

The House Special



BOARD OF DIRECTORS

President, Maria Elena Schacknies

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Our last meeting of 2013 took place on December 4th. It has been a busy year for the Association. During this year the following projects were accomplished:

- Replacement of Garage Doors
- Garage repairs
- June 28th storm damage clean-up and repairs
- Development of 2014 budget (included renewal of both healthcare coverage for staff and the property insurance)
- Cox Cable contract renewal (decreased cost and services)
- Landscape contract with new company, Shenandoah
- Exterior façade: completion of repair of water leaks caused by storm Sandy in 2012
- Pool deck exploratory work (scheduled 1st week of December 2013)
- East Bridge project: Whitlock, Dalrymple, Poston & Associates, our consulting engineers, started developing schematics

Special holiday wishes and many thanks to our great staff

- Asphalt and related repairs:
 - concrete sidewalks replaced on side of Front Lobby entrance area
 - Brickwork repaired in front of Lobby entrance
 - Two potholes repaired in east and west driveways
- Lobby and hall corridor drapes were cleaned (in place)
- Trash chutes and compactors power-washed and cleaned
- Lobby furniture reupholstered
- Mason and Mason five-year Reserve analysis completed
- Unit and common area windows washed
- Replacement exercise equipment (two new treadmills, to be installed in December, and one stationary bike, to be installed early in 2014)
- New TV purchased for West Party Room
- Merrill Lynch investments overhauled using new investment criteria
- Front Desk copier to be replaced in December 2013
- Staff training:
 - Request for Proposals (RFP) training: Two classes attended by General Manager (GM), Deputy General Manager (DGM), Chief Engineer and Board President
 - Biohazard cleanup seminar attended by GM, DGM and Chief Engineer
 - TOPPS accounting software training attended by GM & DGM

I take this opportunity to wish my fellow Board members, all the Committees, the Garden Club, the Good Neighbors, the Library volunteers, the Newsletter/Web team, and David Bush, who produced the minutes for our Board meetings, all the best this holiday season and a healthy and prosperous 2014.

And, special holiday wishes and many thanks to our great staff:

In the Management Office: Michelle Brown-Slaughter, Tycia Haight, Alice Rodrigues, Luci Bei, Noemi Najera, and Anita Hobson.

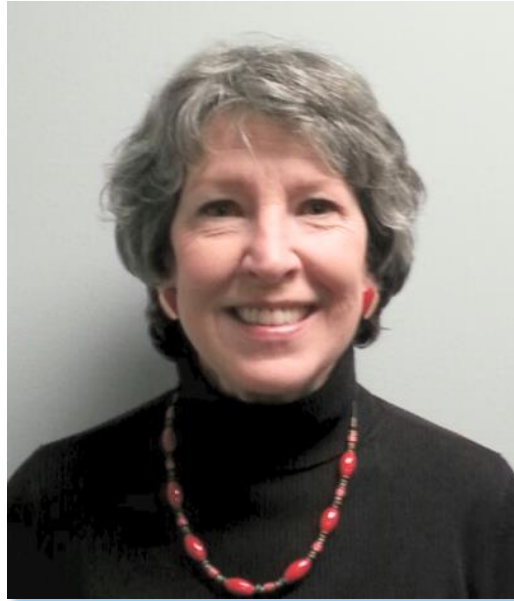
At the Front Desk: Albert Euell, Donnell Smith, Chris Lamptey, Almaz Ogbe, Luis Rojas, Meron Yassin, Pedro Gonzalez, Michael Coleman, Elizabeth Desta, and Edgar Huestas.

Housekeeping: Betty McLaurin, Lovato Alvarado, Gerardo Carranza, Maria de Panameno, Marcos Henriquez, Joaquin Martinez, Carlos Mendoza, Israel Oblitas.

Painters: Antonio Palacios and Arturo Melendez.

Maintenance Unit: Greg Grimm, Jaime Gomez and James Palo.

I take this opportunity to welcome our new Administrative Assistant, Anita Hobson, who joined the Management staff on November 4th.



Anita Hobson

Anita has many years of experience as an Executive Assistant and Contracts Manager. She switched to Property Management so that she could concentrate on Customer Service, an area she has always enjoyed. And she'd very good at it, as residents who have met her will surely agree. Her hobbies include hiking, kayaking, reading, and **grandmothering!** Anita is currently Granny to three little boys with another grandchild (a girl) scheduled to arrive in the spring. She spent 20 years traveling the world with her military family, and she is very happy to be settled here in the vibrant DC area.

Anita appreciates the very warm welcome she has received from staff and residents at Skyline House. She looks forward to settling in and becoming an active member of our community.

The Board voted to post the draft March 2014 Rules and Regulations Handbook on the Skyline House

website, as well as to print a number of hard copies, for the open comment period, as requested by the Chair of the Covenants Committee.

