

The House Special



Volume 31 Issue 6

Skyline House

June 2011



BOARD OF DIRECTORS

President, Maria Elena Schacknies

Skyline House has been my home for the past 31 years. I feel proud and honored to be part of this unique community and, especially, to work with my colleagues on the Board and an outstanding staff.

Why is Skyline House unique?

- We address problem solving and identification of opportunities in a mature and efficient manner.
- We care about our neighbors and our physical environment.
- We strive to create a sense of place.
- We rely on our committees to identify areas of improvement.
- We encourage residents who have the time and energy to volunteer.

So, let's ensure that Skyline House continues to be unique well into the future.

At its May 25th meeting, the Board approved, on a trial basis, Management's proposal to make available free after hours (6:00PM to 6:00AM) guest parking in the parking lot located behind the Skyline 1, 2 & 3 Office buildings. Vornado Management is offering Skyline House limited free after hours parking passes for Skyline House visitors who cannot find guest parking on our premises during those times. (See additional information in the Management report in this issue.)

The Board has also asked PPOC to look into the current policy regarding parking in guest spaces by residents, to determine if there is something that can be done to improve the availability of parking for guests.

The PPOC and Finance Committees will be reviewing a revised AT&T proposal to lease an area of the roof to install antennas for wireless communications, and they will present their recommendations during the June Board meeting.

Finally, please join me in congratulating Betty McLaurin, the Association's Housekeeping Supervisor, on her 30 years of exceptional service!



MANAGEMENT

General Manager, Gusbey Silva

East Building Balcony Concrete Repairs and Rail Replacement Project

The coating of all balcony walls and ceilings, followed by the seal coating of the balcony floors, except tiled balconies, was completed on Friday, May 6th. The contractor then proceeded with the installation of all new rails which was completed on May 13th with the exception of the patio rails.

The Consultant Engineer performed the final inspection needed prior to the release of the balconies by the contractor. The repairs needed to tiled balconies are currently being performed and the contractor estimates that all balconies will be released prior to Memorial Day weekend, with the exception of the patios which will be completed and released after all equipment has been demobilized from above, estimated for Friday, June 10th.

Betty McLaurin's 30th Anniversary

We congratulate Betty McLaurin, the Association's Housekeeping Supervisor, for 30 years of dedicated, excellent service to our community. Please, when you see Betty, congratulate her on 30 Years of Service at Skyline House.

After-Hours Parking at Skyline 1, 2 & 3 Office Buildings

Vornado Management will issue Skyline House 30 parking passes per month for use by our residents' guests after hours (6:00 p.m. to 6:00 a.m.) in the parking lot located behind the 1, 2 & 3 Skyline Office buildings. By July 1, 2011, we will implement, on a trial basis, the issuance of the parking passes on a first come, first served basis from the front desk when there are no available guest parking spaces on our property during those hours. Specific procedures will be posted in sufficient time for residents to become familiar with them.

Reminder to Residents:

Management reminds residents that, if housekeeping staff place a fan in any common area, please do NOT turn it off. We have found that fans placed to dry out common areas after a leak have been turned off by residents and the area remains wet and subject to mildew and mold. Please leave fans running until housekeeping staff remove them.

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

The Maintenance Log (the Log) kept at the Front Desk is always available for all residents to report items in need of correction in the common areas. The Log is a good tool for residents and Management. Every morning a work order is issued for each reported item. If you observe something in need of attention but you are unable to enter it in the Log, you can always send an email describing your observation to our Resident Services Coordinator, Noemi Najera at NOEMI@SHUOA.ORG. Your email will receive the same prompt attention as those entered in the Log. Your input helps to maintain our buildings in the best possible condition at all times.

OUR POOL IS OPEN

TO INSURE A SAFE AND ENJOYABLE SWIMMING SEASON PLEASE DO READ AND ADHERE TO THE RULES AND REGULATIONS PROVIDED TO YOU WITH YOUR POOL PASSES.

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 keeps all trash in the bag on its way down 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.



INFO FROM THE ENGINEER

Chief Engineer, Greg Grimm

KEEPING COOL

As the temperature rises, so does the cost of **cooling your home**. Obviously, the best way to **keep your home cool** during the summer is to use an air conditioner to keep the temperature down, but there are other options that don't raise your energy bill quite so significantly.

