

The House Special



Volume 31 Issues 8 & 9

Skyline House

August/September 2011



BOARD OF DIRECTORS

President, Maria Elena Schacknies

As I mentioned at the last Board meeting, I am repeating here for all Skyline House residents:

In the July newsletter, I stated the responsibilities of the Board of Directors; in this issue, I am stating what we all must do as residents.

According to sociology Professor Anne-Marie Ambert, writing in the Condo Information Center from Ontario, Canada, the success of a condo largely depends on the level of civility and cooperation of its residents, particularly resident owners. There is agreement among condo experts that residents' civility constitutes an asset to a condo and can raise its market value. Indeed, potential owners often seek out condos where residents are reputed or observed to be "nice," polite, and "well behaved."

In general, owners and residents should:

- Respect the right of other residents to live in a quiet and peaceful environment.
- Maintain their exclusive-use common elements in good order.
- Do their part in keeping the building and grounds clean and in good working order; in practical terms, this means that residents should not litter, spill food and liquids in corridors or elevators, or use their balconies as storage areas.
- Learn and follow the rules of their condo.
- Cooperate with management's reasonable requests.
- Attend scheduled Committee meetings and do so civilly, even when disagreements arise. Regular attendance at Committee and Board Meetings is not only functional for the condo itself, but it is in the best interest of owners. Indeed, where else can owners learn what is going on in their condo. Remember, your condo is possibly your largest investment.
- Elect conscientious Boards of Directors.
- Consider becoming a Board member and help your community.
- Treat staff with respect.
- Save energy.
- Recycle and don't place trash in the recycle bins.
- Fix leaky toilets or running water to be mindful of the impact these have on residents in the unit below. If damage is reported, immediately assume responsibility to repair the problem.

The Board and I have decided to re-institute the Community Relations Committee, so I am extending an invitation to our resident owners to express their interest in serving on such a Committee. The purpose of this Committee is to ensure that Skyline House has a voice in community issues affecting us all. See the announcement in this newsletter for more details on the purpose of this Committee and the invitation on how to volunteer to serve.

We thank Al Lambert, who will be stepping down as Chair of the PPOC effective after the September PPOC meeting, for his tireless efforts and hard work in that role. Al will continue to serve as the PPOC's Board Liaison and, of course, as an elected member of the Board. The new Chair of the PPOC is Gary Akin, who will begin his chairmanship in October.

The Board and I are most grateful to Norman Baker for his five years of work as editor of our newsletter, The House Special. I am happy to report that beginning with the October issue, Phil Cohen has agreed to edit and Manuela Guill has agreed to format the newsletter.

During discussion of the proposed resolution regarding a contract with AT&T, the Board reflected on matters brought to its attention during Open Forum, especially those dealing with concerns for the health, safety and welfare of owners and residents. The Board agreed the concerns raised were serious and needed further research before agreeing to any final contract. It was noted throughout the review that the vote at this meeting was only a cursory beginning and that a great deal of review and research remains to be performed. The Board felt it would be prudent to continue discussions and negotiations with AT&T concerning the financial and logistic issues raised by the PPOC and the FMC, as well as developing a strategy for independent inspection of the antennas after installation, if they are installed. In the meantime, more research will be undertaken and the review process can continue in an orderly manner, with full participation by the Skyline House community.

A town hall meeting will take place on September 7th, at 7:00 p.m. in the West Party Room. This will provide owners an opportunity to address the health concerns of cellular antennas. Reminders will be posted on the East and West bulletin boards.