In March we will have the Annual Elections. You can read the notice in this newsletter. This meeting will not only be about electing Board Members and voting on the proposed By-Laws amendments, but also it will serve as an opportunity to discuss what the Board can do to encourage more civic involvement within our community.

I want to encourage residents to respond to the donation appeal from the Baileys Crossroads Fire Department. They come to Skyline House two or three times a week on average. Please be as generous as you can. We depend on them during medical emergencies and fires.

There are only two specific issues I want to address in this month's newsletter: (1) the change in Cox Cable service to Skyline House, and (2) the transfer of a parking space from one Owner to another.

Cox Cable Service. The basic package of cable television channels provided to Skyline House residents is established in a contract negotiated by the Skyline House Unit Owners' Association with Cox Cable. This cable company notified the Association that, when the current contract expired at the end of October 2013, Cox intended to increase the price significantly. This led our Management Office to explore the possibility of contracting with a different cable provider. After researching alternatives, the best approach proved to be negotiating a reduced basic service package with Cox in order to avoid a cost increase. We ended up with an excellent contract under which we sacrificed only two channels, Showtime and Art Arabic, and actually got a **cost reduction!**

The cost of **basic cable** service, which includes TV Starter, TV Essential, and TV Economy, is included in our monthly condo fees. Owners do not receive a bill from Cox for basic cable channels. But Cox does bill us individually if we have chosen to get High Definition reception (the Cox box connected to our TV), to receive HBO, The Movie Channel, etc. We have been getting a bill directly from Cox only if we have specifically asked Cox for any services in **addition to the basic cable services listed above**. To see the full list of area Cox Cable channels on the company's website, **go to a Cox link on www.SHUOA.org**.

Under the new contract, which went into effect in November 2013, Cox should have removed Showtime

and Art Arabic from the basic package available to all units and then asked each individual Owner/resident if we wanted to pay an additional \$7.60 each month to have these two channels again available in our home.

Instead, Cox added this charge to the bill for December which they send to each unit that receives High Definition, without explaining the additional charge. Therefore, individual Owners/residents who receive high definition are being asked to pay for two channels that they **did not request**. If you do not have the high definition cable box, you never got the additional channels, and you never received an individual bill from Cox.

“...change in Cox Cable service to Skyline House...”

If you do not want to pay extra to receive Showtime and Art Arabic, just call Cox Account Services at 703-378-8422, hit Prompt 1, and tell them to remove this charge from your bill. A number of Owners have already done this, and Cox has promptly removed the charge from their bills. If you want to continue to receive Showtime and Art Arabic channels, just continue to pay the higher bill you have already received for December.

Transfer of Parking Spaces. If you are a Unit Owner who wants to buy a parking space from another Unit Owner: (1) you should be sure that the space is not encumbered by a mortgage or other third-party interest, and (2) that **all** Owners of the other unit have signed off on the transfer paperwork. Remember also: You must submit the transfer paperwork to the Skyline House Unit Owners' Association for review and approval in order to complete the legal transfer.

I wish all the residents of Skyline House a Very Happy Holiday Season and all the best for 2014.

**Do you want to have a positive impact in your community but don't know how?
Are you interested in educating your neighbors on issues
that directly affect them and their families?**

**Join the Ad Hoc Committee on Unit Owner Voter Education.
We need three volunteers to join the effort to increase awareness of
the proposed By-Laws changes that will be up for vote in our next election.
Every voice matters. Every vote counts.**

Contact Tina Dove at tdove@shuoa.org for more information.



MANAGEMENT

General Manager, Michelle Brown Slaughter

Garage Repair Project

Concrete Protection & Restoration (CPR), our garage repair contractor, will return in December to complete several punch-list items, which include removal of wooden form boards and patch repairs to a few areas that were missed. They will also conduct concrete tests (required after a 56-day period) on overhead beams to test its strength to assure it meets the manufacturer's specification requirements. Once completed, our consulting engineer, Whitlock, Dalrymple, Poston & Associates (WDP), will review and confirm the final concrete test results. A final bill will be submitted afterwards.

PMI

We received the first refund check from PMI, which operates the parking garage across the street from Skyline House, in October for the deposits on 45 transponders that were returned in August. The final refund amount due is being processed by PMI. The Association paid for temporary parking spaces at PMI's garage during our garage repair project.

Pool Deck

The Board approved recommendation of the \$5,700 proposal from CPR to conduct exploratory work. They will remove and replace the top slab of pool deck areas at four locations. Work was scheduled to begin the week of December 2nd, while the contractor is on site to complete punch-list repairs, and concrete testing in the garage. WDP, our consulting engineer, will be onsite as well.

Bridge Enclosure Replacement Project

WDP has started work on this project. They spent time on site and are now in the process of developing the bridge schematics. Once these are completed, they will provide the Association with up to three bridge enclosure plan options. Work on the schematics and replacement options is expected to be completed for presentation to Management early in 2014.

