

The House Special



BOARD OF DIRECTORS

President, Maria Elena Schacknies

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I begin my report expressing my deepest sympathy to Gary Akin's family and especially to his wife Rose. Gary died suddenly and unexpectedly on October 2nd. He was a very active member of the Association for many years. He will be greatly missed. We reside in a large complex, so we have many neighbors. Some become our special friends. When they pass away or move to another

community, we feel the loss. So, let's appreciate our neighbors and care for them while they live among us.

The Foundation for Community Association Research conducted a survey of 400 community managers and found that 33 percent said their associations increased condo fees during the last 4-5 years to pay for major repair and replacement projects that could have been funded with sufficient reserves. Twenty percent of community managers said they used special assessments during the last 4-5 years to fund major repairs and replacements. (I would imagine that if the base were restricted to condominiums at least as old as ours, these percentages would be much higher.) We are among the 33 percent. Because in recent years we have gradually built up our reserves from previously deficient levels, we fortunately are not one of the 20 percent of associations which has had to impose special assessments. I remember when, in 1999, we got a special assessment and how financially difficult it was. So we should continue adequately funding our reserves, as we have been doing since then.

For several weeks Management has been working on preparing the Reserves and

"...let's appreciate our neighbors and care for them..."

Operations Budget. Coming up with a budget is difficult without the estimated costs of maintenance projects and employees' health insurance. Management has done an outstanding job in preparing the budget under these circumstances.

The Association will commission a study of the operational structures, functions, resources and practices currently in use by Management and staff. The Board reviewed two study proposals, and decided to continue looking for other potential consultants.

At our October 23rd meeting, the Board approved the budget for 2014. The condo fee increase will be 3.25 percent, which includes a 2.75 percent increase to the Reserves.

Director Tina Dove, Chair of the Owner Education Committee, is looking for volunteers to join her and Tremayne Bunaugh to get the word out on the proposed By-Laws amendments. Please contact Tina Dove directly to offer your services.

Secretary Bryant Stukes would like to find volunteers to assist with ways to increase revenue for the Association. As he indicated, unless we find additional revenue sources, we will not be able to stop the yearly increases

in condo fees. So please share your thoughts and ideas with him.

Based on Al Lambert's request, the Board approved a motion to authorize Management to develop a plan of action and a budget to modify and enlarge the Exercise Room by removing the Sauna and Steam Room. This would provide additional space for more exercise machines and resolve the ventilation problems associated with both rooms. This effort would involve in-house staff, and it would have to be done within a budget not to exceed \$10,000. The budget for 2016 will have to include this amount in order to accomplish the renovation of the Exercise Room.

The Board discussed Nextdoor and is most pleased with this use of social media to encourage Owners to become involved and share information with neighbors. The Board also made clear that Owners must recognize that official Association matters are not part of Nextdoor. The concerns are that Next Door has the potential to blur the lines between official and unofficial communications, and that would create confusion and that must be avoided.

As indicated in the previous newsletter, the Covenants Committee proposed, and the Board approved, a plan for a third party outside of the Association to select, through a random drawing, two Owners who participate in the 2014 Skyline House election—one from the East Building and one from the West Building. Each would be exempted from paying their condo fee for May 2014 or a later month to be determined. In order to avoid a conflict of interest, members of the Board, Committee Chairpersons, and Ad Hoc Election Committee

volunteers would be excluded from the drawing. The Board acted on the Covenant Committee's recommendation because this is a small investment that can yield a very big dividend in increased Owner participation in the election and, hopefully, in subsequent functions of the Association. The initial plan is being modified in form, but not in substance. Since payment of monthly condo fees is an absolute responsibility of all Owners, the winners will pay their monthly fees on schedule, as usual, but they will, *after the fact*, receive an amount equal to one monthly payment that they have already made.

The Financial Management Committee (FMC) did not support the Covenant Committee's voter incentive proposal. Reasons given were that it had not been previously vetted with the FMC, that it increased the budget, and that it might not work. One member expressed the view that some Owners might not have participated in the last election because they opposed the proposed changes to the By-Laws. In point of fact, participation in the last election *exceeded* participation in the more recent preceding elections (which did not include By-Law proposals) by almost 10 percent. We must all be vigilant about increases to the budget, but we should also be willing to invest wisely in the future of our Association. Therefore the Board supports a small investment to increase Owner participation in Skyline House Governance. Had the amount been more than a tiny fraction of the total budget, and had it not been advisable to initiate and announce efforts to increase election participation soon, the FMC would have been invited to review it.

