

The House Special



BOARD OF DIRECTORS

President, Maria Elena Schacknies

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Historically, only about 30 percent of all available votes have been cast in Skyline House elections. At our recent election, participation increased to about 40 percent, and that is a noteworthy improvement. But in order to change the By-Laws or decide on major improvements, two thirds of the voting interest is currently required. We must convince a sufficient percentage of Owners that it is within their power to support

and enhance their property values and quality of life at Skyline House by participating in its governance and fully exercising their voting rights. Unless we can do this, our future doesn’t look good.

Voting rights and responsibilities are a basic, vital part of condominium ownership. When condominium Owners decide not to vote, an association can find itself paralyzed. In situations that require a supermajority or very high percentage of Unit Owners to vote, apathy can completely stymie an association’s efforts to create a bright future for Owners and their property values.

Some Owners might not vote because they feel comfortable with the status quo. If the Association is performing well living environment clean and safe, bills paid on time, common fees steady, no special assessments on the horizon—they may simply be content and not feel the need

to participate and support necessary change. Given the lack of immediate and pressing crises, many Unit Owners may not understand how important it is to think about the future.

Some Unit Owners who previously lived in a house or were renters may not realize the difference between those living

“Voting rights and responsibilities are a basic, vital part of condominium ownership.”

arrangements and ownership in a condominium, which calls for participation in its governance, at a minimum, by voting and ideally by serving on committees or running for office. They may not understand that they can directly and meaningfully affect their quality of life and the value of their property by voting. We need to change this culture through educational efforts.

“We need to change this culture through educational efforts.”

As you know, Susan Weber helped us produce a Handbook for Board Members. On April 10th we had the first-ever orientation meeting for newly elected Board members. This exercise was extremely

useful because it provided the Board and Management an opportunity to systematically review how we function and how we can continue to improve.

We all owe a debt of gratitude to the Garden Club for beautifying our environment. In April, the Club constructed a beautiful rock garden in front of the West Building. You’ll see a

photograph if it elsewhere in the newsletter. They are providing a very specific, concrete example that we can view every day of how a few dedicated volunteers can make life at Skyline House more enjoyable for all of us.

If a Unit Owner has a complaint, Skyline House has a procedure in place which was announced in September of 2012. The website has all the information, including a form that can be filled in directly and then printed. The direct link is:

http://www.shuoa.org/downloads/forms/SHUOA_Complaint_Procedures_Fillable_PDF.pdf



MANAGEMENT

General Manager, Michelle Brown Slaughter

Elevator Repairs

Avery completed the East Garage elevators and the related punch list items. At the advice of our elevator consultant(s), Management released the final payment. However, Management has also advised our consultant and Avery that we are not happy with the numerous outages experienced lately.

Facade Window Leaks

Eastern Waterproofing completed the final leak repairs before the end of March. Any further leaks will be reported and added to a list for future repairs.

Garage Repair Project

The deposit was paid to Parking Management Inc. (PMI) for the transponders (remote controllers) needed for residents to access the Skyline 4, 5, 6 parking garage (across the street) during the garage repair project. Concrete Protection Restoration's expediter is working to obtain the permits from the county. However, due to a backlog at Fairfax County in the Plan Review Department, there has been no movement toward the release of our permit. Management will keep the residents impacted during Phase I informed as we receive further information. Most of the residents who will park across the street during Phase I have paid their \$30 cash deposit and received their garage remote controllers and instructions. We anticipate that at least 5-7 residents will use outdoor guest spaces due to physical difficulties. **Phase I includes residents who park in upper level A, parking spaces P1W thru P35W and motor cycle space M1W; as well as upper level B, parking spaces P74W thru P110W and motor cycle space M3W.**

We continue to urge all Owners who may be out of town for an extended period from April through June, to advise the Management office immediately regarding whom to contact to move their car(s) during the construction period, if needed.

Electrical Switch Gear Project

Kolb Electric was on site Thursday, April 25th, with Dominion Power, to perform the electrical repairs. The large electrical box has already been received and installed. The primary power outage was experienced by the East Building while repairs were performed. Notices were posted on easels, bulletin boards, elevator areas, and on each floor of the East Building, and were sent to each resident who was affected in the East Building.

