

The House Special



BOARD OF DIRECTORS

President, Maria Elena Schacknies

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In my May report I asked Owners if they would be willing to volunteer. Unfortunately, none did. We are a self-managed condominium with a seven-member board, five committees, a Garden Club, Good Neighbors and a Library. As time goes by, fewer Owners are participating, and this doesn't bode well for

"We are all in this together, so get involved."

our community. It's critical to have Owners involved in the affairs of this Association, so please call me (703-820-2239) or send me an email to mariaelena.shuoa@gmail.org if you want to step forward.

As we are all aware, our building is aging. Keeping it in tip-top shape requires numerous maintenance projects, each with its own schedule, and many of them underway at the same time. This puts a strain on our staff. Volunteers help to get the necessary work done. The need for Owners to get involved is not unique to Skyline House; it is the most important characteristic of all condominium communities.

Owners who are unable to participate on a committee are asked to consider offering their expertise in a different way. For example, you might be able to attend just one committee meeting to offer your expert advice on a particular project, or even to convey advice or information to a committee chair via e-mail. Or you could draft a Request for Proposals for a project in the area of your expertise. Unless we get volunteers to produce the Requests for Proposals needed to carry out these projects, we have to hire the needed expertise. So please offer your services and

help save money for yourself and other Owners. We need every kind of support we can get from professional engineers, architects, information technologists, contract specialists, interior designers, graphic designers, gardeners, librarians, lawyers, etc.

We need generalists as well as experts in specific areas. For example, 2015 elections to the Board are not far off, and we must soon begin to prepare for them. Preparation will require a considerable amount of effort and assistance. If you are interested in being part of the election process, please contact Frank Szumilo, Chair of the Covenants Committee, or Maria Elena Schacknies.

The Board approved an Orientation Video for New Owners. Evelyn Haught wrote an excellent script for this video, and we owe her our gratitude. Ivette Torres has reviewed the script and has agreed to be the narrator. The video will be produced by Jeff Kramer, an Emmy-award-winning filmmaker and videographer. The Welcome Wagon, created by Evelyn Haught and Betty Turner some time ago, will complement the video. All new Owners will have an introduction to Skyline House for review at their leisure. Moving into a new home is a stressful experience; this video should provide information that will make the transition much easier. And realtors who want to showcase Skyline House will have a video to show prospective buyers.

The Board has also been asked to approve reinstating an Ad Hoc Decorating Committee. This committee will be responsible for several items, such as: Identifying qualified, reliable contractors capable of restoring the columns in the galleries and lobby; recommending whether to replace or refurbish the furniture in the lobby and whether to change the wall covering in the galleries or merely to paint over it; and selecting the wall covering for the penthouse galleries. When the galleries and corridors were updated four years ago, we could not complete the project due to lack of funds. The pictures on the walls need to be changed so as to match the carpet. The residential units should look the same as the corridors on the first level. The ad hoc committee would be charged with developing for consideration by the Board a plan of action that incorporates all of the above. If you are interested in co-chairing this Committee, please contact me. From experience, we know that it takes two co-chairs for this type of ad hoc committee.

“The Board decided not to make the West Lobby door an Exit-Only door.”

The Board decided not to make the West Lobby door an Exit-Only door. It also approved the Financial Management Committee’s proposal to charge \$5.00 per bike a month for the use of the Bike Room, beginning January 1, 2015. Management will inform Owners regarding the payment process. A third action of the Board at its June 25th meeting was approval of installation of the Kalwall system for the enclosure over the bridge that connects the East Building to the garage.

We have lost Jack Prather, a dear friend and original Owner at Skyline House. For many years Jack served as our Inspector General, making sure that our elections went smoothly. My sincere sympathies to his wife, Toska.



MANAGEMENT

General Manager, Michelle Brown Slaughter

Rebuilt Cooling Pump

The Virginia Pump Company rebuilt a small cooling pump in one of our boiler rooms, installing a new bearing, mechanical seal, gasket, and coupling sleeve. There are four such pumps in each boiler room.

Air Conditioning Motors

Carrier Enterprise replaced the motors on the roof-top air conditioning units.