The November Board meeting will be deferred until December 4th at 7:00 p.m. in the West Card Room.



DIRECTOR'S COMMENTARY

Social media is a great mode for contacting people. You can restore contact easily with people you don't write to often enough. For those you see frequently, you can stay in more frequent contact without having to interrupt their day with a phone call. You can meet people you've never met before, sometimes striking up friendships with friends-of-friends.

And what you post on social media lets others know about you . . . sometimes, depending on what you post, quite a lot about you and the place where you live.

Nextdoor is a recent addition to the social media universe available to Skyline House residents and Unit Owners. It provides those of us who want to get to know our neighbors better a new way to do so . . . and

to be known by them as well. I've signed up and look forward to reading the Daily Digest.

Just a couple of cautions: (1) Nextdoor seems to want to get into your Facebook (FB) circle, who your friends are, what you post, and what photos you share through FB. Personally, I'm not too keen on that and do not intend to grant Nextdoor access to my FB information. (2) Nextdoor shares messages you post with readers beyond the Skyline House property line, and it provides you inputs from people in Alexandria and as far away as Route 50 in Arlington, well outside the 22041 ZIP Code. (3) Nextdoor does not appear to me to be a good forum for the discussion of issues specifically affecting Skyline House. Those issues are best resolved by communicating with the General Manager and her staff or with a member of a

Skyline House committee or a member of the Board of Directors.

Here at Skyline House we have a tradition of discussing issues that affect the Association openly and frankly, and, frankly, occasionally in language that would leave non-residents bewildered at what life must be like among us. In my tenth year on the Board I remain passionate about Skyline House and expect the same from those who live and own units here. Let's continue to channel that passion through the Front Desk, the Management Office, our committees and the Board.

Just my two cents,

Charley Roberts, Director
914E



MANAGEMENT

General Manager, Michelle Brown Slaughter

Garage Repair Project

Concrete Protection & Restoration (CPR) completed all of the East garage repairs in September. Repairs included several deteriorated post tension cables, concrete patches, and overhead beam (soffit) repairs. All of the repaired beams were also repainted in house, as needed. The contractor also made additional repairs to beams in the West upper A level, but no cars were required to move. Concrete cylinder tests on several overhead beams are scheduled to be conducted in accordance with the required specifications. Our consulting engineer, Whitlock, Dalrymple, Poston & Associates (WDP), will confirm the final concrete cylinder test results once completed.

Over the course of the garage repairs, Management placed deposits on a total of 285 transponders. Forty-five of these were returned in August, after the first phase of the repairs, and all but three of the remaining 240 have since been returned. (The three residents who failed to return transponders did not recover their \$30 deposits from Management.) The Association's deposit will be refunded once all of the returned transponders have been reconciled by PMI.

WDP was paid for project oversight, which included working with the contractor, CPR, and Fairfax County to obtain the project work permit earlier this year. Additional oversight for the concrete cylinder tests and final repair oversight will be invoiced at a later time.

Asphalt Repairs

Asphalt work was delayed until spring of 2014, since there was a schedule conflict with asphalt repairs at Skyline Plaza. Due to the overlapping schedules and limited access to the East garage during The Plaza's repairs, NVM Paving, Inc., our selected bidder, will seal coat and restripe the parking lots next year, after the Plaza work has been completed. They will also install several concrete wheel stops in the guest parking area adjacent to the Build America Mall. NVM was able to: (1) replace four slabs of concrete sidewalk near the West Lobby entrance door; (2) repair a small area of brick pavers at the front entrance of the building; and (3) repair two potholes—one in the East driveway from the garage exit door, and one in the West driveway.

Pool Deck Project

Management recommended and the Financial Management Committee (FMC) approved CPR's \$5,700 proposal to conduct the exploratory work, that is, to drill holes in four locations in the pool deck area: at drains, and near planters, expansion joints, and the pool perimeter. This exploratory work will enable our consulting engineers, WDP, to assess the condition of the waterproofing system. There is a problem with this system since water leaks into the garage.