Rolling Garage Doors Replacement

DeRana, the installer, has not received a delivery date from Albany, the manufacturer, but the doors are still on order. Management will continue to schedule a courtesy officer to patrol the garage entrance from 7:00 p.m. to 7:00 a.m. until the new door is installed. Management will also coordinate logistics in the garage between Concrete Protection Restoration, the garage repair contractor, and DeRana once the doors have been scheduled to be installed.

Mason and Mason (M&M) Five-year Reserve Analysis Plan (2013)

Mason and Mason conducted the next Five-Year Reserve Plan assessment during the week of April 9th. Once it has completed its analysis, M&M will provide a draft report for review by the Physical Plant Operations Committee (PPOC) and the Financial Management Committee to discuss the findings, prior

to meeting with the Board on May 22, 2013. It was suggested that M&M conduct an overview of the draft report at the May 9th PPOC meeting, as a preliminary review prior to the Board meeting.

Newsletter

Effective July 1st, 2013, Management will no longer email the newsletter web link to residents each month. The monthly newsletter can be easily accessed on the website at www.shuoa.org by clicking **Current House Special Newsletter** on the Home page of the website.

Pool Deck

No further information has been received from Whitlock, Dalrymple, Poston & Associates (our garage consulting engineer) on the pool deck exploratory work. Since the pool season is upon us, this project has been delayed until the fall (after pool season ends in September).

Computer

All PC has revised the new database’s guest parking log-in system to be more user-friendly. All guests will be required to log in their vehicles using the

touch screen system at the front desk. The manual paper login will only be used as a back-up if the system goes down.

Lobby Furniture

Spicer re-upholstered the two large green couches in the lobby that were worn and tattered. They also re-upholstered the eight pillows in the same fabric as the couch. Both couches have been returned to the property.

Attorney Fees: Unit Owners Collections

\$3,718 was paid to the Association’s attorney in March for routine delinquency collections, which included three judicial foreclosures.

Attorney fees: Regular Legal Fees

\$1,350 was paid to the Associations attorney in March for legal advice regarding the proposed By-Law changes and general legal services.

Collections Update

\$24,277 was owed as of March by eight Units that are delinquent for at least 60 days. Collection is being handled by the Association's Attorney.

	60 days past due	Other Delinquencies	Total
March 2013	\$18,874	\$5,403	\$24,277



TREASURER’S COMMENTARY

Treasurer, Karen H. Johnson

Both in March and in the first quarter, the Association is largely on budget, with our income and expenses about as expected, and some positive surprises such not needing funds for snow removal so far this year. However, our legal expenses associated with Unit Owner business are about \$5,000 ahead of budget for the quarter.

“Both in March and in the first quarter, the Association is largely on budget...”

I would like to focus on the delinquencies that give rise to these legal expenses and the legal expenses themselves, since together they constitute a serious burden on our finances. The delinquencies arise from

short-term delays in the payment of assessments by the tenth of the month, delays for intervals of up to 60 days, and from non-payment cases that extend beyond 60 days. The short-term delays raise costs, and I encourage all Unit Owners to make these payments in a timely fashion. More important are the delinquencies of more than 60 days. We refer these for action to our attorney. I fully support that approach and believe that it is in the best interest of all Skyline House Unit Owners that we seek to obtain payment as aggressively as possible within the law. It is

important that we do not create any incentives that would lead an Owner to choose delinquency.

We need to recognize, however, that expenses result. First, there are the funds due to us in the assessment itself. In cases where we seek remediation through legal means, it is not likely that we will receive full payment of the funds due to us. Recognizing this, our budget for 2013 allocates \$50,000 to be set aside over the course of the year for bad debt. This sum is a large increase from the \$9,000 we budgeted and set aside in 2012, but it reflects a prudent and realistic view of the size of the problem we are experiencing. Second, there are the legal expenses we incur in seeking to obtain help through legal means to receive payment and/or to change the situation. This year we have budgeted almost \$35,000 for these expenses. This also is a big increase from last year's budget, when the figure was \$10,000. Last year, we overspent significantly in that

“...a burden that a very few of our Unit Owners are putting on all of their fellow Owners.”

category and so needed to raise it in the 2013 budget. I hope that the rapid spending we experienced in the first quarter will slow and that we can remain within budget for this category this year. We do seek to recover funds spent on legal fees. But the budgeted income from that source for this year is \$7,000, far from our expected outlay. The funds that are needed to compensate for bad debt and to pay for our related legal expenses represent a burden that a very few of our Unit Owners are putting on all of their fellow Owners.

