

The House Special



BOARD OF DIRECTORS

President, Maria Elena Schacknies

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The Board of Directors met on February 26th.

March 25th is the Annual Election, and March 11th is Meet the Candidates Night. As you know, there were three open seats. Unfortunately, only three candidates applied, including myself. It’s disheartening to say the least. This is the second election in which just three candidates are running for three seats. Let’s

hope that this trend will not continue in 2015.

The Inspector General for the Annual Elections will be Jack Prather. We thank Jack for his service. He has been the Inspector General for the past several years.

The Ad Hoc Committee on Unit-Owner Voter Education will provide two more opportunities for Owners to learn more about the proposed By-Laws amendments: (1) **after** the Meet the Candidates Session **is over** on March 11th, and (2) on March 15th in the Main Lobby from 11:30 a.m. to 1:00 p.m. (The March 3rd informal voter outreach that was announced in the February newsletter has been cancelled.) If you cannot attend either of these remaining meeting and you have any questions, please contact Tina Dove, the Chair of the Ad Hoc Committee on Unit-Owner Voter Education.

In addition to the above two events, we are offering two further opportunities for Owners to discuss the proposed

changes to the By-Laws: (1) Owners can submit comments, with Owner’s name and unit number, that will be posted to the Skyline House Unit Owners Association website, and (2) the West Party Room will be available on Monday, March 10, 2014, starting at 7:00 p.m. for Owners to exchange views with each other on this important topic.

These various options bear repeating because (1) it is critically important that Owners understand and express their views by voting on these proposals, and, implicitly, on the future direction of our condominium; and (2) open discussion and free exchange of ideas on important issues is a vital characteristic of the Skyline House Community. For the convenience of Owners, all of the remaining chances to learn about and discuss the proposed changes are summarized together in one place, at the end of my report.

Many thanks to the Covenants Committee’s Election Sub-Committee for all of the preparations for the Annual Meeting. Much hard work went into organizing and structuring the upcoming annual election.

Under Old Business the Board approved the newly revised Rules and Regulations Handbook. We owe our gratitude for this monumental updating to Manuela Guill, the Chair of the Covenants Committee, and her fellow committee members.

“March 25th is the Annual Election”

As requested by the Physical Plant and Operations Committee, we asked the Association attorney if the West Lobby door alteration could be considered part of the Reserve Budget and not categorized as Capital Improvement. He responded that it must be treated as

a Capital Improvement.

Wendell Evans has passed away. He was a long-term resident of Skyline House, and he will be greatly missed. My condolences to Wendell's family.

PROPOSED BY-LAW CHANGES: OPPORTUNITIES TO LEARN AND DISCUSS

Now Until the Election: If you are interested in sharing your views on the proposed changes to the By-Laws electronically, please submit comments in Microsoft Word, Times New Roman 12, to SHUOA's Resident Services Coordinator at Resservcoord@shuoa.org. Also include your name and unit number with your comments. All comments submitted with the Owner's name and unit number will be posted to the Association website, www.shuoa.org.

March 10th: The West Party Room will be available beginning at 7:00 p.m. for you to exchange your views with other Owners.

March 11th: After Meet the Candidates Night ends at 9:00 p.m. in the West Party Room, members of the Ad Hoc Committee on Unit-Owner Voter Education will be available to answer your questions.

March 15th: The final voter outreach opportunity will take place in the Main Lobby from 11:30 a.m. to 1:00 p.m. Bring your questions and concerns to other Owners who have studied the proposals carefully and are prepared to help you understand them fully.



MANAGEMENT

General Manager, Michelle Brown Slaughter

Garage Repair Project

The minor punch-list items have been completed. Concrete Protection and Restoration (CPR), our contractor, and Whitlock, Dalrymple, Poston & Associates (WDP), our consulting engineer, have returned on multiple occasions to conduct the concrete core tests. Once the tests have been completed and accepted by Fairfax County, this project will be paid in full and closed out.