For years, water has leaked down through the surface slab in the pool area. The underlying structural slab contains a water-proof membrane which is supposed to collect the leakage and route it through a drainage system. However, instead of draining, some of the water is, as indicated above, leaking into the garage. Based on the results of the drilling, the consulting engineers will present a report with alternative repair options for the Association to consider. After the holes have been drilled and the desired information has been gathered, CPR will cover the holes back up.

"...a five-year renewal plan with Cox Cable for reduced service."

Cox Cable Contract Extension

The existing contract expires on October 31, 2013. Due to the excessive cost increase for maintaining the current level of service in the future, Management negotiated a five-year renewal plan with Cox Cable for reduced service. Beginning November 1st, we will get only basic cable, without Showtime and Art Arabic channels. Owners do not need a cable box to get the basic channel packages. Additional services can be purchased through Cox at each individual Owner's expense. Owners must also have a Cox cable box to upgrade from basic to advanced services. Cox hosted an open house in the Front Lobby on Friday, October 25th, to assist with questions and/or service sign-ups.

Bridge Enclosure Project

The Board approved the recommendation from the Physical Plant and Operations Committee and the FMC to implement WDP's revised bridge project proposal. It includes Tasks 1 and 2: create the bridge enclosure plans, and offer up to three system options. Work was scheduled to begin before the end of October.

Fitness Center

Concerns raised about the fitness room have not fallen on deaf ears. Each time a concern has been raised, we have addressed it either through our in-house staff, or our fitness equipment contractor. The equipment and room are cleaned daily, and the Fitness Center is shut down every Tuesday at 1:00 p.m. for a thorough cleaning by staff. The equipment receives quarterly maintenance service through our outside contractor. They have inspected and adjusted the equipment on several occasions and have assured us that the equipment, specifically the universal machine, is safe to use. The General Manager has personally observed the equipment while it was being used by others, and at no time while in use was it faulty. A small replacement part, a pull-pin that does not screw all the way in, was ordered. But in the meantime it is safe to use as is. The pin will be replaced as soon as it arrives. All other clips and pins are working. The universal machine is budgeted to be replaced in 2014, using Reserve funds.

The back room with the treadmills is too small for the amount of equipment it currently houses. We recently ordered two new treadmills and a stationary cycle that were already budgeted for replacement this year. We have been working on this order for several months and expect the new equipment to arrive before the end of the year. Once it arrives, we will remove a couple of pieces of equipment that are currently not used as often. We have also ordered new rubber floor mats.

Any action other than those listed above will require a major overhaul of the Fitness Center, which is beyond Management's authority level. It has been suggested that the sauna and steam rooms be removed to make more space for additional equipment and to make better use of the room. This can be accomplished using in-house staff, if the Association decides to do so.

Attorney Fees for Unit Owner Collections

\$3,397 was paid to the Association's attorney in September for routine delinquency collections and three judicial foreclosures.

Attorney Fees for Other Legal Services

\$350 was paid to the Association's attorney in September for legal advice and general legal services.

Collections Update for September Delinquencies

Five units owe \$19,628 for delinquencies that are 60 days or more past due. Ten units owe \$5,206 for

delinquencies that are 10-59 days past due. These delinquencies total \$24,834. Collection is being handled by the Association's attorney.



TREASURER’S COMMENTARY

Treasurer, Karen H. Johnson

The Skyline House Unit Owners’ Association has three components to its financial accounts: the operating budget, the reserve budget, and the portfolio of assets held as reserves. I believe that monitoring these three parts separately adds clarity to our understanding of our financial situation.

With respect to the operating budget in September, income was about in line with our current budget. As a whole, expenses were slightly above budget. In September we received a state income tax refund that should not be thought of as a component of this year’s operating budget but is rather associated with the sale of bonds that we did last year. The September operating budget, excluding the funds received from this tax refund, was about \$10,000 more favorable than in the budget—a comfortable outcome for the month.