Although it is only April, we will before long begin the process of thinking about the budget for 2014. I ask that the members of the Board, members of the relevant committees, and other interested Unit Owners give some thought to questions and issues concerning next year's budget that we can share with Management at the start of the budget process.



INFO FROM THE ENGINEER

Chief Engineer, Greg Grimm

Spring is here, so now is the time to have your **heat pump (air conditioning/heat unit)** serviced for the summer. This service includes: (1) check the evaporator coil for cleanliness; (2) clean out of the drain pan; (3) add algaecide to the drain pan to help prevent condensate back-up and overflow which damages your Unit and others below you; and (4) check the Freon level. All of these factors, along with a regular change of your filter, make your unit operate at peak efficiency. Please schedule your heat pump preventative maintenance in the Management Office, or call your contractor if you prefer. Also, remember to test your unit to assure that it operates correctly in the cooling mode. Filters are available at the Front Desk. If you would like your filter to be changed when your unit is serviced, please have a new filter on

hand when we arrive. (Due to the various filter sizes we do not bring filters with us to the service call.)

Reminder: **Water-leak detectors** are for sale in the Management Office for \$15.27. If you have a leak in the utility closet, or water is leaking from a Unit above you, this detector will sound an alarm when it senses moisture, to let you know there's a water problem in the closet. ***IMPORTANT: DO NOT place the leak detector in the water heater pan. Place it on the concrete floor between your water heater and heat pump, so it can sense water from either unit. If it is placed in the water heater drain pan, and the heat pump leaks, the water will not reach the leak detector.***



PHYSICAL PLANT & OPERATIONS

Chair, Howard Haymes

The Physical Plant and Operations Committee (PPOC) meeting began at 7:00 p.m. on April 24th with a 10-minute “open discussion” session; no comments were offered. The Minutes for the prior meeting (March 14th) were approved.

The Chair discussed the following items:

- The Chief Engineer reported that heat vent covers are being replaced or repainted throughout the building.
- Regarding Cecil Williams’s concern about misplaced mail, it was pointed out that mis-delivered mail could be “resent” i.e., put back into the mail chute, brought to the Front Desk, or given directly to the addressee.

The Management report was presented by the General Manager and included a briefing on project updates. Importantly, the procedures for parking across the street at Skyline 4, 5, and 6 Garage while our garage is being repaired were carefully explained. Schedules and required deposits for garage remotes were also discussed in detail.

Garden Club activities were updated. These included the planting of two tall trees and several shrubs, and the improvement of the low slate tree borders behind the East Building.

The March walk-around was discussed. About a dozen residents walked over to observe Skyline Square’s one-way film on the entrance doors. This film allows people inside the building to look out through the glass door, but people standing at the door on the outside cannot look into the building. The consensus was that we should use this material for the West Building side-entry lobby door. The PPOC formally passed a resolution to submit the recommend approach to the Board for approval. Residents were encouraged through postings on the

bulletin boards and other means to attend the April 30th walk-around focused on the pool deck area.

New Business items included:

- The need to paint the low (one foot) iron fence atop the wall on George Mason Drive was discussed.
- A new Request for Proposals (RFP) for the landscaping contract was presented. While the Garden Club reports directly to the Board, it gives “updates” to the PPOC. However, the RFP, on which the Garden Club is taking the lead, also needs PPOC approval since it is a vendor contract. It is hoped that numerous landscapers will bid on the contract. To achieve that end, an attempt was made to shorten the original RFP. In brief, the contract requires flower plantings in Spring and Fall, mowing, edging, shrub and plant trimming, removal of excess shrub bed vegetation, mulching of shrub and flower beds, grass aeration, weed control measures, fertilizing of grass, and leaf removal in the Fall. Trimming of Circle shrubs is excluded since it is done by the Garden Club.