The Board of Directors approved the following items during its July meeting:

Contract for Installation of Trench Drain & French Drainage System (North Side, East Building)
Contract for the East & West Penthouse Windows and Facade Repairs
Consultancy for the Garage Elevators Modernization Specifications
Contract Conditions Management is to Seek During On-Going Negotiations with AT&T
Procurement of Six Additional Umbrellas for the Swimming Pool Area

**ATTENTION ALL RESIDENTS WHO OCCASIONALLY PARK
IN GUEST PARKING SPACES**

The Board also approved a rule change regarding the one-hour resident parking privilege in guest parking spaces. The revised rule will be enforced as of October 1, 2011 and reads as follows:

Rule 18C2: No vehicles owned/operated by residents or unit owners, including unit owners of commercial units and persons employed in such commercial units, shall be parked or standing in guest parking/handicap guest parking spaces. Vehicles in violation are subject to being towed without warning at the owner's risk and expense.

Reminder -- August and September

As in past years, there will be no Standing Committee meetings or a Board meeting in August. Committees will next meet in the month of September and the Board will next convene on September, 28th. Thus, this issue of the House Special serves as a combined August/September issue but includes ONLY a September calendar as well as some information (such as the Good Neighbors) for August and September. The next issue of the House special will be published in early October, 2011.

**TOWN HALL MEETING:
COMMUNICATION ANTENNAS ON THE ROOF
West Penthouse Party Room
Wednesday, September 7, 2011 7:00 P.M.**

Your elected officials, the Skyline House Board of Directors, are considering a contract under which AT&T would install communication antennas on the roof. This would earn money for Skyline House and thus help to keep your condominium fees down. But some residents are concerned that the antennas might pose a health hazard and are actively campaigning to prevent the installation.

You are cordially invited to a Town Hall Meeting on *September 7th at 7:00pm in the West Party Room* at which experts will share factual information on this issue and you will be able to ask questions and share your views.

- Get detailed information on the antennas and how they can financially benefit Skyline House.
- Get scientific information about these antennas relative to public health and safety.
- Ask questions to make sure you understand the issue.
- Form your own opinion about the benefits and possible risks.
- Share your views with your fellow residents.
- Contribute to the decision-making process and be an involved member of the Skyline House Community.

Controversy can be helpful or harmful depending on how it is managed. The people you have elected to serve you on the Board believe that the best answers always emerge from a **free and open process** that involves **YOU** in:

- An assessment of all relevant factual information by all of the people—including **YOU**—who will be affected by the result.
- A positive discussion in which everyone has an equal opportunity to be heard and respects the right of others to disagree.

This issue gives us the **opportunity** to demonstrate to each other that:

- **We** are a **COMMUNITY**
- **We** care about each other
- **We** want what's best for Skyline House
- **We** can work together courteously, respectfully, and cooperatively.

Please attend this meeting so that you can listen, learn, inquire, and speak. Some of us are not familiar with this issue. Some of us are undecided. None of us knows as much about it as we will at the end of this Town Hall Meeting. All of us have the opportunity to make up our own minds at the end of the day.

**Come with an open mind.
Leave with an informed opinion.**

FROM THE BOARD OF DIRECTORS VICE PRESIDENT

A while back, I heard the country singer Reba McEntire on TV crack a joke on the difference between *volunteerism* and *public service*. She said that *volunteerism* is freely giving of oneself and one's time to help others, such as a neighbor. *Public service*, however, she defined as what drunk Hollywood celebrities are sent to do as an alternative to going to jail!

She was followed on the show by another speaker; I taped the show and transcribed his words - word for word - below for you. I trust it will strike a strong emotional chord with you as it did for me. The speaker said:

"Service & Volunteerism is not separate from our national priorities. They are fundamental to achieving them. It's some of the ways we come together to meet the challenges of our time. It's a quintessential American story. There are few acts of **patriotism** greater than serving your fellow American. Service and volunteerism connects us to something larger than ourselves; it enriches us and the life of the country we love. From this nation's very beginning, supporting and connecting to one another meant survival; it's how we grew stronger city block by city block, person by person.

It manifests itself in volunteer fire departments, in charitable food drives, in volunteer food kitchens for the less fortunate, in blood drives for our fellow man, and so on.