May Asphalt Repairs

The Association leased alternative parking for residents who parked outside and were displaced during the asphalt repairs in May. Eighty-five parking garage transponders (remote controllers) were reserved at the PMI garage across from Skyline Plaza.

Pool Deck Repairs

The Board, Management, the Physical Plant and Operations Committee (PPOC), and Whitlock, Dalrymple, Poston & Associates, our engineering consultants, continue dialogue with Fairfax County to clarify the issue of whether or not Americans with Disabilities Act (ADA) guidelines apply to the pool

deck repairs. To date, no formal decision has been made.

Bridge Project

The three proposals for the new enclosure over the bridge connecting the East Building and the garage reviewed by the PPOC Ad-Hoc Committee earlier this year were:

1. **Duo-Gard:** Materials, shipping and installation costs **\$90,986**
2. **Handi-Hut:** Materials, shipping and installation & engineering costs **\$44,770**
3. **Kalwall:** Materials, shipping and installation & structural costs **\$65,600**

At its May 8th meeting, the PPOC approved and recommended to the Board the Kalwall system.

However, in addition to the expenses listed above, the following costs must be considered for the overall project no matter which system is approved:

- a. \$18,000 to \$25,000 for demolition (includes cost of a lift)
- b. Concrete traffic coating for walkway
- c. Flashing installation (in the cavity wall) and weeping system
- d. Light pack for the side wall of the structure
- e. Fairfax County permits

NOTE: At the time of this report, the only costs available were for Item (a). Costs for Items b, c, d, and e were not available but will be provided once received. Also, Item c above (flashing installation), should be completed prior to installation of the bridge enclosure. Therefore, this project may be impacted by the pool deck repairs because the leaks from the planters must be repaired before the flashing is done for the bridge.

REMINDER: UPCOMING FIRE ALARM TESTING

The Fairfax County Fire Department is scheduled to test the fire alarm and sprinkler systems in both the East and West Buildings from **Wednesday, July 2nd thru Thursday, July 3rd**. Notices will be posted with more details.

1. **Attorney Fees - Unit Owners Collections:**
\$634 was paid to the Association's attorney in May for routine delinquency collections, which included one unit that was pending judicial foreclosure.
2. **Attorney Fees - Regular Legal Services:**
\$714 was paid to the Association's attorney in May for legal advice and general legal services.
3. **Collections update - \$17,171 Delinquencies as of May**
Six units owe \$11,063 for delinquencies that are 60 days or more past due. Ten units owe \$6,108 for delinquencies that are 10-59 days past due. Collection is being handled by the Association's attorney.

ACTION NEEDED:

The PPOC is awaiting approval from the FMC in order to recommend that the Board approve the proposal for materials, shipping, installation and structural work for the window panels for the Kalwall

enclosure over the garage connector bridge. The cost is \$65,000.

WELCOME, DIXON!

Welcome to our new Housekeeping Porter, Joaquin Dixon. Joaquin actually goes by his last name, "Dixon". Dixon was born in Honduras and moved to the United States at age 11. He has worked as a seaman on the Norwegian Cruise Lines and Sea Scape Cruises and even played pro soccer for four years! Dixon has previous experience as a porter, building maintenance repairman, and construction



worker. Please join us in welcoming him to Skyline House when you pass him in the corridors or outside!!

REMINDERS FROM MANAGEMENT

MICE INVASION CONTROL - NOVA CONSTRUCTION

Starting July 1st, NOVA, our neighbor, will begin construction of a new building in the area currently occupied by Parking Lot B, which is located behind the West Building. **We can anticipate an infiltration of mice on the property (and throughout the Skyline area)** due to the use of ground-moving equipment. Residents should be especially alert to signs of infestation, and, if they suspect it:

1. **Place mouse traps around your kitchen and other areas of your home**
2. **Sign up at the Front Desk for our FREE weekly extermination service.**

Our extermination contractor has already placed additional bait traps throughout the exterior of the property. HOWEVER, residents need to **stop throwing food over the balconies and/or leaving bags of trash in your homes, or in the trash rooms.** Food draws mice on the grounds of the property, in your homes, and in our trash rooms. **If you see**

someone (or their children) throwing food (or anything else) over balconies, please report it immediately to the Front Desk, or the Management Office. This is your home, please help us to keep it clean and free from mice and vermin!