Old Business items included:

- Discussion of garage railings painting initiated last year.
- Postponement of garage “clean up” until after completion of garage repairs.
- Passage of PPOC resolution to be sent to Board to reduce the temperature in all resident corridors to 68 degrees in the winter months (December-February) between the hours of 8:00 p.m. and 6:00 a.m. For all other timeframes the temperature will be maintained at 72 degrees.
- Passage of PPOC resolution to be sent to the Board to close the Penthouse levels 12:00 p.m. through 8:00 a.m. Sunday thru Thursday and 1:00 a.m. through 8:00 a.m. on Friday and Saturday.



FINANCIAL MANAGEMENT

Chair, Wynfred Joshua

The Financial Management Committee (FMC) met on Monday, April 22nd. A review of the financial statements for the month of March showed a total income of \$351,072. Total expenditures for March were \$227,814. The monthly reserve contribution was \$116,214. As a result we were running a modest surplus of \$7,044 before taxes.

“...running a modest surplus of \$7,044 before taxes.”

Some of the accounts that are usually running over budget did so again this past month as well as for the first quarter of the year. Regular legal fees for the first three months of the year were more than \$1,200 over budget. This was partly triggered by requirements for legal advice on the proposed amendments to the By-Laws. The account for legal fees to recover arrears from delinquent owners was for the same three months almost \$5,000 more than we had budgeted. This included expenses for our attorney’s work on the three foreclosures. On the other hand, bills for utilities ended the first quarter of the year virtually on target, which suggests that we allocated a sufficient amount to these accounts.

“...we should aim to have a reserve of some \$4 million.”

Accounts making up the maintenance sector of the budget were over budget roughly \$1,500 for the month of March, but for the total first quarter of the year they ran about \$5,000 below what we had allocated in the 2013 budget. Looking at the account for supplies, at first glance it shows for the first quarter a major deficit of some \$12,000. This figure, however, is deceptive because it includes equipment ordered for Owners using In-Unit Maintenance. Payment for such equipment is reported under Income and found elsewhere in the budget. At this stage of the year

“...renter-occupied apartments...”
 “...down slightly from 142 to 137 or 25%.”

expenses of the various contracts in the Operating Budget are under control. In fact, looking at the entire expense part of the Operating Budget for the first quarter of the year, Skyline House has done well; we are only \$1,700 over budget. Taking our total income for the

same period into account, we end up with a small surplus of some \$4,000.

At this point we cannot present any comments about the Reserve Budget because we are still waiting for the final evaluation from our auditors. Our accounts indicate that our total reserves at the end of March amounted to some \$2.7 million. As one of our members noted, however, considering the rising costs of replacement and major repair items, we should aim to have a reserve of some \$4 million.

We took advantage of the fact that at this early stage of the new year we did not yet have to go over major contracts and expenses. Thus we could go into some detail on evolving allocations of our budgetary items to give you a picture of where we stand after the first quarter of the year. Once we get the final figures for the Reserve Budget, we will also peruse those accounts because this is where the big-ticket items are, and this will more profoundly impact our financial situation.

Regarding delinquencies, at the advice of our attorney we are no longer including in the delinquency report the debts of two Unit Owners who filed for bankruptcy. Their debts, amounting to \$51,496, are included in our Accounts Receivable Regular Assessments account and will remain there until they are paid or can be written off as bad debts. This helps to explain why the delinquency report for 31 March shows a past due balance of only \$18,874 from eight Owners who for more than 60 days did not meet their obligations to our association. Including also Owners who are behind in payment for less than 60 days, the total past due balance is \$24,277.

Regarding renter-occupied apartments, this number has gone down slightly from 142 to 137 or 25%. The other 419 apartments are occupied by Owners or belong to Owners who do not wish to rent them.

The next FMC meeting will be on Monday, May 20th. Winny will be on vacation, but June Baker has graciously agreed to chair the meeting. We hope that

some of you can join the FMC and give us the benefit of your advice.