Pool Deck Repair Project

WDP and CPR completed the exploratory work on the pool deck. An overview of WDP's findings was distributed in a report to the Physical Plant and Operations Committee (PPOC) and Financial Management Committee (FMC) members. The report will be reviewed and discussed by the PPOC Ad Hoc Committee. Additional information will be requested to help determine how and when this

project should proceed, given the magnitude of the repairs and costs of repairing the leakage problem.

Bridge Enclosure Replacement Project

WDP completed the bridge enclosure design concepts and was waiting for additional information from manufacturers and three contractors. Once received, the information will be distributed to the PPOC and FMC members.

Generator Replacements

Both generators on the East and West Buildings are scheduled for replacement in 2014. Management just received the third proposal. Once the information is compiled, the proposals will be distributed to the PPOC and FMC members for review and comment.

Roof Top Heating, Ventilation, and Air Conditioning (HVAC) Project

In our quest to find a viable consulting engineer to oversee the replacement of both rooftop HVAC systems, Management has received three proposals, and interviewed two of the companies. We are awaiting responses from two additional companies.

Passenger Elevator Floors

Management solicited proposals to replace the six passenger elevator floors with a more durable and aesthetically appealing floor product. As soon as the proposals and potential products are received, Management will share them with PPOC and FMC members.

East Party Room Floor Replacement Project

Management solicited proposals to replace and sound-proof the East Party Room floor. As soon as the proposals and potential products are received, Management will share them with PPOC and FMC

members.

Management will work with the PPOC Ad Hoc Committee and FMC to review all of the above project proposals and obtain additional information as needed before recommendations are proposed to the Board. We request that all questions and/or comments regarding any of the above projects be e-mailed to the General Manager as soon as possible.

Asphalt Repairs

Asphalt repairs will be scheduled to be completed before June. The following work remains to be done: (1) seal coat and restripe the parking lots, and (2) install several concrete wheel stops in the guest parking area adjacent to the Build America Mall. These repairs were delayed because it was necessary to coordinate them with repairs to Skyline Plaza driveways.

Garage Exhaust Fans (D Level)

At the request of the PPOC, Management obtained a proposal to repair the D-level exhaust fans in the garage. The \$4,426 cost is not in this year's budget. But Management will discuss this issue further with PPOC and FMC.

Computer Projects

A new and larger server was ordered to replace the existing one that is no longer adequate. Anti-malware software will be installed and one office computer's memory was increased since it was under capacity.

2013 Audit

The 2013 audit is scheduled to be completed by the end of February. Once Management receives the draft, we will e-mail it to all FMC members and the Board.



TREASURER'S COMMENTARY

Treasurer, Karen H. Johnson

Preliminary financial data through the end of January are now available. With only one month of the year so far completed, our information about

our 2014 finances is limited. There is again some above-budget income from in-unit maintenance and above-budget spending on the goods purchased for

that maintenance. These items approximately offset. Utilities were slightly under budget, but that outcome was in part the result of changes to the monthly profile of budgeted spending. For January, we benefited from somewhat under-budget spending on legal fees associated with cases involving unit Owners' delinquency.

Spending on water and sewer was about \$1,000 less than budgeted and substantially less than what we recorded in December. This suggests the possibility of some issues related to the meter reading and the monthly allocation of charges that resulted in an offset to last month's higher figure. When I look at the actual water bill in terms of gallons used, rather than dollars, I find that the numbers for usage show that in the quarter ending in January, as in the one ending in October, the amount of water used by the units in the East Building is unusually high relative to the past six years. However, in the January bill this uptick in usage is much smaller than in October. I plan to continue to track the details of our water usage in gallons. It is important to note that the cost to us of the water used in the units, when compared to that used for landscaping, for example, is much greater as that water incurs a sewer charge that is much higher than the cost of the water itself.

With respect to electricity, January spending was close to the budget, though it was very high and nearly the same as in December. This outcome supports the explanation that the usually cold weather is the reason for our high electricity charge, as both December and January were very cold. Our spending this January was almost 20% higher than our spending in January of 2013. But last year was a mild winter. Even if we can understand our high electricity costs as a result of the cold weather, that explanation does not lessen our budget concern. January's cost was more than 16% of our annual budgeted amount. We face high costs in winter but also in summer when we are air-conditioning. We need to pursue efforts to conserve electricity in common areas if we are to avoid significantly exceeding the annual budgeted amount.