TREASURER'S COMMENTARY

Treasurer, Karen H. Johnson

With respect to our income receipts, we were basically on budget in May and for the five months so far this year. We were ahead of the budgeted amount for in-unit maintenance income, but that is a special case as there are partially offsetting costs associated with goods purchased for the maintenance done. With respect to spending in May and for the year-to-date, we are noticeably below budget in total and for many of our spending categories.

Payroll and related benefits were slightly below budget for May and year-to-date. Administrative expenses were significantly below budget, especially those for legal services and for insurance. Our spending on utilities was significantly below budget in May as the water charge came in low. Happily, utilities, a category that can cause problems for us, is on budget for the year through May. Maintenance spending and spending on supplies were also under budget. And the payments on several contracts are running less than budgeted so far this year, including in particular security, copier services, and trash removal. We cannot know at this point how the remainder of the year will unfold with respect to expenditures, but it is a welcome outcome that we have some cushion in the budget as a result of spending less than anticipated in the first five months.

I would like to report my findings so far on monitoring the water bills for the Association. I have been tracking the water use in terms of gallons,

“With respect to spending...we are noticeable below budget.”

separated by East and West Buildings, and by total use and use by the units only (that is, excluding use for common areas, for example, for watering lawns). The latest bill received was dated in May and reported on the reading of our meters on April 23, 2014. Because of seasonal variation in our use, I compared (1) bills for the three months ending in January to those for previous years during the end-January period, (2) bills for the three months ending in April compared to previous years for that period, and (3) similarly for bills in July and October. I cannot think of a reason why there would be a trend in use in terms of gallons. In fact, there are no sharp or pronounced trends. But recent October and January bills had suggested that use was up in the past two years. However, the use recorded in the April bill showed a significant drop in usage this year. As a result, I see no reason to suspect an underlying problem, such as a leak or systematic misuse of some kind. I will continue to monitor these bills to look for any pattern in how usage behaves over time.

The situation with respect to delinquent payments due from Owners is noticeably worse this month. A total amount of \$17,171 is past due to the Association from 17 Owners, an increase of four Owners. Our attorney continues to work to recover amounts more than 60 days in arrears. The number of renter-occupied units was 23 percent of the total.



INFO FROM THE ENGINEER

Chief Engineer, Greg Grimm

Leaks...Leaks... and more Leaks !

In just one recent week, four air conditioners leaked in units, in one case damaging the Owner's new hardwood floors! Not one of these units had arranged for any service to their heating, ventilation, and air conditioning (HVAC) systems. All four leaks and the consequent damage could and would have been prevented if the residents/Owners had simply requested and completed the recommended preventative maintenance (PM) service for their heat pumps. The \$30 cost would have been far, far less than the cost of damages to new hardwood flooring. We now have an inexpensive device (\$13.71) that will alert you to water leaks when they occur in your utility closet. Unfortunately, not one of these units had a leak detector, which would have alerted them to water on the floor of their utility closet. So do the smart thing. Call the Management Office today (703-578-4855) to request (1) preventive maintenance for your HVAC system and (2)

“All four leaks and the consequent damage could...and would have been prevented.”

installation of a water leak detector. Don't wait until a water leak happens to you. Take preventive action now. Preventive maintenance is a wise investment in your property.

If your condo still has an original heat pump, this equipment has outlived its useful life. It's time to replace it. Units that are over 30 years old could fail at any time. The original units have an Energy Efficiency Rating (EER) of about 5. The new energy-efficient heat pumps are rated about 14. That means a new unit will use only about one-third of the electricity required by your current system. So a new heat pump could save you a great deal of money! Call the Management Office or Greg Grimm, the Chief Engineer, today (703-578-4855) to arrange for replacement of your old heat pump with a new model. Our installation cost is generally much less than an outside contractor would charge.