SECURITY, SAFETY AND NEIGHBORHOOD WATCH

Interim Chair, Diane M. Zierhoffer

The Security, Safety and Neighborhood Watch Committee (SS&NWC) last met on March 13th.

In March, Internal Affairs reported on their efforts to protect the reputation of the Fairfax County Police. They work to protect both citizens and the force, and they ensure that both state and national standards are being upheld.

CPT Lee has left his position as Chief of the Mason District Police Department and will return to the Criminal Investigation Division. CPT Carol Wilhite assumed the duties of Chief on March 8th.

“...towing of cars illegally parked began on February 19th.”

The Management Office had no incidents to report.

Reminder: Parking stickers are now being placed on the windows of vehicles parking in fire lanes and parking for longer than 30 minutes in the loading dock areas, and for residents parked in guest parking. This policy took effect on February 11th, and towing of cars illegally parked began on February 19th. Several cars have been towed already. It is hoped that residents will pay more attention to the parking regulation, to include informing their guests of the responsibility to register when parked on the property.

The SS&NWC will next meet on May 8th.



COMMUNITY RELATIONS

Chair, Janice L. Hill

The Community Relations Committee (CRC) met on April 18th with seven members attending. The Committee began by discussing the increasing amount of litter left on Skyline House lawn, an issue that had been referred by the Covenants Committee. The CRC contacted Supervisor Penny Gross's office for assistance in identifying county sources that could help to address this problem, and several contacts were identified. Elayne Haymes, Chair of the Covenants Committee, will follow up and provide an update at a future meeting. Next order of business was an update on our Healthy Living Initiative. Additional work and collaboration with other communities will continue. Watch the bulletin boards for information on various healthy living initiatives.

Next, New Business was discussed. The General Manager recommended an initiative to better promote Skyline House as a great place to live with many amenities. The CRC Chair advised the Committee of this recommendation. This project will take several months to develop, and we seek the assistance and thoughts of the Board, other committees, and Unit Owners.

The Committee will not meet in May. The next meeting will take place on June 20th. Please see bulletin boards in June for our agenda. We look forward to seeing you at our next meeting.



RECREATION COMMITTEE

Chair, Sharon Milton

The recreation committee held a T.G.I.F. on April 12th. Approximately 20 people attended. We shared some food, drinks, chit-chat, and laughs. We held the 50/50 and raised \$64.00. We had two winners, each winning \$16.00. The following is a tentative schedule of events through early September:

- May 6th, Committee Meeting at 7:00 p.m. in the West Card Room.
- May 10th, T.G.I.F. at 7:00 p.m. in the West Party Room.
- June 3rd, Committee Meeting at 7:00 p.m. in the West Card Room.
- June 14th, T.G.I.F. at 7:00 p.m. in the West Party Room.
- June 22nd, Spring Cleaning, White Elephant, Garageless Recycle Sale, 12:00 p.m.-5:00 p.m. in the West Party Room--and hallway if needed. There is a sign-up sheet in both mail lobbies, starting June 3. Clean out, get it out, and recycle it. Used items only; nothing new. Only small items can be brought to the sale area. Larger items can be represented by a photo. Rent a table for five hours for \$5. Only Skyline House residents may sell or buy.
- July 1st, Committee Meeting 7:00 p.m. in the West Card Room.
- July 4th, join your neighbors and see the fireworks on the East Rooftop and in the East Billiards Room from 7:00 p.m. till it's over. Bring a chair and a snack to share.
- August 5th, Committee Meeting at 7:00 p.m. in the West Card Room.
- August 10th, Picnic by the pool. 11:00 a.m. - 1:00 p.m. Details will be announced later.
- September 3rd, Committee Meeting at 7:00 p.m. in the West Card Room.

I would also like to hear from people who are interested in a casino trip. Call me at 870-310-5351 or 703-347-9618. Or e-mail me at recreation@shuoa.org.