With respect to our portfolio of reserves, there was a transaction in September that is reported in our monthly financial accounts and merits explanation. In 2012 we sold some very-long-maturity bonds at prices that provided us a substantial capital gain. We were fortunate to be able to time that sale when we did, since those bonds would have exposed us to the potential for a large capital loss if we had held them into a period of rising interest rates. Our funds were reinvested in bonds with a shorter maturity, but still a

fairly long one—namely 15 years. In addition, these bonds were bought at a premium, meaning that there was built into their pricing a steady decline in value over time. After completion of the Mason & Mason study of our long-term reserve needs and in consultation with our investment adviser, it was decided that we needed to take steps to: (1) protect ourselves from likely future capital loss, (2) position ourselves to have cash available when needed for expected major expenditures, and (3) eliminate the inherent decline in value of our bond holdings. We repositioned the portfolio into bonds with a range of maturities from five to 10 years when bought, and we bought those bonds at par. This step resulted in our realizing a large capital loss on the bonds we had been holding, a capital loss that had already occurred. I believe that we are now better protected from whatever market developments may occur during the next few years.

There is some modest good news in our experience with delinquent payments in September. The amount due from those who are delinquent less than 60 days dropped slightly in September from August. And for those more than 60 days delinquent, the number of units went down, and the amount due decreased moderately. The total amount past due in these categories has fallen in each of the past two months and is now just below \$25,000.



INFO FROM THE ENGINEER

Chief Engineer, Greg Grimm

What NOT to flush...

Basically, the only things that should be flushed down the toilet are human waste and toilet paper—nothing else! About 75% of clogs are caused by flushing

disposable items. Here is a list of commonly flushed items that should **NOT** be flushed:

- Disposable diapers
- Feminine products
- Cotton balls and swabs
- Cleaning wipes or napkins of any kind

- Facial tissue (Kleenex)
- Bandages and bandage wrappings

What **NOT** to put down your garbage disposal...

- Rice and Pasta (they bloat with water and clog)
- Animal bones (they cannot be fully ground up by disposal)
- Grease (it will eventually solidify, line the inside of your pipes, and clog)

- Egg shells (they do not sharpen your disposal's blades, just cause clogs)
- Any kind of stringy or tough-peeled vegetable (including asparagus, lettuce, celery and potato peels)
- Peels or skins of any kind (including banana peel, potato skin, avocado skin, etc.)
- Fruit pits

Protect yourself and your neighbors. Remember, in condominiums your clog can quickly become your neighbors' problem as well. Avoid a costly clogs and back-ups by being careful what you flush down the toilet and what you put down the kitchen sink!



PHYSICAL PLANT & OPERATIONS

Chair, Al Lambert

Greetings! What were the main topics of discussion at the Physical Plant and Operations Committee (PPOC) meeting held in the West Card Room on October 10th at 7:00 p.m.?

The first topic in the category of new business was the issue of water ponding on the sidewalk at the ground level exit door of the West Building. Portions of the sidewalk are not adequately sloped for water to traverse to the existing drain hole. Thus, there is water accumulation of two or more inches during rainstorms. This becomes a safety hazard in the winter months when temperatures drop below freezing. The Committee recommended that Management obtain cost estimates to replace two panels of the sidewalk and improve the design of the existing drainage hole since it tends to become blocked with debris.

The second topic was a discussion on a future project to replace the Corridor Heating Ventilation Air Conditioner (HVAC) Roof Top Units. Our property has a three-package split system of air handling units installed in self-contained rooms on the roof level. These are used for corridor air conditioning and outside ventilation (*see note below*). The Committee had been provided three proposals from consulting firms on the costs of writing a Request for Proposal (RFP). The RFP is a document that includes the specification of the project and contains sufficient

detail so that bidders can respond fully and factually to the requirements. Of the three bidders to write an RFP only one submission was deemed to have addressed the requirements needed to develop a comprehensive proposal. The Committee decided to have Management seek other firms for bidding on writing the RFP and request additional detail on the two insufficient proposals.

Transitioning to Old Business, three items were discussed. The first was to review a bid from the firm Concrete Protection & Restoration (CPR) to drill exploratory holes in four locations on the pool deck to expose the existing waterproofing and/or structural slab. This information is required prior to beginning a project to replace the existing tiles on the pool deck. After drilling and examination, the areas will have the water proofing and topping slab restored. The Committee voted to approve the project at a cost of \$5,700.