PHYSICAL PLANT & OPERATIONS

Chair, Al Lambert

Greetings. On Thursday, June 12th, the Physical Plant and Operations Committee (PPOC) convened its regular meeting in the West Card Room at 7:00 p.m. A number of Reserve Fund projects were scheduled for review along with ongoing initiatives such as the garage sealant project, bridge enclosure project, garage rail painting, resident elevator flooring, and the pool deck project. The number and variety illustrate the size and scope of the Association's overall maintenance responsibility. The good news is that we are aware of these infrastructure requirements and that Skyline House is committed to managing these initiatives through a systematic, planned approach into the future.

Each year the Committee identifies as first priority projects that must be accomplished relative to regulatory fire/safety code and any other mandatory inspections. The second priority is repairs or maintenance tasks that are required to enhance continued service life or aesthetics on objects throughout the physical plant, for example, refurbishing furniture in the Main Lobby, painting garage railings, applying garage sealant, and repairing sidewalks. Then comes addressing the fair wear and

tear criteria for things like wall covering for the lobby and penthouse galleries, furniture and appliances in the party rooms, and equipment in the exercise room. This is followed by reviewing items listed in the Reserve Fund for scheduled repair or replacement. Thereafter, the first order of business is to determine whether the service life of a component or task can be extended because it is still functional and fulfilling its purpose. Lastly, the Committee reviews initiatives to address resident requests and concerns, and to stay competitive with newer condominiums.

The goals behind all these efforts are to minimize costs through the introduction of new technology as repairs or replacements are required, to maintain the quality of our living environment and the value of our property, and to meet the desires or aspirations of our Owners. Furthermore, at the meeting the PPOC made a recommendation to the Board to provide guidance on restrictions or limitations to altering amenities such as the billiard room, steam/sauna, fitness center and party rooms. Lastly, a recommendation was made for the Board to form a Decoration Committee for the wall covering, furniture, and column restoration in the lobby galleries.

Going forward, it is important to bear in mind that no one will always be in agreement on every initiative. We are an association with over 550 units, consisting of over two thousand individuals. Even in individual homes there can be disagreement on matters or courses of action. Ultimately, the Committee in open forum makes recommendations to the Board based upon what it deems best for the Association and the preponderance of Owners. Thus not everyone will always agree (be happy) or disagree (be unhappy),

just as in life. Everyone is requested to make accommodations when decisions are perceived as adverse, and to recognize that someone else will have the same experience when things go your way.

The next PPOC meeting will be on Thursday, July 10th, 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 welcome you to join us. Thank you!



FINANCIAL MANAGEMENT

Chair, Wynfred Joshua

The Financial Management Committee (FMC) met on Monday, June 23rd. A review of the financial statements for the month of May showed a total income of \$367,788. Total expenditures for May were \$194,810. Total reserve contributions for the month were \$119,409, leaving a net income before taxes of \$53,568. In addition, we received \$8,358 in refunds from federal and state taxes for 2013, resulting in a net income of \$61,927 for the month of May.

Most expenditures were generally in line with budgetary calculations, and some were even less. Our traditional problem accounts—utilities—were less than we had projected; electricity was about \$500 under the budgeted amount of \$15,000; and our water and sewer account was some \$8,600 less than expected. Even legal fees bills came in \$3,152 below what had been budgeted, reflecting less legal advice and no new foreclosures.

Renter-occupied apartments stood at 23%, or 125 units, for the month of May. The remaining 77% 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.

FMC members discussed three proposals to enhance revenue. The FMC unanimously endorsed the recommendation of Tremayne Bunaugh to charge residents a storage fee for bicycles in the East and West Bike Rooms. FMC recommended charging \$5 per month or \$60 per year for each bike. This would represent an income of \$4,800 per year if all 80 available spaces were rented. There is currently a

waiting list for residents to store their bikes. By requiring bikes to be registered at the start of the lease, we would have a mechanism for weeding out abandoned bikes and helping to reduce the waiting list.

The second revenue-raising proposal the FMC discussed was the installation of an ATM machine from Access One USA which would be placed in the Front Lobby. Depending on the number of transactions per month, we could potentially earn about \$3,000 and \$4,200 per year in commissions. A possible negative aspect would be that the ATM machine would have to be attached to the lobby floor, requiring drilling in our marble floor. Inasmuch as we did not yet have all required data and had not yet solicited the approval of the Security, Safety, & Neighborhood Watch Committee, we postponed a vote on a recommendation to the Board.