Cox Cable Contract Renewal

The Cox Cable contract was finalized and a new contract was put in place effective November 1st. Basic cable service was reduced by eliminating Showtime and the Art Arabic channels. Cox hosted an open house in the front lobby the last week of October and was scheduled to return again, Friday, November 22nd. During those open houses our Cox representatives assisted residents with questions and/or signed them up for additional service above the basic cable package that the Association pays for. Detailed channel schedules were also made available. For more information check the bulletin boards and/or go to the SHUOA website at www.shuoa.org.

Life Fitness

The Association purchased two new treadmills and a stationary bike from Life Fitness. The equipment is on order and scheduled to arrive for installment before the year ends. The Universal machine is the next piece of equipment; it is scheduled to be installed in 2014.

2014 Landscape Contractor

Shenandoah Landscaping was selected as the successful bidder for 2014 landscape services. One of the reasons for their selection was the nursery they own, which will help in addressing our tree and pruning needs. Management and Al Lambert, Physical Plant and Operations Committee (PPOC) Chairperson, met with the company to review details of the scheduled work and conducted a site visit of the grounds. We look forward to working with the new company.

Information Technology Mapping Assessment

An Information Technology (IT) consulting firm conducted an assessment of our overall technology system. All of our computer equipment and systems were mapped to determine what we have and where it is located. The full report was discussed with Management the first week of December. At that time we also entertained a proposal for full IT management services for 2014.

One Call Now

Management is in the process of setting up **One Call Now**, a new procedure to help us improve our communication with each of our Owners and residents, using e-mails, texting, and phone messages. Information about the new system was mailed to each Owner and all tenants. Residents and Owners must opt in by completing and signing a form that was enclosed in the mail-out. Completed forms must be returned to Skyline House Management Office by hard copy, fax or e-mail, no later than December 16th.

Attorney Fees for Unit Owner Collections

\$4,994 was paid to the Association’s attorney in October for routine delinquency collections, which included one unit that is pending a judicial foreclosure.

Attorney fees for Other Legal Services

\$1,153 was paid to the Association’s attorney in October for legal advice and general legal services.

Collections update: \$26,772 (October)

Delinquencies

Seven units owe \$22,117 for delinquencies that are 60 days or more past due. Eight units owe \$4,555 for delinquencies that are 10-59 days past due. Collection is being handled by the Association's Attorney.

2014 Upcoming Projects

Management would like to emphasize upcoming projects in 2014 included in the Reserve Budget that we need to focus on:

1. *Rooftop Heating, Ventilation, and Air Conditioning replacement: hire an engineering consultant
2. *Garage penetrating sealant – May of 2014
3. *Asphalt repairs (sealcoat and stripe, install wheel stops) – May of 2014
4. Replace penthouse gallery carpet
5. *East penthouse parquet floor replacement (with sound proofing)
6. *Emergency generator replacement (and concrete pads)
7. *East bridge conversion
8. *Pool deck repairs
9. Fitness center equipment replacement (Universal machine)

Items with an * are big-ticket projects with major logistic and schedule concerns. For these projects, Management will need assistance from the PPOC, Financial Management Committee, and the Board. We need to concentrate on the nine items listed above with vigor and laser-like focus to successfully accomplish them in 2014.

Eyeglass Pick-Up

George Ferguson of Bailey's Crossroads Host Lions Club would like to thank those who donated eyeglasses. They recently picked up 25 pairs of glasses from the collection box at the lobby Front Desk. We encourage you to continue to donate glasses, which really do help those in need.

<u>2014 Election Calendar Dates</u>	
1. Nominations open	Thursday, January 2, 2014
2. Nominations close	Friday, February 7, 2014
3. Mail out Candidate packages	Friday, February 2, 2014
4. Meet-the-Candidates night	Tuesday, March 11, 2014
5. Annual Election	Tuesday, March 25, 2014



SKYLINE HOUSE ANNUAL MEETING

MARCH 25, 2014

Tuesday @ 7:00 p.m.

West Building Penthouse Party Room

Light Refreshments will be Served

Election for the Board of Directors

Do You Want to Run for the Board?

Three (3) vacancies open: two positions for three years & one position for one year

Nomination forms available at the Reception Desk, Management Office or SHUOA Website

Application Period Opens: *January 2, 2014* and Closes: *February 7, 2014*

VOTING

Meeting materials will be mailed to each Owner in February 2014. Owners can vote at the meeting, or submit a notarized proxy ballot before the meeting date. Notarization is free for residents at the Management Office. For the first time, non-resident Owners can be reimbursed for documented costs of a notary public used at a U.S. Consulate overseas, or in the United States and its Territories, and for mileage between home and the notary, up to a maximum total of \$100. Documentation for notarization, up to \$50: a formal receipt from the notary; documentation for mileage: Owner's address, address of the notary, and mileage between the two locations. To apply for reimbursement, non-resident Owners must send documentation to the Management Office.

NEW! DRAWING TO WIN ONE MONTH'S CONDO FEE!