Today, the **tradition** of giving of ourselves and of our time to our communities remains strong by reaching out to **our neighbor** wherever that neighbor may be! **Service** has always been a part of the **fabric of our nation** and each of us shoulders the responsibility of carrying on that tradition in our daily lives. The **ethic of service** can be an inspiration, a catalyst to others. And, if this ethic of service that you or I exhibit is multiplied time and time again, what a truly wonderful **neighborhood**, county, state, and country this could be.

God bless you and God bless the United States of America." - President Obama

So, I ask you, my fellow Skyline House residents, three simple questions:

1. How do you practice your own **ethic of service** to your neighbor?
2. How do you connect to your neighbor and **enrich the life and the fabric** of your community?
3. How do you carry on that quintessential American **tradition** of giving some of your precious time to your community?

I recommend that if you're searching to exercise your own **ethic of service in order to enrich the fabric** of your community, please consider serving on one of our Skyline House committees such as the Security, Safety & Neighborhood Watch Committee (SS&NWC), or the Physical Plant & Operations Committee (PPOC), or the Financial Management Committee (FMC), or the Covenants Committee, or even the Garden Club. Connect to your neighbors and enrich the life and fabric of our own community through **volunteerism**. Join us...your neighbors; it's a tradition to be proud of. -Bob De Mayo, Vice-President, Board of Directors, SHUOA



MANAGEMENT

General Manager, Gusbey Silva

East Building Balcony Concrete Repairs and Rail Replacement Project

All Balconies and Patios were released the third week of June after the contractor completed the work as specified for this project. The contractor completed demobilization the end of June 2011.

The next and last phase of the Balcony Project is scheduled to begin in March 2012 on the South Side of the East Building.

Replacement of the Fire Alarm Head End System

The replacement of the fire alarm head end system started the last week of June and was completed at the end of July. A flow switch on the sprinkler system was found defective and the Association's contractor replaced it on Monday, August 1st. The Fire Marshall inspection of the new system was performed on Monday, August 8th.

Window Washing

The annual window washing was completed in July for both buildings, including the first floor and penthouse galleries, and the lobby windows.

Dry-cleaning of Residential Hallways

The residential hallways are dry-cleaned every other year in each building. The East Building is scheduled to be done this year on Tuesday, September 13th. At this time, the dry-cleaning of the Penthouse and first floor galleries and the G level connector corridor will also be performed in both buildings.

Garage Structural Inspection (Will You Be Out Of Town In Sept. or Oct.?)

The Garage Structural Inspection conducted every four years is due this year and will be scheduled soon by WDP, the Association's Consultant Engineer performing this task. During the inspection, the engineer will select areas in the garage where specific tests might be necessary. This might require that some vehicles be removed from parking spaces while the tests are performed. If you are planning to be out of town during the months of September and October, please ensure that you have someone designated to move your car from the garage if necessary.

Garage Trash Containers

The garage trash containers located in each garage level in front of the East Garage elevators and in front of the door accessing the West Building are there for your convenience. Please ensure your trash is being deposited **inside** the containers, not on top of the container or on the floor next to the container. Lately, we have found that some residents are leaving empty boxes from large purchases on the floor by the trash containers.

If you have a bag with trash and you find the container full, please be considerate of your neighbors who do not appreciate finding trash on the floor and around the door. Instead, take your trash bag to the trash chute on your floor or to another container.

Please Do Not Leave Your Trash Outside Of and Around The Garage Trash Containers



INFO FROM THE ENGINEER

Chief Engineer, Greg Grimm

In-Unit Maintenance Missed Appointments

This is a reminder that according to the "In-Unit Maintenance Program" procedures, if you schedule an appointment, and fail to cancel the appointment before the scheduled time and we go to your unit and no one is home, you will be billed \$10.00 for failure to cancel or reschedule your appointment. This is to cover the time of the technician going to and returning from the residence.

Do You Have Fruit Flies?

Several residents have asked me how to rid themselves of pesky fruit flies. The answer is simple.

You will need the following: apple cider vinegar, liquid dishwashing detergent (I use Palmolive Anti-Bacterial), a small clear dish about 1½ "deep by 2" across.

