tiled contact the Management Office for more information.

Notices with additional information will be posted on bulletin boards in early February and placed under unit doors in affected tiers during February 2011, at least two weeks in advance.

BALCONY CONCRETE REPAIR & RAILING REPLACEMENT PROJECT --- PHASE 3

East Building, All Floors of Tiers 1, 2, 3, 4, 5, 14, 15, 16

In May 2009 the Board of Directors approved a 4 year (2009-2012), \$1.8 million contract with Concrete Protection and Restoration, Inc. for this project.

In year three (2011) work will be on the North Side of the East Building

WHAT DOES THIS MEAN IF YOU LIVE ON ANY FLOOR IN THE EAST BUILDING IN TIERS 1, 2, 3, 4, 5, 14, 15 and 16?

YOU WILL HAVE TO REMOVE AND STORE EVERYTHING (INCLUDING SATELLITE DISHES) FROM YOUR BALCONY/PATIO BY NO LATER THAN 8:00 A.M. MARCH 7TH AND KEEP EVERYTHING REMOVED FOR AT LEAST THE PROJECTED 10 TO 12 WEEKS OF WORK. ANY ITEMS REMAINING ON BALCONIES/PATIOS ON THAT DAY WILL BE REMOVED, AND DISPOSED OF, BY THE CONTRACTOR AT A COST OF \$250 TO THE UNIT OWNER.

IF THERE IS ANY CHANCE YOU WILL BE OUT OF TOWN WHEN THIS PROJECT BEGINS, YOU SHOULD START NOW TO MAKE ARRANGEMENTS FOR A FAMILY MEMBER, FRIEND, OR NEIGHBOR, TO BE ON THE WATCH FOR SCHEDULE ANNOUNCEMENTS 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 PERMANENTLY DAMAGE THE 12" EXTERIOR PERIMETER OF TILE. THE CONTRACTOR WILL LAY NEW TILE IN THE DAMAGED AREA ONLY IF IT IS SUPPLIED BY THE OWNER/RESIDENT.

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

Unit Windows and Balcony Door Replacement Project

Several open houses were held in the model unit in November 2010. There were 121 attendees at those events and 64 owners (29 in the West Building and 35 in the East Building) eventually placed deposits for new windows and/or balcony doors all of which have been ordered. The contractor is working with the manufacturer to try to expedite delivery in order to try to complete installation for the 18 units on the North Side of the East Building prior to the start date of the balcony concrete repairs and railing replacement project (see item on previous page).

Crow Eradication Effort Update

In response to the crow issues during the fall of 2010, Management contacted the USDA's Division of Wild Life Services, whose representative investigated the reoccurrence of this problem (there was a previous similar problem in 2003) affecting not only the Skyline area but also much of South Arlington and West Alexandria. An eradication plan (spanning four to five days at a cost to the Association of about \$2,100) was developed by the USDA rep with a tentative start date of January 20th. However, without any clear explanation of what caused them to do so, the crows abandoned our area the weekend of January 15th and have not returned in mass since. We do not know if they will return this winter. If they do, the Association will request the USDA to proceed immediately with the eradication plan as previously developed.

Garage Power Washing Project

The power washing of the concrete decks on all levels on the garage is performed once a year during late winter or early spring. This is done to wash away all of the snow removal treatment chemicals which are brought into our garage on vehicles and tires during the winter months from roads and driveways around the property. The power-washing protects the integrity of the garage deck concrete which can be seriously damaged by the infiltration of the salt and other chemicals at great future cost to the Association.. Management will monitor the weather and schedule this project for as soon as possible after the winter snow falls are forecast to be finished.

Notices will be posted at least two weeks in advance. A sign up sheet will be also placed at the Front Desk for residents who are unable to leave the property during the power washing and need assistance finding a location for their car on the day their garage level is scheduled to be power washed. The sign up sheet will also be used by residents who drive to work and want to volunteer their parking space (or an extra space) for others to use during the power washing.

It is mandatory that your car be removed from your parking space the day the level on which you park is scheduled for power washing.

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.**

Attention Owners Who Rent/Lease Their Units To Others

Please contact the Management Office for possible references on prospective tenants before you approve a new lease. Doing so might help you avoid big problems and save you money.

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.