Following the Annual Meeting, two lucky Owners will receive reimbursement equivalent to one month of their condo fees. These names will be drawn only from valid, completed ballots cast by proxy in advance or in person on the day of the meeting. As long as an Owner votes--whether for, against, or abstaining in regard to Board nominees and proposed By-Laws Amendments- that person has a chance to win!

[NOTE: SHUOA Board Members, Committee Chairpersons and Election Committee members are ineligible for this drawing.]

MAKE YOUR VOICES HEARD!!!

For more information on the content of this announcement, contact the Management Office at:

admin@shuoa.org or (703) 578-4855 ext 303





TREASURER'S COMMENTARY

Treasurer, Karen H. Johnson

With respect to the operating budget, the income during the month of October was above budget in the component of In-Unit Maintenance. As always, that category has an offset in the expenditure on In-Unit Maintenance goods associated with the services provided to unit Owners. These goods are purchased in anticipation of future needs and appear on our books as expenses until Owners purchase them. Otherwise, the income elements in the month of October were approximately on budget.

For the monthly expenditures, utilities were

“Much of the vandalism we are experiencing is coming from within Skyline House.”

significantly over budget. Some savings on electricity were not sufficient to offset a very large expenditure

on water that exceeded the budgeted amount by more than \$16,000. It is my understanding that this is the result, perhaps in part, of higher rates charged. The dilemma facing the Association is that no unit Owner actually sees these higher rates. As a result, there is no incentive for members of the Association to economize on water use in light of the higher costs. This is a serious ongoing problem. For 2014, the budgeted amount for water expenditure was increased relative to that budgeted this year by about 10%. For this budgeted amount to be sufficient next year, we will have to be successful in reacting to the higher prices by conserving on water use. The Board and unit Owners need to give some thought to how this can be accomplished.

In October we also exceeded the budgeted amount in the category of legal fees for expenses related to unit Owners. We need to continue to respond to the failure of some Owners to pay their assessments in a timely fashion. This response costs money in the present in an effort to achieve a better outcome in the future. These costs can be contained if we all recognize that we owe it to our fellow Owners to pay our share of the common expenses.

I would like to call attention to the expenses we are incurring as a result of vandalism. An example is the expenditure of more than \$2,500 for doorways in October. Much of the vandalism we are experiencing is coming from within Skyline House. These costs are unnecessary and reflect a lack of mutual respect within our community. It is alarming that some within our community are damaging the property that we collectively own and share. It is important that all residents of Skyline House make an effort to put an end to the vandalism we have been experiencing.

For the month, the overall balance of our income relative to our expenses inclusive of the contribution to reserves was less positive than anticipated in the budget by a moderate amount.

With respect to the details of delinquent payments, there was a small improvement in the amount overdue less than 60 days. But the outcome for amounts overdue more than 60 days was less favorable.



INFO FROM THE ENGINEER

Chief Engineer, Greg Grimm

Again this year, **Christmas tree bags** are available at the Front Desk. If you purchase a live tree, we recommend using one to keep the pine needles off your floors and the common areas when your tree is removed. You simply put the bag under the tree before decorating. Best of all, the tree bag is **FREE!**

Winter is here! Don't forget to **check/replace your heat pump filter monthly** to keep your unit operating at its

best. If your unit fails to operate, first check your filter, and then reset the unit by switching off the circuit breaker in your kitchen electric panel for about two minutes. If, 15 minutes after the reset, your unit still does not operate, you will need to call the Management Office or your contractor to arrange for further repairs.



PHYSICAL PLANT & OPERATIONS

Chair, Al Lambert

Greetings! The Physical Plant and Operations Committee (PPOC) met on November 14th at 7:00 p.m. Yes, it is true we have budgeted \$300,000 for our electrical bill this year, all of it to be paid via the condo fee. Were it not for an announced reduction in costs charged by Dominion Virginia Power for the next two years (see note at the end of this article), at the rate of \$300,000 per year, cumulative electricity costs for the next three years would reach be \$900,000, and the bill for the next four years taken together would total \$1,200,000 (\$1.2 million). Potential expenditures of this magnitude deserve our careful attention. A reasonable question is: Why is this cost so alarmingly high, and what procedures can be implemented to contain the cost in the future?

As you know, each unit individually pays the cost of electricity used *within* it. There are two components of the electrical bill for the *common areas*, which is paid with condo fees: (1) lighting residential corridors, the gallery, and lobby; and (2) heating and cooling these areas. Like inside your home, the higher the temperature is maintained in the corridors during the winter, the higher the electrical bill. Likewise, in the summer, the cooler you keep your unit, the higher your electrical bill will be. When common areas are cooled, the electric cost increases to keep the areas cool. Whenever the heat pump is activated, 100% outside air is used for heating or cooling to temperature settings in the common areas. For example, if the outside temperature is 35 degrees Fahrenheit and corridor temperatures are set at 72 degrees, then the outside air is heated to 72 degrees. Likewise, 90-degree outside hot air in the summer must be cooled via consumption of electricity to a corridor temperature of 72 degrees. This is why opening or holding doors open contributes to a high electrical bill.