Fans and Ceiling Fans

- If you're looking for ways to beat the heat, a fan can be a great investment for your home. This one appliance can make a room feel 6 or 7 degrees cooler, and even the most power-hungry fan costs less than \$10 a month to use if you keep it on for 12 hours a day. Good fans make it possible for you to raise your thermostat setting and save on air-conditioning costs. Fans don't use much energy, but when air is circulating, it feels much cooler. You should remember that even mild air movement of 1 mph can make you feel three or four degrees cooler. Ceiling fans are best, but a good portable fan can be very effective as well. If you have a ceiling fan, be certain to make sure the fan is set for summer – you should feel the air blown downward.
- Install white window shades, drapes, or blinds to reflect heat away from the house. Close blinds, shades and draperies facing the sun (east-facing windows in the morning and west-facing windows in the afternoon) to keep the sun's heat out and help fans or air conditioners cool more efficiently. Always remember that the best way to keep your home cool is to keep the heat out.
- The most common sources of internal heat gain are; appliances, electronic devices, and lighting. Be aware of from where the heat is coming. If you use air conditioning, use it wisely. Don't put lamps, televisions or other heat-generating appliances next to your air-conditioning thermostat, because the heat from these appliances will cause the air conditioner to run longer. The heat they produce will make the thermostat work as if your house is warmer than it really is so your system will run longer and harder than actually needed.
- Unless you absolutely need them, turn off incandescent lights and heat-generating appliances. Replace incandescent bulbs with compact fluorescents; they produce the same light but use a fifth the energy and generate much less heat.
- You should also try to avoid heat-generating activities, such as cooking, on hot days or during the hottest part of the day. If you are cooking, use your range fan to vent the hot air out of your house. By reducing the amount of heat in your home, you will have to use less energy to cool it.
- Humidity makes room air feel warmer, so reduce indoor humidity. Minimize mid-day washing and drying of clothes, showering, and cooking. And when you must do these things, turn on ventilating fans to help extract warm, moist air.
- If you haven't done so yet, contact the management office to schedule a preventative maintenance servicing for your heat pump (air conditioner). And remember to change your air conditioner filter frequently so your system can cool most efficiently.

JUNE GOOD NEIGHBORS

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

Anyone experiencing a medical emergency should call 911 immediately.

GERALDINE NAVEAU 703-931-4643

MARILYN BAKER 703-671-6759

Good Neighbors welcomes new members to assist those in need. If you are interested in serving your neighbors, call Coordinator Toska Prather or Virginia Fissmer. Their contact information is listed in the newsletter directory.



COVENANTS

Chair, Joseph Livingston

The Covenants Committee will not meet in June. Its next meeting is scheduled for 7:00 p.m. Wednesday, July 20, 2011.

The Covenants Committee met on May 18, 2011. We received and considered the Election Committee's report on the 2011 election for members of the Association's Board of Directors. The Covenants Committee approved the report and its recommendations and forwarded the report to the Board.

Unfortunately, one of the recommendations was that a search be made for a new Election Committee Chairperson. We regret very much the Election Committee Chair's decision to leave the position, one in which she has shown outstanding leadership in conducting our Association's annual election. We thank Sonya Livingston and her group of volunteers for their unstinting support of the Association. Sonya has agreed to stay on until a successor can be found and to assist that person in the new job. Any Resident Unit Owner interested in the position may contact me at joeandsonya@AOL.com or 703-931-6 923.

New Member--We are happy to announce and welcome a new member to the Covenants Committee: Marilyn Klubek.

At its May 25, 2011 meeting the Board of Directors, requested the Covenants and Physical Plant and Operations Committees address Rule 18 C 2. of the Association's Rules and Regulations. If you wish to have your views considered on the subject, you are invited to attend the next meeting of the Covenants Committee in the west Card Room at 7:00 p.m. on July 20, 2011

MAGAZINES FOR ALEXANDRIA HOSPITAL

This is just a reminder 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 volunteers. Any questions call Tony at 703-824-1958.



PHYSICAL PLANT & OPERATIONS

Chair, Al Lambert

The Physical Plant and Operations Committee (PPOC) did not meet in May.

The next PPOC walk-around will be on Thursday, June 2nd at 7:00 p.m. when everyone will gather in the main lobby and then proceed to inspect Storage Room 5 and the area on our roof where AT&T seeks to lease space from the Association for its communications equipment.

As always, I welcome your feedback on any matter pertaining to the PPOC. This is your home! We welcome you to join us. The PPOC's next meeting is scheduled for 7:00 p.m. Thursday, June 9, 2011.



FINANCIAL MANAGMENT

Chair, Wynfred Joshua

The Financial Management Committee (FMC) met on Monday, May 23rd. For the month of April total income was \$338,186 with expenditures of \$208,472. Total income less expenditures amounted to \$129,714. The monthly Reserve Contribution was \$111,744, and estimated income taxes were \$6,785, resulting in a modest income surplus of \$11,185.

Owner arrears in condo fees are edging up again. For the month of April total delinquencies amounted to \$57,732 or about some \$3,500 more than last month. Our attorney is handling the collection from six owners who owe more than \$47,000 for more than 60 days. We have 15 owners who have been delinquent for up to one month for a total of roughly \$7,000. And we have 2 owners who have been delinquent for up to 2 months for almost \$2,000.

Attorney fees for recovering delinquent condo fees are almost \$1,500 over budget this month. Most of these costs, however, are eventually paid by the delinquent owner when the condo fees are paid. In the meantime our Association undergoes a double impact of late condo fees and attorney costs for trying to recover the fees.

Our utilities accounts are reasonably within budget this month and are likely to be so next month, after which they will go up again reflecting summer usage and prices.

Our committee noted that many, if not all, the 45 storage bins which we added some 10 years ago are being rented. We therefore asked PPOC and Management to consider using the available space in the storage area in the East Building for building additional bins and to submit a proposal to this effect through the usual channels for implementation.