Delinquent payments due from Owners declined somewhat in January from December. The total amount, including that overdue more than 60 days, was \$27,458. Of that total, one unit's amount due is substantial, and that unit is pending judicial foreclosure. Five units owe much smaller amounts in the over-60-day category, and 10 units owe lesser amounts for less-than-60-day delinquency.



INFO FROM THE ENGINEER

Chief Engineer, Greg Grimm

Toilet Supply Lines

Due to recent toilet leaks that have occurred in Owners' units, we have replaced toilet supply line connectors in several units. But many Owners did not call for this **FREE preventive service**. If you see a plastic nut where the line attaches to the bottom of the toilet tank, we will replace it with a strong, reliable, long-lasting metal one, for **FREE!!** For a few minutes of your time, we will replace this part to prevent a toilet leak from your unit onto your neighbors' units below. **Take advantage of this FREE service and call the Management Office now (703/578-4855) to schedule replacement of your toilet supply line(s).**

"Take advantage of this **FREE** service"

Toilet Replacement

With the price of water rising, we continue to offer water-saver toilet replacements, at our cost, and with **FREE labor installation!** We offer a choice of two models. **Just call the Management Office now (703/578-4855) to schedule replacement of your toilet, or to obtain more information.**

Heat Pumps

Many units still have their original 30-year-old heat pumps that are starting to fail. With the price of electricity rising, we offer new energy-efficient replacements, at a much lower cost than an outside contractor! **Call the Management Office now**

(703/578-4855) to schedule replacement of your heat pump, or stop by the office to obtain more information.

Water Heaters

We also stock energy-efficient water heaters and provide installation service for them. We use only 50-gallon water heaters with a 10-year warranty. The cost for the heater is \$454, plus the connector hoses and labor. You can check your current water

heater's date of manufacture by looking at the serial number on the tank. The first four numbers usually indicate the month and year that they were manufactured. The industry standard is to replace the water heater when the factory warranty expires, or after 10 years. **Call the Management Office now (703/578-4855) to schedule replacement of your water heater, or stop by the office to obtain more information.**



PHYSICAL PLANT & OPERATIONS

Chair, Al Lambert

Greetings!

The Physical Plant and Operations Committee (PPOC) did not meet in February. However, we were able to continue making progress on energy conservation measures. The first initiative was to obtain authorization to remove one light bulb from each ceiling fixture on the G-Level. This brings uniformity to the corridors because a single light bulb had previously been removed in resident corridors, and the illumination remained adequate and compliant with county code. On Thursday, February 20th, at 7:00 p.m. the Committee conducted a visual test and evaluation of Main Lobby lumens (amount of light) available when the recessed ceiling and window accent lights are turned off at night. The esthetic (accent) lights above the gallery windows and approximately 40 recessed ceiling lights in the Main Lobby are controlled by a photo light sensor. Essentially, the lights come on at dusk and go off at dawn. The test was conducted to determine whether it would be feasible to replace the sensor with a timer set to turn the lights on at 5:00 p.m. and off at 11:00 p.m. Lobby illumination during the hours of reduced lighting would be provided by the chandeliers, which are always on, and the console lobby desk area lighting. The results and any further courses of action will be discussed at the March meeting.