To address energy management and conserve usage, the PPOC has begun proposing a series of electrical savings options. Previously, the Committee recommended, and the Board approved, lowering the air corridor temperatures from 72 to 68 degrees

Fahrenheit during the period of 9:00 p.m. through 6:00 a.m. Most residents will be in transit and wearing a coat or sweater during this timeframe in the winter months. One can expect that the Committee will investigate the merits of maintaining the air corridor temperatures slightly warmer during the summer months. At the January meeting the Committee will explore other electrical savings initiatives such as turning off a few residential corridor lights from 11:00 p.m. to 6:00 a.m.

These minor initiatives will not have a dramatic impact on lowering the electrical bill. However, they are the beginning of a long-range goal of continually identifying areas where electrical savings can be achieved that can, in the aggregate, result in significant reduction of the approximately \$300,000 we spend on electricity in the common areas each year. For example, the accent lights (above the windows) in the gallery corridors could be turned off in the late evening. In the future, the outside lampposts around the property, garage lighting, and corridor lighting could be converted to light emitting diode (LED) technology, which is dramatically less expensive. These are long-range projects and would have to be implemented gradually due to conversion costs and with the hope that the cost of the technology we need will decrease over time.

Everyone is encouraged to attend a PPOC meeting and contribute ideas or suggestions on ways to save electricity.

In the category of old business, the Committee rejected the idea of applying 3M window film to the East Building corridor windows because of the material and labor costs. If implemented, it would have reduced the sunlight entering the corridor which causes the air conditioning units to run extensively in the summer, contributing to the elevated electrical bill.

Lastly, there was no monthly walk-around in November, and we will not have one in December. The next PPOC meeting will be on Thursday, January 9, 2014 at 7:00 p.m. As always, I welcome your

“...contribute ideas or suggestions on ways to save electricity.”

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

NOTE: Dominion Virginia Power has announced a reduced fuel rate for the next two years. The fuel is used in power stations for the production of electricity. Consequently, if our usage level remains unchanged, the Association can anticipate about a 3%

reduction in the electrical bill for the next two years or so. Thereafter, the Virginia State Corporation Commission will revisit the fuel charge and make appropriate adjustments (no change, reduce, or increase). This good news should not deter us from continuing to seek savings in electrical costs. We must make every reasonable effort to contain our condominium fees and to conserve natural resources.



FINANCIAL MANAGEMENT

Chair, Wynfred Joshua

The Financial Management Committee (FMC) met on Monday, November 18th. A review of the financial statements for the month of October showed a total income of \$358,986. Total expenditures for October were \$225,126. Total reserve contributions for the month were the usual \$116,214, leaving a net income before taxes of \$17,646. We did not pay any estimated taxes in October.

Rental-occupied apartments decreased this month from 136 to 135, which equals 24% of the total number of units. The remaining 421 units were either Owner-occupied, not yet sold or rented, or were deliberately left vacant by Owners who did not wish to do anything at this point.

Looking over our finances, expenditures reflected one particular area of concern. This past month we devoted \$2,545 to replacing three doors in the East Building which had been damaged by vandals. These were the rear library door, the rear billiards room door, and the kitchen entrance door. This is not the first time that we are reporting expenditures to repair damage caused by vandalism. The issue of vandalism is eminently within the purview of the Security Committee, but the FMC gets involved when we need to use our staff or spend funds to fix the damage, and these are in essence expenditures

“Rental-occupied apartments decreased this month...”

that should be avoided. We believe that a first step in trying to prevent vandalism is to let residents know that this is occurring and that vandalism has an impact on our condo fee. At the same time we are asking the Security, Safety & Neighborhood Watch Committee (SS&NWC) to consider what it can do to address this issue. Our Committee stands ready to support the SS&NWC.

Regarding other expenses in October, the legal cost of the effort to recover condo fees remains large; we are some \$2,000 over budget and can be expected to be so again next month. Much of the overruns result from expenses generated by the default of Owners whose units are in foreclosure. An additional unit is now in judicial foreclosure

and owes us \$13,007. At this point the year-to-date overrun in legal fees incurred for trying to recover condo fees is more than \$8,000. Water and Sewer bills continue to go up and are almost \$17,000 over budget for the month of October. Other expenses are roughly within budget allocations.

The FMC does not meet in December. Because the third Monday in January is a holiday, the next FMC session will be held on Tuesday, January 21, 2014. We welcome all residents and will appreciate whatever advice you can give us.



SECURITY, SAFETY, AND NEIGHBORHOOD WATCH

Chair, Diane M. Zierhoffer

The Security, Safety & Neighborhood Watch Committee (SS&NWC) meeting was held on November 13th.