INFO FROM THE ENGINEER

Chief Engineer, Greg Grimm

Hot Water Heater Problems

Several residents have mentioned they are running out of hot water quickly, since the weather has turned cold. Please remember that when the outdoor temperature drops and it stays cold outside, the cold water supply is much colder than usual and therefore it takes more hot water to reach your usual shower temperature, causing you to run out of hot water faster than normal. Also note that since the water entering your water heater is colder, it will take your water heater longer to make more hot water. If you run out of hot water and you are not sure if there's a problem, or something else is wrong, wait about an hour and check the hot water before calling for service, you may save yourself a service call.

Heat Pump Thermostats

We now have available three different thermostats for your heat pump (heater/air conditioner).

The basic model is digital, non-programmable and is \$43.64 plus labor.

The next model is also digital, but 5-2 day programmable and is \$51.45 plus labor.

The deluxe model is again, digital, programmable, but also Wi-Fi enabled. This means you can control your heating/cooling remotely from ANY computer anywhere, iPhone, Smartphone, or PDA. This thermostat requires you have Wi-Fi available internet access in your unit. It sells for \$125.84 plus labor.

[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. 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.

TIE YOUR TRASH BAGS SHUT

When you throw your trash down the chute, it is required to be in a trash bag, which is sealed or tied at the top. This prevents trash from spilling on hallway and trash room floors and keeps all trash in the bag on its way down the chute to the dumpster. If the bag is not tied shut, the updraft from the roof fans pulls trash in the bag to the roof fan where it stops up the fan screen, and causes bad odors to accumulate in the hallways. It also allows your personal information to be accessed very easily if there is any in the bag. It can also cause loose trash to blow in to someone's face on the floor above if they should happen to open the trash chute door to dispose of their trash.

TIE YOUR TRASH BAGS SHUT



PHYSICAL PLANT & OPERATIONS

Chair, Al Lambert

Greetings! The Physical Plant and Operations Committee (PPOC) conducted its first meeting of the New Year on January 13th at 7:00 p.m. in the West Card Room. There was a wealth of topics discussed that will influence your property value, amenities, our reputation as an upscale Association, and of course the condo fee.

Before turning to the details of the meeting, the New Year is an opportunity to encourage everyone to make a commitment to join the PPOC or, simply by attending a meeting and providing feedback on the following questions, help us achieve our mission.

- Are we addressing the issues you care about?
- Are we doing something you consider of little value and what is it?
- What tips or suggestions can you offer to improve our Committee process?

Everyone's feedback has value and with a multi-generational and multi-cultural population of Owners and Residents we need a diversity of ideas.

Returning to the January meeting, let's begin with the first agenda item which was to approve a list of questions developed by the Committee relating to the By-Laws for submission to our Attorney. There are three initiatives under consideration requiring an interpretation of the By-Laws: 1) relocation and/or renovation of the Exercise Room, 2) installation of Unit water meters for individual billing and 3) upgrading the wiring in the garage to permit installation of electrical receptacles in Unit Parking spaces for electric cars. After syntax modification of the questions, the Committee recommended the questions be forwarded to the Board for approval.

The next action item was the Energy Audit Request for Proposal (RFP) which seeks the service of a consultant firm to perform a system analysis of our heating, cooling, ducting, lighting, water consumption and ventilation control systems. Our budgeted Utility costs for 2011 are: Electricity \$350K a 6.06% increase; Water/Sewer \$202K a 14.38% increase. These two cost drivers in the Operations Budget have to be addressed in order to restrain increases in the condo fee. The Committee recommended the RFP be forwarded to the Board for approval.

The third agenda item was an update by PPOC members who had completed the annual expendable (<\$50.00) and non-expendable (>\$50.00) inventory of supplies and repair parts maintained by Management. There were no discrepancies in accountability which attests to the excellent oversight by Management.

The next PPOC walk-around will occur at 7:00 p.m. Thursday, February 4th to inspect the resident storage rooms. The next scheduled PPOC meeting is February 10, 2011, 7:00 p.m., in the West Card Room.

Yet again, the New Year is an occasion for a behavioral change in our lives and one could choose to participate in Association governance. To quote a military saying on reassignments: "Bloom where planted".

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



FINANCIAL MANAGEMENT

Chair, Wynfred Joshua

Based upon the experience of the Financial Management Committee (FMC) that the January session generally has few, if any, new issues or contract proposals the FMC, in consultation with Management and the Board, cancelled the January 2011 meeting and will conduct its next session in February. Please note because the 3rd Monday (the FMC's usual meeting night) in February is a holiday, we will next meet on **Tuesday**, February 22, 2011.