The second topic was a status update on the bridge crosswalk connecting the East Building mail area and the garage. Unfortunately, there are no blue prints on the schematics of the bridge. Hence, the engineering firm hired by the Association to design three options for the bridge enclosure replacement will first have to make its own measurements of the bridge. It is anticipated that a review of the designs and

specifications will be available for the January 2014 meeting.

Lastly, the PPOC discussed a possible future initiative to apply a window film to the south facing corridor windows going from the Main Lobby to the East Building. The idea is similar to the application of a window film on the West Building front entrance door. During the summer months the south facing windows permit extensive amounts of sunlight to enter the corridor. This causes the air conditioner units to run continuously, contributing to the Association's electrical bill. There are several options on the opaqueness or amount of visible light that is transmitted through the film. Committee members will be examining samples of window films of varying shades for a recommendation at the November meeting. The goal of using window film is to provide energy savings with a modestly tinted film. Also, the films extend the life of curtains, drapes and carpet by retarding fading.

The monthly walk-around will be held on Thursday, November 7th, at 7:00 p.m., beginning at the Front Desk lobby. The area to be reviewed is the office/shop of our Chief Engineer and Team. It will permit one to see the repair-parts storage bins and the computers with software controlling the elevators and energy management system.

The next PPOC meeting will be on November 14th at 7:00 p.m. As always, I welcome your feedback on this article or any matter pertaining to the PPOC. This is your home! We invite you to join us. Thank You!

Notes: It is in everyone's best interest that any door connecting the building to the outside not be held open for conversations or to transport items in/out from vehicles. And children should not be allowed to prevent the doors from closing. When the exterior

doors remain open too long, excessive hot air enters in the summer and cold air comes in during the winter. This causes our electric air-handling units to work extra-hard in order to cool or heat the building common areas to pre-set temperatures. The cost of electricity is high, and we all pay through our condominium fees for the extra electricity that is consumed when the doors are left open too long.

“...monthly walk-around will be held on Thursday, November 7th, at 7:00 p.m....”

The Association periodically receives a request from Owners/residents to install handrails on ramps to the elevators in the garage. The ramps were installed many years ago to assist residents solely to pull a small wheeled cart onto the platform. The construction of the ramp had to be restricted to a concrete form with an inclined slope beginning on the garage floor. Design specifications required that the length of incline not interfere with traffic flow for safety and that no bolts be embedded in the concrete floor to accommodate rail posts. The reason for this is the existence of cross tension cables in the concrete ranging in depth from one to a few inches beneath the surface. Damage to these cables would be catastrophic to the garage internal structure and possibly result with an enormous repair expense. Furthermore the hand railing could lead someone to utilize it as a handicap ramp even with warning signage precluding this action. Thus if there was an accident involving a handicapped person, the Association could be monetarily liable in a court action. Another adverse effect could be the Association's loss of the grandfather clause under the American with Disabilities Act (ADA) (1993). An adverse court judgment would force the Association to comply with the most recent ADA standards at a significant cost, again manifesting itself in the condominium fee. All residents are reminded that there are approved access/egress entrances which meet ADA criteria at the garage Level A and the front lobby entrance.



FINANCIAL MANAGEMENT

Chair, Wynfred Joshua

The Financial Management Committee (FMC) met on Monday, October 21st. A review of the financial statements for the month of September showed a total income of \$65,168. Total expenditures for September were \$218,112. Total reserve contributions for the month were the usual \$116,214. As a result we had a negative income before taxes of \$269,158. Federal estimated taxes were \$4,096, while we received a state tax refund of \$31,961. The total deficit for September was \$241,293. The negative income was caused by a capital loss on the sale of our bonds.

All of the government bonds which we bought at a premium last year had a maturity of 15 years and were gradually reducing in value; this decline could be expected to accelerate once interest rates went up. Thus, we sold these and replaced them with staggered shorter-term bonds. The rationale for the sale and loss appears in the Treasurer's Report. Please note that we had a much larger gain in 2012 when we sold the 30-year bonds which we originally had prior to the 15-year ones.