Another energy-saving initiative entails replacing the two existing heater/blowers (now referred to as Wind Curtains) in the Main Lobby vestibule and on

the ceiling at the East Building egress door leading to the garage, both of which are inoperative. Management will be obtaining replacement costs, and after the most appropriate replacement equipment has been identified, installation during 2015 will be recommended. The heater/blowers are designed to maintain a warm air temperature in the vestibule. When someone enters/exits the lobby, the air inside the vestibule is transmitted via wind currents, or differential in air pressure, into the lobby area. In the winter, cold air enters the lobby, thus requiring the heating, ventilation, and air conditioning system to activate and heat the lobby back to the preset temperature. Additionally, Front Desk personnel have to deal with a continuing rush of cold air. The goal is to minimize the requirement to heat the lobby air and keep the Front Desk personnel reasonably comfortable. This is a cost-effective method to reduce the amount of cold air entering the lobby and East Mail Room area. It is more economical to heat the smaller areas where the heater/blowers would operate than to counter the effects in the larger areas of the great volume of cold air that rushes in when the doors are opened. Another option we may consider at some later point in the future is a different kind of Wind Curtain which basically creates an air overpressure by blowing air into the vestibule to preclude outside cold air from entering the lobby.

Finally, the PPOC has identified and is currently testing a water-saving device for the toilets. Generally speaking, the older the toilet, the more

water it uses. Typically, older toilets use five to seven gallons per flush. The new low-flush toilets are designed to flush using only 1.6 gallons of water. Our water bill is huge and growing! The cost of water for baths, showers, toilets, washing clothes, and cooking for approximately 2000 residents adds up to a significant sum that is included in our condominium fee. And the cost per gallon of the water we consume is increasing every year because of more stringent Environmental Protection Agency (EPA) criteria for clean water, and new housing construction requiring more and larger purification plants. The only solution to controlling costs is for all of us to engage in water conservation measures. A cavalier attitude of “let some else make the sacrifice” is morally wrong. At

an opportune time, please consider installing a low-flush toilet. In addition to the recommended toilet replacement, the PPOC is testing a dual-flush toilet handle or button that will reduce water use by about 30%. The converter allows a person to flush for liquids with less water and to use the normal amount of water for solids. The test and evaluation will be ongoing for about 90 days. Thereafter, a recommendation will be rendered on whether and, if so, how to proceed on this initiative.

The next PPOC meeting will take place on Thursday, March 13th, 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!



FINANCIAL MANAGEMENT

Chair, Wynfred Joshua

The Financial Management Committee (FMC) met on Monday, February 24th. A review of the financial statements for the month of January showed a total income of \$362,704. Expenditures for January were \$278,917. Total reserve contributions for the month were \$119,409, leaving a net loss before taxes of \$35,622.

Members had few comments after reviewing our financial statements so early in the year. They noted that expenditures were roughly in line with budgetary calculations. Even our traditional culprits—utilities—were more or less what we projected.

Note however that one account, the Working Capital Fund, did change from \$266,735 to a negative \$19,318. The reason for this drastic change was that this fund represents the net of our assets valuation and our expenses. Our assets include our investments, and the value of our bonds changes constantly. In the past we adjusted the value of this account once a year, after the audit was finished. We are now, in advance of the annual audit, providing the net, but you can expect this to be adjusted again upon completion of the audit.

Rental-occupied apartments decreased last month to 125 from 129. At this time 22% of the apartments are rented; the remaining 431 units are either Owner-occupied, not yet sold or rented, or deliberately left vacant by Owners who did not wish to do anything at this time.

Much of our time was devoted to ideas to enhance our revenue. The FMC selected four suggestions for consideration. FMC members will turn each notion into a proposal, indicating the pros and cons, the impact on our management, and how to implement these projects. We expect to have these proposals at our next committee meeting in April for finalization and submission to the Board. Tremayne Bunaugh volunteered to write up the proposal to raise a fee for the 80 bike spaces currently in use and for which there is a long waiting list. Mike Hanson will flesh out the idea of selling advertisements in our monthly newsletter with Gladys Manrique providing the marketing of ads. Marie Aziz promised to write up the project to install an ATM in our building in a safe, accessible place. Management was requested to provide a proposal to make conference space available for rent to brokers with prospective buyers and sellers of Skyline House apartments.