GARDEN CLUB

Chair, Howard Haymes

The Garden Club had a busy and productive month:

- Two 12-foot trees were planted behind the West Building on the hill at the curve toward the George Mason Drive exit.
- In the treed area behind the East Building ringed by slate, the borders were raised a few inches.
- Three shrubs were replaced in the bed at the mail truck parking area in front of the West Building.
- A small slate-enclosed planter was constructed near the rose garden area in front of the West Building.
- Also, Verbena's and Begonia's have been planted in the area as well.



During the month of April the Garden Club created an enclosed planter in front of the West Building. Please check it out.

RULE 24 SWIMMING POOL**General**

For the purpose of these rules and regulations, the term "pool area" is as defined in the Fairfax County Code, that is, "the pool(s) and all equipment and structure appurtenant thereto, including all areas located within the perimeter security fence or barriers." The Skyline House swimming pool meets the definition of a "public pool" as defined by the Fairfax County Swimming Pool and Health Spa Ordinance (Section 69-1-1 to 69-3-14 of the Fairfax County Code) and is therefore subject to suspension of operation if the life, health or safety of its users is endangered.

The Fairfax County Code further provides for the imprisonment, not to exceed thirty (30) days, or a fine, not to exceed One Thousand Dollars (\$1,000), or both, of anyone who violates any provision of the Fairfax County Swimming Pool and Health Spa Ordinance.

The Fairfax County Code requires that any person having any skin disease, nasal or ear discharge, inflamed eyes, or any communicable disease be denied admission to the pool area. Any child using the main pool must be toilet trained. Boisterous or rough play and running at any swimming facility is prohibited by Fairfax County Code.

The following rules and regulations apply to the use of the pool area:

- A. For health reasons, all bathers will take a shower before entering the pool. Only a non-grease type suntan lotion may be used. Persons using the pool area are to deposit their papers, cigarettes, cigars, or other refuse in the proper receptacles furnished for the purpose. No person shall use the pool unless it is officially open and the pool operator is on duty.
- B. Unit owners/residents and their guests may use the facilities located in the pool area with the understanding that they will comply with the rules and regulations. It is the duty of Unit owners/residents to ensure that their guests are informed of such rules and regulations. The pool operator and/or management may evict violators. The board may bar violators for a period of time to be determined based on a recommendation from the pool operator and/or management as to the nature and seriousness of the violation.
- C. Unit owners/residents will be admitted on a no-charge basis. At the beginning of each swimming season, management will issue a given number of pool identification cards based on the occupancy restrictions of Units as set forth in ARTICLE X, Section 3(l) of the BY-LAWS, which provides as follows:

- 4 in a 3-bedroom Unit or in a 2-bedroom and den Unit
- 3 in a 2-bedroom Unit or in a 1-bedroom and den Unit
- 2 in a 1 bedroom Unit

Such cards are transferable and may be used for guests. If an identification card is lost, a replacement will be issued by management at the prevailing rate*.

- D. On Saturday, Sunday or days National Holidays are observed each unit owner/resident may purchase up to four (4) single day guest passes. An aggregate number for the pool is not to exceed twenty (20) guest passes each day. Such passes may be purchased at the reception desk in advance on a non-refundable basis and are valid only for the date for which issued. At all other times and within the limits of available space in the pool area, as determined at the time by the pool operator, unit owners/residents may purchase, at the prevailing rate*, non-refundable guest passes which are valid only on the date for which issued.
- E. Prior to seasonal opening, management will announce the inclusive dates and hours during which the swimming pool will be open. Subsequent changes in the dates and hours will be posted on the bulletin boards in each mail room lobby as far in advance as possible. Tuesday and Thursday evenings (between 5:00 PM and closing) use of the pool area shall be restricted to individuals age sixteen (16) and over.