COVENANTS

Chair, Joseph Livingston

The Covenants Committee met on January 19, 2011. The Committee considered, and recommended approval by the Board of Directors, two proposed changes to the Association's Rules and Regulations. One proposal to add language to Rule 1 was recommended by the Association's Attorney and the second proposed change was recommended by Management. The text of the proposed changes is set forth below:

Proposed change to Rule 1 to add:

"1. A.2 The failure by any owner or any owner's family member, tenant, guest, invitee or licensee to comply with any rule and regulation shall entitle the Association to all remedies available to it at law, including, but not limited to, assessment of charges against the owner pursuant to the Virginia Condominium Act."

Proposed change to Rule 13 to add:

"13 C. In order to reduce further noise and disturbances, owners/residents requiring work or services to be performed in their units shall require all contractors to perform such work or services between the hours of 8:00 a.m. and 7:00 p.m. Mondays through Fridays, and between 9:00 a.m. and 5:00 p.m. on Saturdays. The activities described above are not permitted on Sundays.

Concerning other matters, you are reminded that the Annual Meeting of the Association and the Election of two members to the Board of Directors will be on Tuesday, March 22, 2011. Be sure to check the Bulletin Boards for the Calendar of Events, and above all don't forget to vote.

In a recent edition of the House Special was an announcement of a new Chair of the Election Committee. However, due to changed circumstances, Sonya Livingston will continue in that position for the present.

Finally, a reminder that the Covenants Committee's next scheduled meeting is March 16, 2011, 7:00 p.m., in the West Card Room.



SECURITY, SAFETY AND NEIGHBORHOOD WATCH

Chair, Robert J. "Bob" De Mayo

Your small but dynamic Security, Safety and Neighborhood Watch Committee (SS&NWC) welcomes everyone back in the 2011 New Year and hopes that this will be a most safe and secure year for Skyline House!

Recapping quickly the last few months of 2010: In November, a teen was ID'd on one of our security cameras causing some damage to a Men's Room door on a Penthouse level. A letter (with repair bill) was sent to the owner concerning this tenant's behavior. One driver was observed driving without headlights in the garage and tailgating another car; the driver was identified and contacted by Management for remedial action. Another driver was observed driving against the designated traffic flow and she was contacted by Management. Another driver was observed aggressively driving in the garage and was contacted by the Management. In December, one individual was noted driving against the traffic flow, was contacted by Management, and pleaded ignorance of the garage traffic flow rules. Another person was observed driving against the "No Left Turn" rule and explained to Management that his auto was breaking down and he took the shortest path to his parking space.

Our Security Officers, especially Officer Donnell Smith, continue to do a bang up job!! Two officers moved off the late shift and have been replaced by two new Security Officers. The new Operations Manager and General Manager of our security company visited with our Deputy General Manager (DGM) Tycia Haight and were provided with a copy of our printed security patrol procedures. They also discussed our recent vandalism issues and the procedures for officers to use to report incidents to both the front desk and the police. Recent vandalism

incidents are considered very serious and remain under investigation by the Fairfax County Police Department. As you may know, some of our security cameras were tampered with; one was stolen. Fairfax Police are investigating since it is a property crime. Management has had the CAMSERV camera company review our cameras to recommend how they can be better secured.

On the subject of security cameras, our DGM presented a schematic on how the current security cameras are placed which led to a discussion by the committee on the need - for several valid reasons - for a Security Camera Master Plan. First, it has been many years since the original placement of security cameras and commercial security experience has matured; second, we have had a recent addition of new hi-tech cameras (i.e., day-night, low lux, zoom) in some areas but not all; next, some cameras are vulnerable to tampering or theft - as recent events have proven; next, there is a prevailing belief that cameras need to be covered and secured better (e.g., by a plastic bubble as in department stores) with options to be determined; and, finally, there are lingering questions of: "Are the cameras optimally placed for maximum security coverage?", "Are they adequate?", "Do we need a few additional cameras?". The larger issue of "Do we need a more sophisticated security camera system?" was also broached in discussion.

For all these reasons, the committee will make a "request in principle" for Board authorization for the SS&NWC to work with Management to develop a request for proposal to seek an expert, professional physical security company to survey our grounds (interior and exterior) and evaluate our cameras and their placement for optimum physical security coverage and responsiveness.

In light of recent vandalism and on-going issues of residents seeking building access without key fobs, a committee member proposed for further discussion the concept of the Photo ID Data Base procedures which are employed at Skyline Plaza with the viewpoint of possibly employing it and its procedures at Skyline House. In essence, photographs of all individuals currently living in each condo unit is maintained in the condo security data base of the Management Office. If a resident forgets his or her key fob, and seeks access to the building, they could approach the Front Desk and identify themselves as a resident. The Front Desk Staff or on-duty Security Officer could then compare the face of the requesting resident with their registered photo in the data base. If there is a match, they are granted access; if not, they are referred to Management for occupancy verification and to have their photo taken and registered for the specific unit. Such a data base removes uncertainty of residency and is a proactive, positive security access procedure. The Chairman suggested further discussion of this idea for a future meeting.