Our final discussion dealt with Whitlock, Dalrymple, Poston & Associates' (WDP's) evaluation report of the pool deck and other major projects that clearly need to be done in the near future. FMC members were very impressed with the WDP report and saw the urgency of the project. Management was asked to find out how much time we had before undertaking the pool deck project and what the ranking priorities are for the major projects. We also stressed that we need to get legal advice with regard to adding 20% to the pool-deck repair cost in order to provide handicap accessibility, as apparently Fairfax County stipulated. The WDP report estimated that the cost for the pool deck repairs would be \$563,450, with

some \$112,600 for handicap accessibility. Other projects were also big-ticket items, and their costs were most likely underestimated in last year's Mason and Mason study, "Condition Assessment and Reserve Fund Plan Update." Implementation of these projects, however, will present more than a financial challenge; it will also entail massive logistic and coordination problems that Management will need to work out.

The FMC will not meet in March, but has scheduled its next meeting on Monday, April 21st. Given the major issues we face, we urge Skyline House members to join us and give us the benefit of their advice.



COMMUNITY RELATIONS

Chair, Janice Hill

The Community Relations Committee (CRC) met on Thursday, February 20th, at 7:00 p.m. in the West Card Room. Ms. Safiya Jenkins, a registered dietitian with Inova Health System, Community Affairs Department, joined us and discussed "Healthy Living for Seniors." Topics discussed included ways to maximize your quality of life, nutrition and aging, exercise, and tips to improve your health. A lively question-and-answer session followed her presentation.

We will continue to focus on healthy living in 2014. There will not be a CRC meeting in March. Our next meeting is Thursday, April 17th. The meeting agenda will be posted on the bulletin boards in April.

Did you know that March is National Nutrition Awareness Month? "Enjoy the Taste of Eating Right" is this year's theme. The goal is to enjoy eating right by choosing foods that are healthful. By providing supportive nutrients for your body and removing damaging foods from your diet, you can reduce your risk of developing heart disease, cancer, diabetes, high blood pressure, and other illnesses.

The U.S. Department of Agriculture (USDA) SuperTracker program is a great resource for obtaining nutrition information, tracking your food intake, and meeting your nutrition and fitness goals. For more information on the SuperTracker program visit www.supertracker.usda.gov.



COVENANTS COMMITTEE

Chair, Manuela Guill

Although the Covenants Committee did not meet in February, a milestone was reached at the February Board Meeting. The first-ever comprehensive revision of the Skyline House Rules & Regulations Handbook was approved for issue in March 2014. Management will be preparing printed copies for

distribution to new Owners and tenants, and other residents who would like a printed copy. It will also be posted to the Skyline House website for those who prefer to download their copy electronically. The digital text will have new features. Within it, computer users will find links

to Fairfax County and other legislative webpages for further resources. An announcement will be posted on the Bulletin Boards when the updated document is ready for dissemination.

By now, most Owners have received their 2014 Annual Meeting package in the mail. There was an inadvertent omission regarding voting eligibility to win reimbursement for one month's condo assessment which was mentioned in the cover letter. The relevant sentence is corrected to read, "Additionally this year, there will be a drawing for two owners to win reimbursement of one month's

condo assessment only if they return a *notarized* proxy form—with or without a completed ballot—prior to the meeting **or** they vote at the Annual Meeting on March 25." Regardless of which method you choose, we wish you luck in the drawing!

The Committee will meet again on March 19 to discuss the revised 'Supplemental Rules & Code of Conduct' as required under 'Rule 24, Swimming Pool.' This updated document will be submitted to the Board at its April meeting for approval before the 2014 pool season opens at the end of May.



AD HOC COMMITTEE ON UNIT-OWNER VOTER EDUCATION

Chair, Tina Dove

The Committee has held two open forums aimed at providing unit Owners an opportunity to learn about and discuss the proposed By-Laws changes proffered in our upcoming elections. While the events were not widely attended, they were a welcome opportunity for Owners to engage with each other and to get their questions answered. There will be two additional events where Owners can get their questions answered about the proposed changes. One will follow the "Meet the Candidates" event, which is scheduled for 7:00 to 9:00 p.m. in the West Party Room on March 11th. The other will be held on March 15th from 11:30 a.m. to 1:00 p.m. in the Main Lobby. We hope that all unit Owners will take advantage of the

opportunity to join in the conversation.