Fill the dish ¼ full with the cider vinegar then add detergent to fill the dish to the half way point. Stir gently to blend. Take care not to make bubbles or foam. Place dish in kitchen next to fruit.



PHYSICAL PLANT & OPERATIONS

Chair, Al Lambert

Greetings! Members of the Physical Plant and Operations Committee (PPOC) met on July 14, 2011 at 7:00 p.m. in the West Card Room to evaluate and make recommendations on projects scheduled for implementation within the Association. The Committee discussed and formulated conclusions and/or recommendations on each project through participants who allocated from their own personal leisure time for this purpose (that is, time spent away from work and domestic chores and pleasures providing an opportunity for learning and a great climate for lifelong learners).

In the near future, the Association will undertake a renovation of the original four garage elevators as scheduled in the Reserve Fund. The elevators have reached the end of their expected service life having been in service for over thirty years. Our consultant for the project, Mr. Steve Fox with Michael Blades & Associates, provided a high-level overview on the scope of the project. The Committee approved the work specifications and suggested the Board work with Management to obtain a storyboard (a panel outlining options that will make up the cab interior such as the walls and flooring) from the final contractor(s) for observation and comment.

The next project considered by the Committee was repair of the East and West Penthouse windows and façade. There is concrete deterioration and waterproofing issues at the penthouse walls which has created leaks and the potential for falling debris in both buildings. There were three bids submitted and reviewed by our consultant (SK&A, Consulting Structural Engineers). The bids submitted were Choice Restoration Services (CRS) for \$92,475, Consolidated Waterproofing Contractors (CWC) for \$97,292, and Concrete Protection & Restoration (CPR) for \$164,000. Our consultant recommended, and the Committee concurred, that the contract be awarded to CRS on the basis of pricing and scheduling. The work will be conducted simultaneously on both buildings and completed in an estimated five week timeframe.

The third project considered by the Committee was to resolve a water drainage issue in front of the East Building through the installation of a Trench Drain and French Drainage System. The consultant engineer (SK&A) reviewed three submitted bids: Consolidated Waterproofing Contractors (CWC) at a cost of \$19,980, Concrete Protection and Restoration (CPR) at a cost of \$22,745, and Choice Restoration Services (CRS) at a cost of \$25,924. The consultant recommended and the Committee concurred with a recommendation the contract be awarded to the CWC. They are a well qualified firm with the experience and manpower to handle a project of this size.

On a lightweight note the next project was the recommendation to purchase six shade umbrellas for the swimming pool patio area. They will be of green coloration to match existing umbrellas, slightly larger in diameter than those, and have a concrete support base (but no adjoining table). If the Board approves the procurement, they could be available during the final weeks of the pool season.

As you may recall, at its June meeting, the Committee did not recommend accepting the AT&T proposal to lease roof space for the installation of communication facilities and antennas. The primary basis for rejection was the question of health concerns associated with Radio Frequency (RF) waves emitted via the antennas. However, there were other provisions in the proposed contract which had to be reviewed by the Association's attorney before final Board action. In July the Committee reviewed comments and recommendations provided by the attorney relating to the PPOC's charter while his comments relating to fees will be addressed by the Finance Management Committee. The attorney noted two provisions for consideration in the realm of the PPOC's responsibilities -- the provision concerning a fence around the AT&T equipment and a lack of detail on how they would get their equipment to the roof. Management provided information resolving the concerns about the former and with regard to the later, the final lease, similar to the previously approved agreements, would contain an exhibit which included the Association's Rules and Regulations stipulating access policies and procedures and requirements for addressing any related damage to the landscape.

If the contract award is ultimately approved, the Committee recommended the next step in the process to be to arrange for an independent firm to test and measure the RF emissions to ensure

that AT&T and its equipment are in full and complete compliance with standards established by the Federal Communications Commission.