A third proposal, submitted by Manuela Guill, was to build additional large storage lockers for rent. At this point we are waiting to identify a location for the new lockers, and to determine the number to build, as well as their size(s) and proposed rental fee(s). We hope to report a specific proposal next month.

The FMC voted to recommend to the Board the replacement of the roof and wall panels of the East connector bridge enclosure with the Kalwall panel system at a cost of \$65,660 for materials, shipping, installation, and structural work and to inform our consulting engineers accordingly; this would allow them to place the order and begin the process of

replacing the bridge enclosure. For additional information, please consult the Management Report, above. The FMC members did not receive any data available with respect to warranty or start and duration of the project; nor could we make a comparison with other systems or companies. We have had, however, a long and very positive experience with the consulting engineering company, Whitlock, Dalrymple, Poston & Associates (WDP), who strongly recommended the system to us. We note that not included in the Kalwall price are up to \$25,000 for demolition of the current enclosure; funds for concrete traffic coating for the walkway; funds for flashing installation and a weeping system; lighting installation; and Fairfax County permits. At this point we do not have firm figures for these aspects of the project, but we urge the Board to give WDP approval to go ahead with it.

A final project the FMC discussed was a video production contract for \$2,000 with Kramer Communications. The project would be designed to

produce an orientation video for new Owners and residents; at the same time such a video could serve as a publicity tool for prospective buyers. The video would be placed on our website. Several members raised objections such as: some of our areas, such as the East Party Room, were not currently suitable for showing; the video would quickly become obsolete; there were errors in the narration; and the current orientation by the Management Office staff suffices. On the other hand, some strongly argued for the publicity aspect of having such a video available, as well as the point that in today's electronic culture using electronic means would be more effective than an oral representation. In the end, however, there was no consensus. Of those who expressed their views, three were opposed, two in favor, and two could not vote. We note that three members were absent and one member had left the meeting early.

Our next meeting will be on Monday, July 21st. We urge residents to join us; your advice and comments are always most helpful.



COMMUNITY RELATIONS

Chair, Janice Hill

The Community Relations Committee (CRC) met on Thursday, June 19th, at 7:00 p.m. in the West Card Room. The CRC began with an update on the Northern Virginia Community College (NOVA) Alexandria campus construction project. Groundbreaking for the new building is scheduled for Thursday, June 26th. We will continue to update the community on this project.

Next we discussed a communications idea brought to the Committee. A resident recommended that a listing of units for sale or rent be posted monthly on the Skyline House web site. Since our communications initiative has ended, the Committee recommended that we bring this idea to the Board. (We recognize there is a need for a new webmaster to implement this and some other changes.)

We then discussed the possibility of a health seminar/workshop—a “fall prevention” activity discussed at a previous meeting. This activity would focus on tips for preventing falls among older adults and other home safety advice. The Committee considers this to be a good idea, and we will gather more information on it. An October-November timeframe is anticipated.

Our next meeting is Thursday, July 17th (third Thursday); the meeting agenda will be posted to the bulletin boards.

Please join us at our next meeting! We are interested in your thoughts and suggestions.



COVENANTS COMMITTEE

Chair, Frank Szumilo

The Covenants Committee meeting was called to order at 7:05 p.m. on Wednesday, June 18th. Six people attended, including Manuela Guill, liaison to the Board of Directors. Attendees did not raise any questions.

Incident Report on Rules Violations

Three incidents, all related to the placement of TV dishes on balconies, are unresolved. All residents were given time to have their service provider make the necessary adjustments.

Updated Rules and Regulations

Sixteen residents have requested hard copies of the Rules and Regulations. Copies are being made in-house for these residents. This function had not been included in the 2014 budget.

Pool Passes

A new procedure had been implemented for obtaining pool passes. A pre-order is now required. The passes were printed only for those who pre-ordered them. A total of 325 units did so. This yielded a saving for the Association because over 250 pool passes did not have to be prepared for those who did not pre-order. This is a simple process that nonetheless saves money. It's a "keeper"!