Information from county Community Action Committee meetings: An officer from the Child Exploitation Unit presented in October on the efforts to protect children from “sexting” and bullying. Parents are encouraged to review the website of the National Center for Missing and Exploited Children in order to know what your children are up against in our hi-tech world. In November, an officer discussed the move to “Vertical Policing,” a more efficient way of responding to issues in high-rise communities. The Mason District Station will provide dinner for officers on duty on Thanksgiving and Christmas days. Members will contribute side dishes in appreciation for their work and sacrifices.

The Management Office reported one incident in the parking garage. The resident denied speeding and in her rebuttal letter demanded to see the radar equipment used by the security officer and stated the person who reported the incident was prejudiced against BMW drivers. The garage repairs are complete. Although some residents complained about

security while parking across the street, Vornado security staff conducted routine patrols. Residents are reminded to read the bulletin boards, join committees and/or attend meetings, and to attend Board Meetings in order to keep informed of changes in our community. The Management Office puts out information on current issues ahead of time, except in cases of emergency, and does its best to provide adequate time for us to prepare. We cannot be prepared if we keep our heads in the sand until forced to take action.

“Texting and driving: Don’t do it. Drinking and driving: don’t do it.”

The Committee is putting flyers up on the bulletin boards to remind residents of ways they can make their lives, and those of their neighbors, safer. Texting and driving: Don’t do it. Drinking and driving: don’t do it. The holidays are rapidly approaching. Please use caution with live, cut trees, and NEVER leave cooking food unattended.

Neighborhood Watch members now have identification badges.

The SS&NWC will next meet on January 8, 2014.



COMMUNITY RELATIONS

Chair, Janice Hill

The Community Relations Committee (CRC) and Ad Hoc Communications Initiative Committee met on Thursday, November 21st at 7:00 p.m. in the West Card Room with eight Owners attending. The meeting began with a recap of the last CRC meeting on September 19th.

Next was an update on the Committee’s Healthy Living Initiative. We contacted the Inova Fairfax Hospital Speakers Bureau and requested that they provide a workshop this winter on healthy living. They are able to provide a speaker, but we will have to wait until 2014 to finalize the speaker and confirm

the event. We anticipate it will be held in our February meeting slot, Thursday, February 20th. Stay tuned for more information.

Next, two activities were proposed as opportunities for 2014: (1) seek improvements in the Virginia Condo Act and (2) an activity focused on older adults. These were excellent proposals, and the Committee voted to work on them in 2014.

At our January meeting, we will finalize a proposal for the older adult activity. We anticipate that this

activity will take place during the spring and focus on an aging-friendly environment.

“...we should strive to engage residents as soon as they move here.”

The CRC portion of the meeting ended with a brief discussion on the challenges of being Build America’s neighbor.

Then we moved our attention to the Ad Hoc Communications Initiative. At our July meeting we discussed two “quick hits”—leverage the use of social media and increase engagement with new Owners as ways to improve communications. Both of these “quick hits” have minimal risk with great potential return on investment. An Owner started the social networking service, Nextdoor, for the Skyline House community. There are currently over 40 members of the online community. While the pros and cons of Nextdoor have been the subject of much conversation, thus far, there have been no glitches, and the service has run as intended. We continue to embrace Nextdoor and encourage Management, the

Board, Committee members, and all residents to connect. The next “quick hit” concerned increasing engagement of new residents. In July we discussed supplementing the current new Owners/residents orientation program. After looking into the current program, we do not believe supplementation is needed. While we are ending the effort to supplement the orientation program, we strongly believe that we should strive to engage residents as soon as they move here. We will continue looking into ways to improve engagement of all residents.

As always we seek your ideas, suggestions and feedback and invite you to join us at an upcoming meeting (third Thursday). The next regular CRC meeting is January 16, 2014. We look forward to seeing you.

Happy Holidays and a Healthy, Safe and Prosperous New Year!!



COVENANTS COMMITTEE

Chair, Manuela Guill

At the last Covenants Committee meeting, on November 20th, a comprehensive revision of the SHUOA Rules & Regulations was discussed. The 29-page draft is the result of the first major review and update of the entire document since it was originally issued in 1982. With the Board’s approval, this document has been made available at www.shuoa.org in soft copy. Hard copies can be obtained in the Management Office. In order to present the final draft to the Board in late January, there will be an open

comment period for Owners which closes on January 8, 2014. Your feedback may be emailed to the Covenants Committee Chairperson at manuelaguill@aol.com, or left at the Management Office addressed to Manuela Guill. After the review is completed, it is anticipated that the Board will approve the final product in late February. The document should then be available to all Owners and tenants sometime in March 2014.



RECREATION COMMITTEE

Chair, Sharon Milton

The Recreation Committee met in the West Card Room at 7:00 p.m. on November 4th. We discussed upcoming events and set December 14th, a Saturday, as the date for the Holiday Party. The Committee decided to accept on-line sign-up and to have a sign-up sheet at the Front Desk. This will also include the type of food the guests expect to bring. (In fact, this

sheet is already in use, and the website sign-up is active.) We also decided to have a White Elephant give-away and a 50/50 at the Holiday Party.