Lastly, the Committee reviewed two bids based on the specifications in a Request for Proposal (RFP) to perform an analysis of the Association's overall energy usage. There was a single bidder on the RFP based on the original specifications. A second bidder submitted a revision to the original specifications with a proposed cost. The Committee rejected both and recommended that Management make one final attempt to identify vendors by advertising in the Commerce Business Daily (CBD). Subsequent to the meeting, Management determined advertising in the CBD was restricted to Federal contracts and hence the Committee will discuss other alternatives at its September meeting.

Thereafter, the Committee adjourned having completed all agenda items. For participants the take away of devoting an hour of their leisure time was a structured opportunity to learn about a variety of Association projects and topics.

During August the Committee will take its annual summer break. The early September monthly PPOC walk-around is also cancelled.

As always, I welcome your feedback on this article or any matter pertaining to the PPOC. This is your home! The PPOC's next meeting will be Thursday, September 8, 2011. We welcome you to join us. Thank You!



FINANCIAL MANAGMENT

Chair, Wynfred Joshua

The Financial Management Committee (FMC) met on Monday, July 25th. For the month of June, total income was \$338,745 with expenditures of \$212,692. Total income less expenditures amounted to \$126,053. The monthly Reserve Contribution was \$111,744, leaving a net income before taxes of \$14,309.

Our electricity bill for June had increased and was almost \$6,000 above the monthly allotment, but year-to-date expenditures were still about \$5,700 under the budget. The water bill continued to cause concern and was approximately \$1,100 over budget; the year-to-date figure was about \$10,500 over budget. In view of our current heat wave, we can expect our utility bills to go up.

We had to consult our attorney about several issues this past month causing an overrun of about \$640 for June and \$864 year-to-date.

To illustrate some of the costs of running a condo like ours, we had an unexpected bill of \$6,713 for fixing the garage entrance door; it was charged to the appropriate reserve account. Fortunately our financial setup is such that we can incur such expenditures. We can also report, with pleasure, that we finally passed the \$2 million mark for our reserves.

Owner arrears of condo fees are edging up again. For the month of June, total delinquencies amounted to \$57,232 or, about \$900 more than last month. Our attorney is handling the collection from seven owners who owe more than \$51,000 for more than 60 days. The bulk of this figure reflects the arrears of four owners. We have eight owners who have been delinquent for up to one or two months for a total of roughly \$4,000. We also have three owners who are charged with \$1,900 in fines due to covenants violations.

Owner occupied units have increased. We have 432 apartments, including vacant ones, which are owner occupied. The remaining 125 apartments, 22%, are rented out.

Three units are in foreclosure and are currently on the market.

Committee members discussed at length the revisions our attorney had made in the AT&T proposal. The consensus was that the proposal was clearly improved but that several items remained requiring revisions. We reported these concerns to the Board. Please note that we focused only on the financial aspects and not on technical or environmental factors which are not within our purview. We expect to make our final recommendation after receiving the next rewrite of the proposal.

In line with PPOC's decision, the FMC recommended that the Board award the Trench Drain and French Drainage Systems Installation to Consolidated Waterproofing Contractors (CWC) in the amount of \$19,980 plus a 10% contingency amount for unforeseen conditions. According to our consulting engineer, CWC is well qualified to perform the project and was the lowest bidder. Engineering inspection services are \$2,500. Funds are available in the reserves under account 10021.

The FMC also recommended the Board award the contract for the Penthouse Façade Repairs to Choice Restoration Services (CRS) for the amount of \$92,475 plus up to \$10,000 for contingency issues. CRS provided the lowest bid and is qualified to perform the work. Furthermore, because it can provide sufficient manpower to work on both buildings simultaneously, CRS expects to complete the project in 5 weeks. Funds are available in the Reserve account 10022.

With regard to development of the Association's 2012 budget, the FMC sub-committee on the Operations Budget scheduled its meeting for Monday, August 8th at 7 PM; the session for the sub-committee on the Reserve Budget is set for Tuesday, August 9th. The latter subcommittee includes members of both the FMC and the PPOC. There will be no regular FMC meeting in August. The next full FMC meeting will be on Monday, September 19th when we expect to consider and approve a proposed 2012 budget to submit to the Board. We welcome all members of our Skyline House community to give us their ideas.