Rental-occupied apartments decreased this month to 136 from 146, resulting in a reduction to 24% of the total number of rented apartments. The remaining 420 units were either Owner-occupied or were left vacant by Owners who did not wish to rent them out.

Financial expenditures for the month of September reflected no particular areas of concern. True, legal fees were roughly \$500 over budget for the month, but with the completion of the three foreclosures, we

hope that these expenses will finally come more or less in line with budget allocation.

The FMC reviewed the proposal for the implementation of the pool deck exploration as stipulated in the report of Whitlock, Dalrymple, Poston & Associates. The FMC recommended unanimously to the Board that it award a contract for \$5,700 to Concrete Protection and Restoration to drill in four locations on the deck to investigate the condition of the water-proofing.

"Rental-occupied apartments decreased this month to 136..."

The FMC then took up the Reserve Budget and the overall Operations Budget. FMC members generally welcomed an additional new item of \$20,000 the Board had requested for a management study of the condominium. FMC members voted unanimously to recommend to the Board to accept the Reserve Budget and the 2.75% increase in the annual contribution to the Reserve Budget. Rather than the 3% increase recommended by the Mason and Mason study, we kept the Reserve increase at 2.75% to keep the condo fee increase as low as possible.

With the exception of the voter incentive initiative already approved by the Board, the FMC voted to accept the Operations Budget and submit it to the Board for adoption.

The next session of the FMC will take place on Monday, November 18th. Board members are welcome to attend and give us the benefit of their advice.



COVENANTS COMMITTEE

Chair, Manuela Guill

The Covenants Committee did not meet in October and therefore had nothing to submit on rules and regulations. However, as the Committee also oversees the sub-committee on Elections, which prepares for the Annual Meeting, there is some exciting news for Owners.

For the first time in the history of our Association, the Board has approved a drawing in connection with the Annual Meeting in March 2014. Two Owners who have duly submitted their ballots, whether by proxy or at the Annual Meeting in person, will be randomly selected from the validated pool of voters. One

Owner will be chosen from each of the East and West Buildings to receive the equivalent of one month of condo fees which they have already paid in 2014! Owners can for vote for, against or abstain from each choice, but as long as an Owner votes by the required methods, that Owner is eligible to win! Names will be drawn by an impartial third party and announced soon after the Annual Meeting. It should be noted that Board Members, Committee Chairpersons, and Election Sub-Committee members and volunteers will not be eligible for the drawing.

Secondly, the Board has also approved another new incentive to promote Owner participation in the 2014 Skyline House voting. Owners who are not a resident at Skyline House and live out of the area during the period preceding the Annual Meeting may be reimbursed for costs associated with obtaining notarization for their proxy ballot. The Owner only

“VOTE, VOTE, VOTE to WIN, WIN, WIN!”

has to send a letter to Association Management enclosing a receipt for services

signed by the person or entity who applied the notary seal, the address of the Owner and of the notary, and the mileage for a round trip between these locations. Owners who live in the United States or its Territories may receive up to a maximum of \$100 for the notary fee and associated travel costs. Owners who live abroad and use the U.S. Consulate Services in their country of residence to notarize the ballot may be reimbursed up to \$50.

These new incentives will encourage increased Owner participation in important decisions affecting our community. Make your voices heard and **VOTE, VOTE, VOTE to WIN, WIN, WIN!**

**ATTENTION ALL OWNERS!
NEW THIS YEAR!!!!**

Vote by proxy before, or in person at, the March 25, 2014 Annual Meeting and be entered into an Association-sponsored drawing which will reward the winners with
**A PAYMENT EQUAL TO THE AMOUNT THEY HAVE ALREADY PAID
FOR ONE MONTH’S CONDO FEE!**

Two lucky Owners who have a valid vote on record, one each from the East and West Buildings,
WILL WIN.



RECREATION COMMITTEE

Chair, Sharon Milton

We met in the West Card Room at 7:00 p.m. on September 3rd.

The discussion centered on October events: The Yard Sale, the two Halloween parties, and the Trick or Treat.

We held a TGIF on October 4th in the West Party Room.