At its December 2nd meeting, which will be discussed fully in the next newsletter, the Committee decided to host parties on New Year’s Eve and Super Bowl

Sunday. We were informed that a suitable television has been purchased, and we considered that virtually indispensable for these events.

The New Year's Eve party will take place in the West Party Room from 9:00 to midnight. Residents are not required to register or sign up in advance, but they are asked to bring a snack to share. Champagne has been donated.

The Super Bowl party will take place in the West Party Room on February 3rd. It will begin 30 minutes before game time and continue until the end of the game. Registration is not required, but residents are asked to bring a snack.

Halloween Party

Sixteen children were registered for the Halloween Party. Approximately 20 more children, along with their parents, just showed up wanting to attend, so we had about 35 children. This year most of the children were younger, under 10. They were much easier to control. We played games such as Hot Potato and also had a piñata, which the children enjoyed. Although we requested that guests bring a snack to share, only three or four brought food. Even the children noticed the lack of food at the party. We may have to make the snack a mandatory item on the guest list. Several

committee members sent candy and treats, which helped, but I talked to one parent who did not understand the concept of bringing a snack to share. In fact, she left the party with a plateful of food.

Trick or Treat.

Fifteen units signed up for the Trick or Treat. This was a little disappointing. Flyers were in the mailbox lobbies listing the floors where children could find participating units, but they were not widely used. Most of the children just went to their various friends' units to get treats. Hopefully we can more effectively publicize this event next year. The Management Office reported no complaints from residents during Trick or Treat. In fact we had very favorable comments from the residents who participated. The event was controlled and low-key. We recommend doing it again.

TGIF

About 12 guests attend the TGIF, and we all had fun. The 50/50 raised \$45 dollars. The winner very generously gave the money back to the Recreation Committee. Although games were available, nobody played.



GARDEN CLUB

Chair, Al Lambert

What's happening? The first day of winter (December 21st) will soon be upon us. However, the 90-day season will quickly pass, and in March 2014 the Club will begin preparing for the spring planting of flowers.

To close out this year the Club has planted four small reddish barberry bushes in a barren spot adjacent to the magnolia tree by the Main Lobby entrance. Additionally, the ivy cover was removed from an area previously having a tree landscaped with 8" x 8" lumber (railroad ties). The location is across the roadway behind the West Building prior to the curve to the right exiting the property. The ties had severely deteriorated, and partial restoration was undertaken along with planting a bald cypress seedling. Due to

cold weather the restoration project will be completed in the spring 2014. The small bald cypress tree has semi-evergreen leaves turning to orange-red in the fall and grows in height to approximately 40 to 50 feet. A sapling had to be planted because the stump from the previous tree remains in the ground. However, it will grow around the stump and blossom into a full shade and specimen tree.

The knockout roses in front of the West Building continue to bloom and will remain until late in the fall season. Thereafter, the bushes will be trimmed to a height of 12 inches to stimulate growth next season. Lastly, throughout the winter months shredded wood and leaf mulch will be placed around trees, shrubs, and flower beds.

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.

December

Hannelore Jones, 703-379-1473

Toska Prather, 703-379-7849

January

Wayne Krumwiede, 703-998-0251

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.



**Bailey's Crossroads
Volunteer Fire Department**

P.O. Box 1159
Bailey's Crossroads, VA
22041-9966



PROTECTING YOUR LIFE AND

YOUR \$50 TAX DEDUCTIBLE DONATION IS CRITICAL!

- Last year our Paramedic Ambulances responded to: **4,308 calls** for emergency medical assistance!
That is **12 calls a day** in our response area that includes Falls Church, Fairfax County, Arlington County, and the City of Alexandria.
- Due to our high volume of calls: We have upgraded our one basic life support unit to a fully-Staffed Paramedic Ambulance, to be delivered in November. We will have **2 Paramedic Ambulances 24 hours a day.**
- Our volunteer and Fairfax County Firefighters/ Paramedics/EMTs responded to: **8,299 calls** for emergency assistance, which includes: heart attacks, emergency childbirth, strokes, asthma attacks, diabetic emergencies, as well as high-rise apartments, single family homes and condominium fires last year.

WE ARE THE BUSIEST FIRE STATION IN FAIRFAX COUNTY

The Bailey's Crossroads Volunteer Fire Department will spend **\$550,000** on two Paramedic Ambulances. These are to be delivered in November 2013 and February 2014. This is a huge expense. Your **\$50 Tax-Deductible donation** enables us to purchase the most modern fire and rescue fleet for your protection. The two Paramedic Ambulances that will be delivered in the future represent our first step in our five-year replacement program for our first-out units. We still need to plan to order a third basic life support unit, as well as a new fire truck, in 2015 for an additional cost of **\$850,000**.