SECURITY, SAFETY AND NEIGHBORHOOD WATCH

Chair, Robert J. "Bob" De Mayo

Our Committee planning over the past few months to partake in the celebration of "National Night Out" (NNO) - a nationwide event sponsored by the Neighborhood Watch (NW) to show support for local law enforcement and demonstrate solidarity against crime in our neighborhoods - paid off! On the evening of August 2nd, between 6-9:00 PM, 40-50 residents dropped in and visited with the core group of your NW in the Front Lobby and partook of the refreshments, Bob's special punch, and really delicious desserts! The Management Office staff graciously provided the tables, chairs, punch bowl and a brand-new NW NNO Banner that read: "Skyline House Supports National Night Out". Our resident Fairfax County Reserve Deputy Sheriff, Coordinator of the NW, Chairman of the SS&NWC, and member of your Board of Directors (BoD) - that would be me, Bob De Mayo - was on-hand to answer questions about local law enforcement. Linda De Mayo provided a wonderful array of delicious desserts and refreshments. The "usual suspects" of your NW core group: PPOC Chairman/Board Member Al Lambert, Hanna Jones, Gladys Ponce-Manrique, and Inge Chilman, as well as Board member Barbara Thode, were all on-hand to greet, meet and host the six Fairfax County Police Officers who dropped by, enjoyed the refreshments and chatted with many attending residents.

Some of the officers were very fit-looking members of the "Bike Patrol" - they carry bicycles on their scout cars and after arriving in an area, park the police cruiser and then start pedaling for hours through neighborhoods, alleys and on our many county trails to deter crime! No wonder they're FIT! The resounding message the officers conveyed to all of us in the Lobby that night came across LIMA CHARLIE (i.e., Loud & Clear) - Crime, especially violent crime - is way down in the county and our little corner of it is considered a *very* quiet and *very* safe area by our patrolling police officers!

At 6:40 PM, we began constructing about 80 "Luminaria" and placed them outside along South George Mason Drive on our retaining walls; they were lit at about 7:20 PM. We finished by hanging our "Skyline House Supports National Night Out" banner outside on the retaining wall off the sidewalks to be seen by all cars and passers-by. By 7:50 PM the glow from the luminaria was simply b-e-a-u-t-i-f-u-l and got better over the next hour. Many pictures were taken and will be posted on our bulletin boards as soon as we can get them printed. Many thanks to everyone who lent a hand to make this another memorable event for our Skyline House community!!

A CALL FOR VOLUNTEERS COMMUNITY RELATIONS COMMITTEE

**THE BOARD OF DIRECTORS IS RE-INSTITUTING A
COMMUNITY RELATIONS COMMITTEE (CRC) TO ENSURE
THAT SKYLINE HOUSE HAS A VOICE IN COMMUNITY
MATTERS AFFECTING US ALL. THE BOARD SEEKS
EXPRESSIONS OF INTEREST TO LEAD THE COMMITTEE AS
CHAIR (CO-CHAIR) OR TO SERVE AS A COMMITTEE MEMBER.
PLEASE EXPRESS YOUR INTEREST TO BOARD PRESIDENT
MARIA ELENA SCHACKNIES AT
MARIAELENA.SHUOA@GMAIL.COM OR (703) 820-1904.**

What follows is a working draft of a Charter for the Re-instituted Committee

Skyline House Unit Owners Association

COMMUNITY RELATIONS COMMITTEE

Charter

The purpose of the Community Relations Committee (CRC) is to establish and maintain relationships with the community-at-large and to advise the Board on issues of potential interest to the Association. The CRC will assist the Board in keeping current with external affairs that might have an impact on the Association and its members.