Preparations for 2015 Association Elections

We need help! The Covenants Committee is in dire need of Owners to assist in the preparation of the forms and documents needed for the 2015 Election of the Board of Directors. This entails a lot of work. Paper has to be collated, packaged and distributed to over 550 Owners. Fortunately some Owners have volunteered to help in the past, and we invite them to show us the way for 2015. New recruits are also most welcome. Let us know if you are interested in assisting with this task.

"...step forward to replace the great members we are losing."

Front Desk

There seems to be a problem with the increase in package mail that residents are receiving and the lack

of space to process the mail. Efforts are underway to resolve this problem.

Swimming Pool

A question was raised about the problems in controlling the swimming pool that were encountered in the past and the steps taken to resolve them last year. Discussions had taken place over a long period of time regarding how best to balance the interests of adults and children wanting to use the pool. In the past, this issue had been addressed by setting aside times for children to access the pool and reserving other times exclusively for adults. Last year, it was decided instead to install a rope lengthwise in the middle of the pool, with one side for adults only and the other just for children. This seemed like a better solution since it allowed both groups to use the pool simultaneously without disturbing each other. At the meeting, someone asked why the rope had not been installed again this year. Though the rope was not in place when the pool opened, Management installed it at the end of the school year, when pool use by children increased. The swimming pool seems to be a popular form of entertainment for the children and the adults. We should therefore work toward continuing to offer first-class facilities for residents to enjoy.

Committee Membership Loss

The Covenants Committee is losing another member in addition to Mike Hanson. Ms. Betty Turner will be leaving Skyline soon. We are going to miss her. She was an outstanding contributor to the work of the Committee. Thank you, Betty. Your service to the community is greatly appreciated. We wish you success in your new endeavor. And we hope that other Owners will step

forward to replace the great members we are losing. If you'd like more information about Committee activities, please contact me at fszumilo@yahoo.com.

Committee Meeting Schedule

As previously reported, the meeting schedule for the Covenants Committee has switched from monthly to quarterly meetings. The next meeting will be on September 17th.



RECREATION COMMITTEE

Chair, Sharon Milton

We met in the West Card Room on June 2nd.

Charley Roberts reported that we had purchased 50 tickets and made a 50% down-payment. The smallest bus we could get was for 22 people at \$40 each. We laid out a sales plan covering evening and afternoon shifts. Sales started out slowly, so we added more shifts. In the end we sold 32 full-price tickets, gave away 12 tickets, and sold the remaining six tickets at the gate for \$20 each. There was not enough interest in the bus, so people took the Metro or a cab. We lost \$441, which is a lot less than we spent on last year's BBQ. Owners need to bear in mind that the loss was from funds either raised by, or contributed to, the Recreation Committee—not from Skyline House revenues. But the loss is still disappointing. On the positive side, we involved people who do not usually participate. So we took a step forward in the process of building and strengthening the Skyline House Community. We will decide what we have learned from this experience at our next meeting, which will

take place June 30th at 7:00 p.m. in the West Card Room.

The BBQ was a great success, and the \$5 ticket fee was sufficient. We had very little food left over and made a profit.

Our next scheduled event is a 4th of July get-together on the East Deck. This will be an informal event starting at sundown. Some tables and chairs will be provided, and we will see what happens.

July 19th is still Bollywood night. We have yet to choose a movie. Suggestions are invited. The movie will start at 8:00 p.m. There will be popcorn!

The Committee needs more volunteers, especially a strong arm to help with the BBQ in the fall. If you can help, please call me at 870-310-5351 or e-mail me at segmilton@yahoo.com



GARDEN CLUB

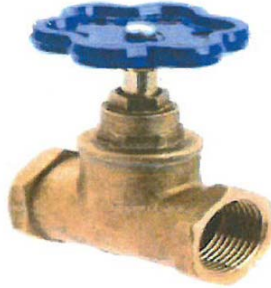
Chair, Al Lambert

What's happening? Foremost, we now have an interior gardener, Ms. Betty McLaurin, our Household Supervisor. We have two live trees indoors, one located in the Main Lobby area and the other in the East Building near the mail boxes. Betty has replenished the soil in both trees, added pine mulch chips, and planted ivy underneath each tree. Secondly, the ivy in the existing flower boxes along the east corridor windows was a faded green color due to the incessant sunlight. Betty replaced that ivy in each window box with new dark green and speckled ivy and transplanted that faded ivy underneath the trees. Thank you, Betty. We look forward to more tweaks and enhancements in our Main Lobby plant decor.