In an Open Forum, discussion centered on traffic/driving issues in the garage. First item was a memo from the Covenants Committee pertaining to Rule 18.E.3A-D and suggesting the SS&NWC evaluate the need for signage to caution descending drivers on the C-Level parking ramps to YIELD the right-of-way to drivers ascending up the center ramp or already on the center ramp about to turn. Comments ranged from, "no need for more signage", to, "use common sense", to "work it out", to "be polite", to "yield to the right" (i.e., a perception that the Virginia traffic rule book states this), and, "if the 5 MPH speed limit is being observed then there should be no problem". The issue remains unresolved and discussion will continue at our next meeting.

An audience attendee raised a discussion point on the current "NO LEFT TURN" policy and quoted Article 5, Section 3 of By-Laws which states the Board of Directors shall not pass any rule that is unreasonable, with an implication that the current policy is unreasonable. He stated that it is reasonable to yield to exiting traffic, that exiting traffic has priority unless someone is already on the center "up/down ramp", then the driver on the up/down ramp has turning priority (i.e., who needs to back up). He stated that it also doesn't make sense to have a rule/policy NOT to turn left from the center ramp when no other vehicle is present or coming down the descending parking ramps. He suggested changing the rule wording along the lines of "...if no cars are descending the parking ramps, or presently in motion, then a left from the center ramp to a designated parking place on that ramp is permitted". The rationale is to use modified language and logic similar to the Virginia rule of "No right turn after stopping at a red light while pedestrians are present". The SS&NWC will consider this suggestion in further discussion/reevaluation of the current policy.

Residents are urged to immediately report all suspicious persons in the garage to the front desk as well as all observed violations of traffic signage, egregious speeders, and vehicles in motion without lights to the Management Office for Security Officer follow-up action at **703-578-4855**

The next scheduled SS&NWC meeting is March 9, 2011, 7:00 p.m., in the West Card Room.

MARCH 22, 2011

BOARD OF DIRECTORS ELECTION

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

Applications can be picked up at the front desk or the Management Office. Completed applications must be returned to the Management Office on, or before, close of business Monday, February 7, 2011.

Meet the Candidates Program will be Tuesday, March 8, 2011.

All owners will receive election packages in late February via the U.S. mail. The package will include a ballot and proxy, voting instructions, an announcement of the Annual Meeting at which your vote can be cast, and biographies of the candidates.

Owners who wish to vote before the Annual Meeting may cast proxy ballots as soon as they have made their election decisions and have their proxy notarized.

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

FEBRUARY 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.

LOUISE ALBIN 703-379-1645

WAYNE KRUMWIEDE 703-998-0251

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.

Recycle Your Used Eyeglasses & Hearing Aids

The Bailey's Crossroads Lions Club asks Skyline House residents to donate their used prescription eyeglasses, prescription and non-prescription sunglasses and used hearing aids to the Lions Club **Recycle for Sight and Hearing** program. Donated items will be sent to a recycling center where they will be cleaned and refurbished for distribution during health care missions in developing countries where such items are often unaffordable and/or unavailable.

A Lions Club *Recycle for Sight and Hearing* collection box is now located at the Skyline House front lobby reception desk. Thanks for your donations!

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.



SKYLINE HOUSE CALENDAR

FEBRUARY 2011

(WWW.SHUOA.ORG)



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1	2	3 Physical Plant & Ops. Comm. Walk Around 7:00 p.m. Meet In Front Lobby	4	5
6	7 Library Open 7:00 – 8:00 p.m. East Penthouse	8	9	10 Physical Plant and Operations Committee 7:00 p.m. W. Card Room	11	12
13	14 Library Open 7:00 – 8:00 p.m. East Penthouse	15	16	17	18	19
20	21 Library Closed	22 Financial Management Committee 7:00 p.m. W. Card Room	23 BOARD Meeting 7:00 p.m. W. Card Room	24	25	26
27	28 Library Open 7:00 – 8:00 p.m. East Penthouse					
GOOD NEIGHBORS: WAYNE KRUMWIEDE 703-998-0251 and LOUISE ALBIN 703-379-1645						

BOARD OF DIRECTORS

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