Specific CRC responsibilities include:

Serve as an information channel to the Board and residents on issues that may affect the community at large and Skyline House residents as members of this community, including issues such as zoning, public transportation, revitalization and construction.

Establish cooperative relationships with other community associations, public service organizations and interest groups to identify opportunities for joint action benefitting Skyline House Unit Owners and residents as well as the larger community and, with the approval of the Board of Directors, send Skyline House representatives to public hearings and meetings and reviewing and reporting findings which may affect the Association.

MAGAZINES FOR ALEXANDRIA HOSPITAL

The collecting of magazines for Alexandria Hospital program is currently on hold. The Front Desk will not accept magazines until this service is reinstated. Please save your magazines until further notice.



COVENANTS

Chair, Joseph Livingston

The Covenants Committee met on July 19, 2011. At that meeting, the Committee addressed two issues it had been requested to consider. One regarding residents using the parking spaces reserved for guests. (See Rule 18C2 of the Association's Rules and Regulations).

The other matter was of residents not removing their cars to facilitate power washing the garage.

With respect to Rule 18 C 2, the Committee recommended that the rule be modified as follows:

“No vehicles owned/operated by residents or unit owners, including unit owners of commercial units and persons employed in such commercial units, shall be parked (or standing) in guest parking/ handicap guest parking spaces. Vehicles in violation are subject to being towed without warning at the owner's risk and expense.”

The Committee also recommended another rule change to require residents whose vehicle(s) are parked in the garage to remove them temporarily to facilitate power washing the garage; and if the vehicles are not removed after notice, they will be towed at the owner's risk and expense.

The precise language will be considered and voted on at the next meeting of the Committee.

The Committee will not meet in August. The next scheduled meeting is September 21, 2011.

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.

AUGUST

MARYANNE SOLLACK 703-845-9325

MARILYN SILVER 703-256-0775

SEPTEMBER

JULIA BATES 703-845-0746

GWEN PETITJEAN 703-820-4260

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.

WAY TO GO SKYLINE HOUSE RESIDENTS!

The Lions Club volunteer found, on his July 4th pick up, that Skyline House residents had donated yet another 25 used eyeglasses.

Since the collection was first announced, just last November, 2010, generous residents have donated 5 hearing assistance devices and a total of 64 eyeglasses. Keep up the good work!

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 collection box is located at the front lobby desk. Thanks for your donations!

“HOUSE” HINTS

Hot Water Heaters

New hot water heaters can be purchased in the Management Office and delivered and installed by our in-house engineering staff. Don't wake up to a cold shower or wait until your old water heater springs a leak and you have to pay for damage in your unit and many units below you. A new energy-efficient water heater will also reduce your electric bill. Take advantage of this in-house service. Replace your old water heater today.

Air Conditioner/Heater System Filters

Change the filter on the unit in your utility closet and your system will run more efficiently and better filter the air. Purchase new filters at the front desk (note filter size).

Unit Water Shut Off Valve

Every unit has a shut off valve which cuts off all water (hot and cold) to the unit. This valve is located in the utility closet, above the water heater tank, usually close to the back wall. This valve is the bigger valve in the closet. If any resident has a problem locating this valve, please contact the office and they will arrange for someone to come by and show you the exact location. This valve turns off all water located inside your unit, except the Fire Sprinkler System, which can only be turned off by the engineers or the fire department.

Garage Remote Control

If your remote is more than a couple of years old and you have never changed the battery, do so soon to prevent being unable to open the garage door. The remote uses a standard 9-volt battery and can be easily replaced via the small compartment on the remote's back.

Dryer Vent Cleaned At No Charge

The Association schedules cleanings for dryer vents of all units in tiers 5, 6, and 14, and for all units on the 17th floors. Dryer vents for all other units will also be cleaned at no charge; however, you must schedule the service with the Management Office. Your vent is located right above the balcony door on the outside. You can tell if it needs cleaning by looking to see how much lint is caught in the vent. A clean vent will reduce drying time and thus your utility costs. More importantly a clean vent will reduce the possibility of a dryer fire. Save your money and be safe. Schedule a dryer vent cleaning.