WE NEED YOUR FINANCIAL SUPPORT

As we continue our fundraising we are asking for a **\$50 TAX-DEDUCTIBLE DONATION** from each household and business to help pay for this needed equipment. We are a 501(c)3. You can donate by mailing your check payable to – **Bailey's Crossroads Volunteer Fire Department** – to:

Bailey's Crossroads Volunteer Fire Department
P.O. Box 1159
Falls Church, VA 22041-9966

Our new Fire Station is under construction and is projected to be completed in the summer of 2014. As you know our old station was damaged beyond repair in the winter of 2010. We are currently responding to your emergency calls from our temporary station located at the intersection of Columbia Pike and Moncure Avenue.

YOUR \$50 TAX DEDUCTIBLE DONATION IS CRITICAL!

Gerald B. Strider, President
Bailey's Crossroads Volunteer Fire Department



SKYLINE HOUSE CALENDAR

December 2013

(WWW.SHUOA.ORG)



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 Recreation Committee 7:00 p.m. W. Card Room Library Open 7:00 – 8:00 p.m. East Penthouse	3	4 Board Meeting 7:00 p.m. W. Card Room	5	6	7
8	9 Library Open 7:00 – 8:00 p.m. East Penthouse	10	11	12	13	14 Holiday Potluck 6:00 p.m. W. Party Room
15	16 Library Open 7:00 – 8:00 p.m. East Penthouse	17	18	19	20	21
22	23 Library Open 7:00 – 8:00 p.m. East Penthouse	24	25	26	27	28
29	30 Library Open 7:00 – 8:00 p.m. East Penthouse	31 New Year's Party 9:00 p.m. to 12:00 a.m. W. Party Room				

GOOD NEIGHBORS: Hannelore Jones, 703-379-1473; Toska Prather, 703-379-7849





SKYLINE HOUSE CALENDAR

January 2014

(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 Safety, Security & Neighborhood Watch Comm. 7:00 p.m. W. Card Room	9 Physical Plant & Operations Committee 7:00 p.m. W. Card Room	10	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 Community Relations Committee 7:00 p.m. W. Card Room	17	18
19	20 Library Closed	21 Financial Management Committee 7:00 p.m. W. Card Room	22 Board Meeting 7:00 p.m. W. Card Room	23	24	25
26	27 Library Open 7:00 – 8:00 p.m. East Penthouse	28	29	30	31	
GOOD NEIGHBORS: Wayne Krumwiede, 703-998-0251; Sonya Livingston, 703-931-6923						

BOARD OF DIRECTORS

Pres., Maria Elena Schacknies, 1302W, 703-820-2239, mariaelena.shuoa@gmail.com
 Vice President, Janice H. Hill, 511W, 703-415-1537, jhill@shuoa.org
 Treasurer, Karen Johnson, 1511W, 703-379-0322, kjohnson@shuoa.org
 Secretary, Bryant Stukes, 1605E, 703-824-9293, bstukes@shuoa.org
 Director, Charles Roberts, 914E, 703-998-6080, cxroberts@shuoa.org
 Director, Tina Dove, 1710W, 703-310-4744, tdove@shuoa.org
 Director, Barbara Thode, 404E, 703-888-3569, bthode@shuoa.org

COMMITTEE CHAIRS

Financial Management, Wynfred Joshua, 1414W, 703-820-4471, diawin@metronets.com
 Physical Plant/Operations, Al Lambert, 709W, 703-931-7314, myongal@verizon.net
 Covenants, Manuela Guill, 106E, 703-527-6708, manuelaguill@aol.com
 Community Relations, Janice L. Hill, 511W, 703-415-1537, jhill@shuoa.org
 Security, Safety, & N/W, Diane Zierhoffer, 102W, zierhofferdm@hotmail.com
 Recreation, Sharon Milton, 613W, 703-347-9618, recreation@shuoa.org

EDITOR Phil Cohen

THE HOUSE SPECIAL is published by
 Skyline House Unit Owners' Association, Inc., 3711 South George Mason Drive, Falls Church, Va. 22041-3711
 The House Special is printed by Dan Daniels Pioneer Press

MANAGEMENT OFFICE (Central # 703-578-4855)

G M, Michelle Brown Slaughter, michelle@shuoa.org
 Deputy General Manager, Tycia Haight, tycia@shuoa.org
 Chief Engineer, Greg Grimm, greg@shuoa.org
 Accountant, Huajun "Lucy" Bei, lucy@shuoa.org
 Resident Services Coor., Noemi Najera, noemi@shuoa.org

WEB DEVELOPER

Mike Hanson, webmaster@shuoa.org

GARDEN CLUB

Al Lambert, 709W, 703-931-7314, myongal@verizon.net

GOOD NEIGHBORS

Toska Prather, 1003W, 703-379-7849, t_pra@verizon.net
 Virginia Fissmer, 601W, 703-379-2901