While the TGIF was poorly attended, the Yard Sale had 18 tables rented. Some people rented two. The Committee had two tables of donated items, and we sold \$81 worth. We also netted \$40 from the 50/50. Income for table rental was \$93, yielding total

receipts of \$214 for future Committee events. The new tables are six feet long, and we rented them for \$4 each. Only about 33 buyers attended, as opposed to the June sale, in which over 70 participated. This leads us to conclude that two sales in one year may be excessive.

Sign-up for Halloween events—parties and Trick or Treat—has been slow. Since Trick or Treat is new this year, we have no way of anticipating the turn-out. We will have to wait, hope, and see. Bryant Stukes and Amanda Quiñones are thinking about canceling the teen party if there is insufficient interest. If the decision is made to cancel it, notices will be posted on the bulletin boards.

In anticipation of next year's BBQ, we have received one used grill, and one new grill is being donated. November activities schedule:

- Committee meeting November 4th in the West Card Room at 7:00 p.m.
- TGIF November 15th at 7:00 p.m. in the West Party Room. (Amanda Quiñones, Chairperson of

the Special Events Sub-Committee, is planning to provide games.)

- Halloween celebration on October 31st (Trick or Treat and children's party) and November 1st (teen party)
- Meeting December 2nd in the West Card Room at 7:00 p.m.

We seriously need more assistance with special events. Volunteers would be most welcome.



GARDEN CLUB

Chair, Al Lambert

What's happening? The Garden Club has transitioned to preparations for the oncoming winter with the planting of cabbage (kale) plants. Ideally, they will establish a root system and gradually become acclimated to cooling weather in order to survive frost and last through the winter months. The cabbage plants have two colors (white and purple) with three different leaf textures. They were planted a tad early because landscapers have begun the transition to shutting down during the winter months, leaving a short window of availability. In addition, fall temperatures can fluctuate without warning, leaving the plants vulnerable to sudden frost before they have established a root system. Watering of the plants will continue in the fall to minimize winter damage because plant roots are still active in the autumn, and they will

absorb and store water in order to replace water that gets lost during the winter months.

Another project to be undertaken in the fall season is the application of mulch around the base of trees and shrubs. This layer of insulation on the top of the soil will limit frost penetration and help prevent the soil from deep freezing and damaging the root system. This is particularly appropriate for the small white pines and three new saplings (two oaks and one maple tree) planted on the side facing Build America. Recall the adage "bloom where planted"? Joining the Garden Club during the fall season is a wonderful opportunity to exercise or socialize outside with a friend while performing minor trimming and pruning of shrubs and bushes. Thank you!

HOLIDAY FOOD DRIVE

I will be organizing the Annual Food Drive once again this year for the Thanksgiving and Christmas holidays to assist families in our community referred by ACCA (Annandale Christian Community for Action).

A box will be set up outside the Accounting Office beginning on Monday November 4th. Please drop off your canned or boxed food items.

Gift cards are also accepted to purchase perishable items. You may drop these off in the Accounting Office, lock box, or directly to me in the Management Office.

Deliveries to families will take place for Thanksgiving on Friday November 22nd and Monday November 25th, and for the Christmas holiday on December 20th and 23rd.

Thank you for helping families in our neighboring communities to enjoy their holidays!



Tycia Haight, Deputy General Manager

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.

November

Wayne Krumwiede, 703-998-0251

Gwen Petijean, 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.

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

November 2013

(WWW.SHUOA.ORG)



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
3	4 Recreation Committee 7:00 p.m. W. Card Room Library Open 7:00 – 8:00 p.m. East Penthouse	5	6	7	1 8	2 9
10	11 Library Closed	12	13 Security, Safety & Neighborhood Watch Comm. 7:00 p.m. W. Card Room	14 Physical Plant and Operations Committee 7:00 p.m. W. Card Room	15 TGIF 7pm – 9pm W. Party Room	16
17	18 Financial Management Committee 7:00 p.m. W. Card Room Library Open 7:00 – 8:00 p.m. East Penthouse	19	20 Covenants Committee 7:00 p.m. W. Card Room	21 Community Relations Committee 7:00 p.m. W. Card Room	22	23
24	25 Library Open 7:00 – 8:00 p.m. East Penthouse	26	27	28	29	30
GOOD NEIGHBORS: Wayne Krumwiede 703-998-0251, Gwen Petijean 703-820-4260						

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