The FMC is expecting to review at our next meeting a proposed contract from AT&T to establish antennas on our roof for 5 years with renewal privileges for up to 20 years. We are also expecting a proposal for starting the overhauling of the garage elevators this year rather than next year because we could probably take advantage of current low prices, saving us approximately 10 percent on the project.

The FMC's next meeting is scheduled for 7:00 p.m. Monday, June 20, 2011. We welcome residents to join us and give us your ideas.



SECURITY, SAFETY AND NEIGHBORHOOD WATCH

Chair, Robert J. "Bob" De Mayo

The Security, Safety and Neighborhood Watch Committee (SS&NWC) meeting on May 11th was brief. Members, all of whom are Neighborhood Watch (NW) participants, were given binders to hold committee paperwork and NW forms for patrols they were urged to conduct once a week.

NW reports for April reflected: one auto parked in the garage with four windows down (oops! somebody forgot!); a very noisy, malfunctioning fan in the garage; a garage entry door not locking properly; and, a fire alarm station missing a safety glass breaker bar. Thanks Watchers! Good reports that help keep our condo safer! The Management Report indicated our Security Officers (SOs) continue to do a great job with no turnover. However, SOs were observed driving the golf cart - with flashing lights - at an excessive speed on two occasions; once, inside the garage and again outside on the South George Mason pedestrian sidewalk. Guys, we really love ya but please, slow it down! It's a golf cart! Management will take appropriate follow-up action.

It was noted the Citizen's Advisory Council (CAC), the nation-wide parent organization of the NW, will meet June 7th for their annual social-networking cookout with the Fairfax Police staff at the Mason District police station and members of the SS&NWC will represent Skyline House.

The Committee then proceeded to the garage for an hour of re-examining and discussing vehicle routing concerns associated with the current "No Left Turn" (NLT) policy. The SS&NWC will prepare a comprehensive report: with alternative(s) to the current NLT practice; with a re-examination of the adequacy of current signage versus these alternative(s); and with any other economical suggestions to make garage vehicular movement directions more explicit and clearer. The report will be vetted by all committee members before going to the Board for disposition.

The next meeting of the SS&NWC is scheduled for 7:00 p.m. Wednesday, June 8, 2011.

National Night Out - food - SNACKS - soda - eats - UMMM!

YOUR "NEIGHBORHOOD WATCH" group is BLATANTLY & UNABASHEDLY solicitING FUN & NOVEL IDEAS from ALL SKYLINE HOUSE RESIDENTS for A VENUE FOR OUR Skyline House "National Night Out" IN EARLY AUGUST. THIS ENJOYABLE, NATIONWIDE & ANNUAL EVENT IS BOTH A CELEBRATION AND A REAFFIRMATION OF OUR CONDOMINIUMS' UNWAVERING SUPPORT FOR LOCAL LAW ENFORCEMENT OFFICERS WHO DILIGENTLY PROTECT US 24/7, 365 DAYS A YEAR.

all ideas and suggestions for A "THEME" ARE NEEDED TO FILL THESE FEW EVENING HOURS (6:00 p.m. - 9:00 p.m.) - just ONE NIGHT A YEAR - WITH FUN! HEY! here's an IDEA!

how about an ETHNIC "COVERED DISH" (e.g., ITALIAN, GERMAN, GREEK, MEXICAN, FRENCH, CHINESE, LEBANESE, you-name-it) FOOD FEST? WE GUARANTEE OUR FAIRFAX POLICE OFFICERS OR SHERIFF'S DEPUTIES WILL DROP BY TO SAMPLE OUR authentic, home-made dinners AND OFFER THEIR GENUINE THANKS FOR YOUR DEMONSTRATED, SINCERE SUPPORT.

hey! maybe we could all wear our striped Pajamas and pretend we're jailbirds! Is that too over-the-top? OK, do you HAVE other IDEAS?? SEE YOU ON JUNE 8th at 7:00 pm IN THE WEST CARD ROOM, PENTHOUSE LEVEL, FOR OUR SS&NWC planning MEETING. EVERYONE is invited.



SKYLINE HOUSE CALENDAR

JUNE 2011

(WWW.SHUOA.ORG)



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2 Physical Plant & Ops. Comm. Walk Around 7:00 p.m. Meet In Front Lobby	3	4
5	6 Library Open 7:00 – 8:00 p.m. East Penthouse	7	8 Security, Safety, and Neighborhood Watch Comm. 7:00 p.m. W. Card Room	9 Physical Plant & Operations Comm. 7:00 p.m. W. Card Room	10	11
12	13 Library Open 7:00 – 8:00 p.m. East Penthouse	14	15	16	17	18
19	20 Financial Mgmt. Comm. 7:00 p.m. W. Card Room Library Open 7:00 – 8:00 p.m. East Penthouse	21	22 BOARD MEETING 7:00 p.m. W. Card Room	23	24	25
26	27 Library Open 7:00 – 8:00 p.m. East Penthouse	28	29	30	31	

GOOD NEIGHBORS: MARILYN BAKER 703-671-6759 and GERALDINE NAVEAU 703-931-4643

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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 Press

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