More importantly, the Ad Hoc Committee on Unit Owner Voter Education sincerely hopes that all unit Owners will take up their responsibility and exercise their right to vote in the upcoming Skyline House Unit Owners Association elections. We all have a vested interest in the business of our Association. This is our home and our community. It only works if we all play our part. If you are unable to be actively engaged in the affairs of the Association throughout the year, please take a few minutes out of your day on March 25th (or before March 25th via proxy) to vote. We also encourage you to attend the annual meeting that evening.



RECREATION COMMITTEE

Chair, Sharon Milton

We met February 4th at 7:00 p.m. in the West Card Room, and finalized events for February, March, April, and May.

PAST EVENTS

Super Bowl Party

The Super Bowl party attracted about 20 people, who tended to stop in for a while rather than staying for the whole game. Since the Broncos fell way behind early in the game, most people left at half-time.

TGIF

The February 14th TGIF was sparsely attended, but those who came had a good time and enjoyed the showing of “Roman Holiday.”

FUTURE EVENTS

There will be no meeting in March, and no events are scheduled for March. The next meeting will be on April 7th at 7:00 p.m. in the West Card Room.

TGIF

The next TGIF will take place on April 11th in the West Party Room.

BBQ

The first BBQ of the year will be held at the end of May. There will be preregistration. A \$5.00 fee will pay for meat, buns, condiments, plates, water, soda, flatware, and glasses. Guests will be asked to bring side dishes and desserts. Unregistered guests will be asked to pay \$7.50.



GARDEN CLUB

Chair, Al Lambert

The inclement weather precluded any Garden Club activities this month. However, the good news is that our nursery supplier of plants, shrubs, trees,

and fertilizer announced they will re-open on February 22nd—an unquestionable sign of goodbye winter and hello spring.

NEW RULES AND REGULATIONS BOOKLET!

The new Rules and Regulations were approved by the Board at the February 26, 2014, meeting and will soon be ready for distribution. To save on printing costs, we need to know how many hard copies to print. Please let us know if you would like to receive your Rules and Regulations booklet via e-mail or hard copy. Send an email to: Info@shuoa.org and tell us your preference. The rules will also be posted on the website at www.shuoa.org.

PRE ORDER YOUR 2014 POOL SEASON PASSES!

The pool season is almost upon us. This year we are looking at ways to save on printing costs. So we're asking residents and Owners to pre-order their pool passes. To order, simply send us an e-mail at Info@shuoa.org, to indicate your request to receive the allotted number of pool passes for your family.

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.

March

Virginia Fissmer, 703-379-2901

Geraldine Naveau, 703-931-4643

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

March

(WWW.SHUOA.ORG)



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
2	3 Library Open 7:00 – 8:00 p.m. East Penthouse	4	5	6	7	8
9	10 By-Laws Amendments 7:00 p.m. W. Party Room Library Open 7:00 – 8:00 p.m. East Penthouse	11 MEET THE CANDIDATES W. Party Room 7:00 – 9:00 p.m. AdHoc Comm. Members available following meeting for ByLaws questions	12 Security, Safety & Neighborhood Watch Comm. 7:00 – 8:00 p.m. W. Card Room	13 Physical Plant & Operations Committee 7:00 – 8:00 p.m. W. Card Room	14	15 Outreach on Voter Owner Education 11:30 a.m. – 1:00 p.m. Main Lobby
16	17 Library Open 7:00 – 8:00 p.m. East Penthouse	18	19 Covenants Committee 7:00 – 8:00 p.m. W. Card Room	20	21	22
23	24 Library Open 7:00 – 8:00 p.m. East Penthouse	25 ANNUAL MEETING & ELECTION W. Party Room 6:30 – 8:30 p.m. <i>Meeting starts at 7:00 p.m.</i>	26	27	28	29
30	31 Library Open 7:00 – 8:00 p.m. East Penthouse					
GOOD NEIGHBORS: Virginia Fissmer, 703-379-2901; Geraldine Naveau, 703-931-4643						

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GOOD NEIGHBORS

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