- F. The pool may be closed at any time due to breakdown, weather conditions or other operational difficulties at the discretion of management or the pool operator.
- G. Robes or other suitable outer garments and shoes or sandals shall be worn to and from the pool area. However, street shoes will not be worn on the pool deck. Bathers are to use the G-level corridors to and from the pool/mezzanine elevators. Dripping bathing suits in building areas should be avoided.
- H. Upon entering the pool area, all persons shall surrender their passes to the pool operator on duty and sign the pool log book. Passes should be picked up when leaving the pool area.
- I. In order to be admitted to the pool area, all children under the age of 12 shall be accompanied by a person 16 years of age or older. There shall be one person of at least 16 years of age to be responsible for every two children under the age of twelve, who shall remain with the children during the entire time they are in the pool area. Children under age three are not permitted in the main pool; they are permitted in the kiddie pool provided they are wearing rubber pants and are supervised by an adult.
- J. Unit owners/residents will be held responsible for the actions of their children and their guests. The cost of any property damage will be charged to the responsible unit owner/resident.
- K. Appropriate swimming attire shall be worn in the pool. Appropriate swimming attire is defined as clothing expressly designed for swimming that is freshly laundered, sanitized.
- L. Persons appearing to be under the influence of intoxicants or drugs will not be permitted in the pool area.
- M. Wheeled vehicles, except wheelchairs or similar vehicles serving the same function will not be allowed in the pool area.
- N. All accidents, regardless of how minor, shall be reported to the pool operator on duty. First aid assistance and supplies may be obtained from the pool operator.
- O. The Association will not be responsible for any loss or damage of personal property of any kind.

CODE OF CONDUCT

- A. No food or drink may be taken into or be consumed within the pool area except water in plastic containers. No chewing gum will be allowed in the pool area.
- B. No glassware of any kind will be permitted within the pool area.
- C. The volume of any radio, record player, television, tape recorder or musical instrument in the pool area shall be kept sufficiently reduced at all times so as not to disturb others in the immediate vicinity.
- D. No abusive or profane language or breach of peace will be tolerated.
- E. Expectorating or blowing of nose in the pool is prohibited.
- F. Rubber rafts, balls, play equipment, etc., are strictly prohibited. Training devices, such as tubes and water-wings for inexperienced swimmers and children, may be permitted at the discretion of the pool operator.
- G. No diving of any kind is permitted.
- H. Smoking is prohibited within the pool area. Smoking is permitted in the sundeck area only.

**Rate is subject to change*

WEST BUILDING WINDOW WASHING NOTICE

PLEASE BE ADVISED THAT THE **WEST BUILDING** WINDOWS WILL BE WASHED ON THURSDAY, MAY 16, 2013 WEATHER PERMITTING. **IF YOUR WINDOW HAS NOT BEEN SATISFACTORILY WASHED BY CLOSE OF BUSINESS ON THURSDAY, MAY 16, 2013, PLEASE CONTACT THE MANAGEMENT OFFICE BY FRIDAY MORNING.**

REMOVAL OF THE WINDOW SCREENS IN THE WEST BUILDING WILL TAKE PLACE ON TUESDAY MAY 7 THRU THURSDAY, MAY 9, 2013.

SCREEN REMOVAL	-	MAY 7, 8 & 9
WINDOW WASHING	-	MAY 16
SCREEN REPLACEMENT	-	MAY 21, 22 & 23

MANAGEMENT REGRETS TO INFORM YOU THAT BALCONY WINDOW WASHING IS NO LONGER OFFERED AS MANAGEMENT WILL NO LONGER HIRE A CONTRACTOR TO POWER WASH BALCONY AND PATIO SURFACES. THIS IS TO AVOID DAMAGE TO THE NEW BALCONY RAILINGS.

A SIGN UP SHEET WILL BE AVAILABLE AT THE FRONT DESK FOR THOSE THAT WILL REQUIRE ASSISTANCE TO REMOVE THEIR SCREENS.

THE SKYLINE HOUSE STAFF WILL NOT BE RESPONSIBLE FOR BROKEN SCREEN CLIPS. THE REPLACEMENT SCREEN CLIPS (pack of 4) MAY BE PURCHASED FOR \$7.18. ***THE CONTRACTOR WILL NOT REMOVE THE SCREENS FROM THE UNIT, AND WINDOWS WITH SCREENS REMAINING WILL NOT BE CLEANED!!!***

IMPORTANT NOTE

IF YOU REQUEST MANAGEMENT TO REMOVE YOUR SCREENS, YOU MUST PROVIDE A MINIMUM OF 3 FEET OF SPACE IN FRONT OF THE WINDOWS WHERE THE SCREENS ARE BEING REMOVED!!!