Pest Control

The Association contracts for weekly pest control service for all common areas and also, on a first come first served basis, for up to eight individual units. If you're having a problem in your unit with roaches, ants, spiders, etc. do yourself and your neighbors a favor and sign up for the service at the front desk. There is no cost to you.

Water Leak Detectors

Leak Detectors are available for sale in the management office. We are continuing to have problems with these ringing, indicating that they need new battery. If you have purchased a leak detector, remember to change the battery yearly, or it may start ringing when there's no water, indicating that the battery needs change. No one wants to be awakened at three a.m. by this device, because it needs a new battery.

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.

“HOUSE” HINTS

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.**

Front desk boxes

Your Front Desk Box belongs to you. It is your responsibility to routinely check it for anything which might have been left in it. Yes the Front Desk staff will call you for certain deliveries. But you never know when someone might leave something (a note, a card, incorrectly delivered mail, etc.) in your box for you. You will not always be called in those cases. Make a habit of checking your front desk box routinely throughout the year.

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.**

Disposing of old batteries and fluorescent bulbs

Standard batteries and fluorescent light bulbs can be brought to the front desk for safe and environmentally friendly disposal/recycling.

Skyline house e-mail newsletter delivery

400+ residents/owners have now signed up for e-mail delivery of The House Special newsletter. It is so easy to do! Just stop by the Management Office and register your e-mail address. It will only be used for the newsletter delivery. Don't miss any House news ever again, even while traveling. Receive your copy via email before the hard copy is even back from the printer.

Do you store a bicycle in the bike storage rooms?

Bike storage rooms in both buildings are at, or almost at, capacity. There are bikes there which have not been moved in ages. Many have flat tires. Be honest with yourself and considerate of your neighbors. If you have a bike in one of the rooms and have not used it in a long time and are not likely to do so again, please remove it.

Overhead Mirrors in the Garage

Slow down and you will notice that there are overhead mirrors located on the garage ceiling at the up/down ramp. Please use these mirrors to check for pedestrians and oncoming vehicles as you approach the ramps. These mirrors are a great safety device and allow you to see areas not directly in front of you. Slow down and use the mirrors!!

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.

Skyline House library

If you have never visited the lending Library in the East Building Penthouse, you should do so. You will find an amazing inventory of books (mysteries, biographies, fiction and non-fiction), audio books, videos and even children's books that can be borrowed at no cost. The library, staffed by volunteer residents, is open most Monday evenings from 7:00 to 8:00 pm. It is certainly one of the hidden gems of Skyline House and you will be glad you discovered it. Save gas and time spent on a trip to the local public library. Save the money you plan to spend on that next book. Visit the Library. You never know what you might find and it is just an easy, inside stroll, from your unit. Many thanks to the dedicated volunteer librarians who help make the library available to us all.



SKYLINE HOUSE CALENDAR

SEPTEMBER 2011

(WWW.SHUOA.ORG)



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3
4	5 LIBRARY CLOSED	6	7 TOWN HALL MEETING 7:00 p.m. W. Party Room	8 Physical Plant & Operations Comm. 7:00 p.m. W. Card Room	9	10
11	12 Library Open 7:00 – 8:00 p.m. East Penthouse	13	14 Security, Safety, and Neighborhood Watch Comm. 7:00 p.m. W. Card Room	15	16	17
18	19 Financial Mgmt. Comm. 7:00 p.m. W. Card Room Library Open 7:00 – 8:00 p.m. East Penthouse	20	21 Covenants Committee 7:00 p.m. W. Card Room	22	23	24
25	26 Library Open 7:00 – 8:00 p.m. East Penthouse	27	28 BOARD MEETING 7:00 p.m. W. Card Room	29	30	
GOOD NEIGHBORS: GWEN PETITJEAN 703-820-4260 and JULIA BATES 703-845-0746						

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