Regarding our outdoor landscape, the Club has planted a magnolia tree in front of the West Building. All the trees behind the East Building now have a variety of flowers, including Hosta, Coleus, Impatiens, and Lenten Rose, which is an evergreen bush for winter color that will have white flowers during the fall/winter season. Now, the focus is on

spot-planting new bushes and shrubs that are in distress due to age or from the past severe winter. Time permitting, drive in front of the West Building and around the circle to observe the landscaping seen by our visitors. For the most part, our visitors and guests should be visually impressed by our "curb appeal," that is, the attractiveness of our residence and its maintenance upkeep. For us it is a positive influence on a future buyer's decision on whether to purchase a condominium unit, and an important part of efforts to maintain our property values.

Recently, a large watermelon rind was discarded from a unit balcony, and upon falling it broke several tree limbs from the Japanese red maple in front of the West Building. It caused substantial damage to the tree, and the watermelon rind attracts rodents and pests. Units with small children should consider erecting fish netting along the railing to preclude toys, food and other articles unintentionally falling to the ground. Teenagers need to be instructed that this is their home, and that causing damage or devaluing the property negatively influences all Owners'



Owners/Residents:

Does The Water Shut-Off Valve In Your Closet Look Like The One Above?

The Board of Directors is looking to engage a professional plumbing company that could offer a group discount to replace aging water shut-off valves and pressure-reducing regulators within individual units.

If you are interested in having this work done then Contact the Management Office by July 30, 2014

info@shuoa.org



Replace That Old Water Shut-Off Valve With The New Style Above Today!

Contact the Management Office: info@shuoa.org

investments and living conditions. *Management alone cannot resolve this negative behavior.* Each unit and its occupants (adults) need to have self-pride

in the landscape and common areas for us to maintain living conditions in an upscale and financially sound community. Thank you.

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.

July

Nilda Viqueira, 703-379-4239

Maryanne Solak, 703-845-9325

August

Hannelore Jones, 703-379-1473

Wayne Krumwiede, 703-998-0251

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

July 2014

(WWW.SHUOA.ORG)



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1	2	3	4 Recreation celebration E. SUN DECK	5
6	7 Library Open 7:00 – 8:00 p.m. East Penthouse	8	9 Security, Safety, and Neighborhood Watch Comm 7:00 p.m. Meeting Room	10 Physical Plant and Operations Committee 7:00 p.m. Meeting Room	11	12
13	14 Library Open 7:00 – 8:00 p.m. East Penthouse	15	16	17 Community Relations Committee 7:00 p.m. Meeting Room	18	19 Recreation Bollywood WPR
20	21 Financial Management Committee 7:00 p.m. meeting Room Library Open 7:00 – 8:00 p.m. East Penthouse	22	23 Board 7:00 PM Meeting Room	24	25	26
27	28 Library Open 7:00 – 8:00 p.m. East Penthouse	29	30	31		

GOOD NEIGHBORS: Nilda Viqueira 703-379-4239 and Maryanne Solak 703-845-9325



SKYLINE HOUSE CALENDAR

August 2014

(WWW.SHUOA.ORG)



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
3	4 Recreation Committee 7:00 p.m. West Penthouse <hr/> Library Open 7:00 – 8:00 p.m. East Penthouse	5		7	8	9
10 New Comers Sunday Brunch 2:00 p.m. West Party Room	11 Library Open 7:00 – 8:00 p.m. East Penthouse	12	13		15	16
17	18 Library Open 7:00 – 8:00 p.m. East Penthouse	19	20	21	22	23
23	25 Library Open 7:00 – 8:00 p.m. East Penthouse	26	27	28	29	30
GOOD NEIGHBORS: Hannelore Jones 703-379-1473 Wayne Krumwiede 703-998-0251						

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