EAST BUILDING WINDOW WASHING NOTICE

PLEASE BE ADVISED THAT THE EAST BUILDING WINDOWS WILL BE WASHED ON FRIDAY, MAY 17, 2013 WEATHER PERMITTING. **IF YOUR WINDOW HAS NOT BEEN SATISFACTORILY WASHED BY CLOSE OF BUSINESS ON FRIDAY, MAY 17, 2013 PLEASE CONTACT THE MANAGEMENT OFFICE BY MONDAY MORNING.**

REMOVAL OF THE WINDOW SCREENS FOR THE EAST BUILDING WILL TAKE PLACE ON TUESDAY MAY 14, THRU THURSDAY, MAY 16, 2013.

SCREEN REMOVAL	-	MAY 14, 15 & 16
WINDOW WASHING	-	MAY 17
SCREEN REPLACEMENT	-	MAY 28, 29 & 30

MANAGEMENT REGRETS TO INFORM YOU THAT BALCONY WINDOW WASHING IS NO LONGER OFFERED AS MANAGEMENT WILL NO LONGER HIRE A CONTRACTOR TO POWER WASH BALCONY AND PATIO SURFACES. THIS IS TO AVOID DAMAGE TO THE NEW BALCONY RAILINGS.

A SIGN UP SHEET WILL BE AVAILABLE AT THE FRONT DESK FOR THOSE THAT WILL REQUIRE ASSISTANCE TO REMOVE THEIR SCREENS.

THE SKYLINE HOUSE STAFF WILL NOT BE RESPONSIBLE FOR BROKEN SCREEN CLIPS. THE REPLACEMENT SCREEN CLIPS (pack of 4) MAY BE PURCHASED FOR \$7.18. ***THE CONTRACTOR WILL NOT REMOVE THE SCREENS FROM THE UNIT AND WINDOWS WITH SCREENS REMAINING WILL NOT BE CLEANED!!!***

IMPORTANT NOTE

IF YOU REQUEST MANAGEMENT TO REMOVE YOUR SCREENS, YOU MUST PROVIDE A MINIMUM OF 3 FEET OF SPACE IN FRONT OF THE WINDOWS WHERE THE SCREENS ARE BEING REMOVED!!!

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.

MAY

JULIA BATES 703-845-0746

SONYA LIVINGSTON 703-931-6923

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.

MAGAZINE DONATIONS FOR LOCAL HOSPITALS

Thank you very much to the Skyline residents who have been faithfully donating their magazines via the **collection box located at the Front Desk**. Your contributions are routinely distributed to Alexandria Hospital and other medical facilities such as Chemotherapy and Dialysis Units and Cardiology and Specialized Medicine waiting rooms. Your donated magazines provide much needed distraction for patients awaiting or going through difficult medical procedures and help to break up some very long hours for family members and friends accompanying and visiting those patients.

Please remember:

Magazines only, and only magazines published **within the last three months**.

Please don't submit store catalogs or ads, travel brochures, calendars, college/church/alumni bulletins, etc.

If you have any questions regarding this much-appreciated program, please call Marilyn Baker at 703-671-6759.



SKYLINE HOUSE CALENDAR

MAY 2013

(WWW.SHUOA.ORG)



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3	4
5	6 Recreation Committee 7:00 p.m. W. Card Room Library Open 7:00 – 8:00 p.m. East Penthouse	7	8 Security, Safety & Neighborhood Watch Comm. 7:00 p.m. W. Card Room	9 Physical Plant & Operations Committee 7:00 p.m. W. Card Room	10 TGIF 7:00 p.m. W. Party Room	11
12	13 Library Open 7:00 – 8:00 p.m. East Penthouse	14	15 Covenants Committee 7:00 p.m. W. Card Room	16	17	18
19	20 Financial Management Committee 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 Memorial Day SHUOA Closed Library Closed 7:00 – 8:00 p.m. East Penthouse	28	29	30	31	
GOOD NEIGHBORS: JULIA BATES 703-845-0746 and SONYA LIVINGSTON 703-931-6923						

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