

# *The House Special*



## **BOARD OF DIRECTORS**

**President, Maria Elena Schacknies**

As you know, the process for developing the annual Budget, which addresses Reserves and Operations, is long and involved. It began months ago with advice to Management from the Board, and Management reviewing past expenditure patterns and meeting with vendors to develop cost projections. Some members of the Financial Management Committee (FMC) and Physical Plant and Operations Committee (PPOC) who volunteer to do extra work on Budget development receive advance drafts of the Reserve Budget. On August 12th they will meet with our General Manager to discuss it in detail. On the following day, some members of the FMC, having studied advance drafts of the Operations Budget, will go over it in detail with the General Manager. If these meetings will result in Budget refinements, the committee members will receive a revised version in September for further review. Additional revisions may result. Then, in October, the full FMC will vote to recommend that the Board approve the Budget, and the Board will take final action later that month.

Neither the Board nor committees will hold formal meetings in August, but members of the FMC and PPOC who have volunteered to work on the Budget during the month will be working hard so that the final Budget can be adopted in a timely manner. We are especially grateful to them for their extra effort.

Many Owners are unaware that the Budget has two basic components: Reserves and Operations. The Reserve Budget originates in a study conducted every five years for us by an engineering firm. This study results in a schedule of work that will need to be done during the next five years in order to maintain our infrastructure. The Reserve Budget captures the big-

ticket maintenance, repair, and replacement costs. Its categories include, for example, the heating, ventilation, and air conditioning system for the common areas; electric boilers; cooling towers; and redecoration of the common areas. It encompasses all of the infrastructure except landscaping. This complex document has approximately 70 line items. For 2014, the Reserve Budget was \$1,432,911.

The Operations Budget essentially covers the ongoing operations of our condominium and just one infrastructure item, landscaping. Examples of its categories are payroll, utilities, and administrative (legal and financial services, insurance, etc.). It has over 80 line items. The 2014 Operating Budget was \$4,336,077.

The end result of this complex process is the monthly condominium fees for the coming year. Even if everything stayed exactly the same at Skyline House, the fees would still increase each year because of inflation. It is a fact of life that cannot be ignored and must be addressed. As time passes, inflation increases

the cost of your groceries and other necessities; you can't realistically expect your condo fees to stand still. Condo fees also increase because, as Skyline House ages, more, and more expensive, maintenance work, repairs, and

replacements become necessary. As people grow older, their medical costs increase; the same holds true for our condominium. Everyone involved in the Budget process works extremely hard to provide for the costs that are necessary to maintain our living environment and protect our property values while at the same time trying to keep costs down and avoiding frills. Your Budget is developed by fellow Owners who pay condo fees just like you do, and who share

"Your Budget is developed by fellow Owners who pay condo fees just like you do."

your interest in keeping them as low as possible. All interested Owners are cordially invited to attend Committee and Board meetings and to become involved in the Budget development process.

I am happy to announce that Tremayne Bunaugh has agreed to serve as Co-Chair of the Ad Hoc Decoration Committee. He will hold a planning meeting in the near future; the time and place will be announced on the bulletin boards. We hope that many Owners will step forward to participate. The Committee still needs a second Co-Chair. Owners who might like to fill this

role are encouraged to make their interest known. The upcoming meeting would be a perfect place to do so.

I still have not heard from anyone interested in joining Committees or volunteering to help in other ways as described in the June newsletter. My plea for volunteers continues unabated.

The Board approved the award of a three-year contract for landscaping services to Shenandoah Landscape Services as recommended by the PPOC and the FMC.



## MANAGEMENT

**General Manager, Michelle Brown Slaughter**

### **REPAIRS IN THE MONTH OF JUNE, 2014**

#### **Carrier**

Staff replaced four roof-top condenser unit motors for the corridor air conditioners.

#### **Service Mechanical**

A leak was repaired on the west end of the East Building corridor evaporator unit, which cools the corridors. The condensers and evaporators were also cleaned.

#### **Affordable Lawn Sprinklers**

Ten lawn irrigation system areas were repaired, including four inch rotors and repairs to Zone 8.

#### **Kramer Communications**

A \$1,000 deposit was paid to fund development of the orientation video that will be viewed by new move-ins (Owners and tenants). The video will also be placed on the website for prospective Owners to review as well. The \$1,000 balance will be issued once the video is completed.

#### **Garage Sealant Project**

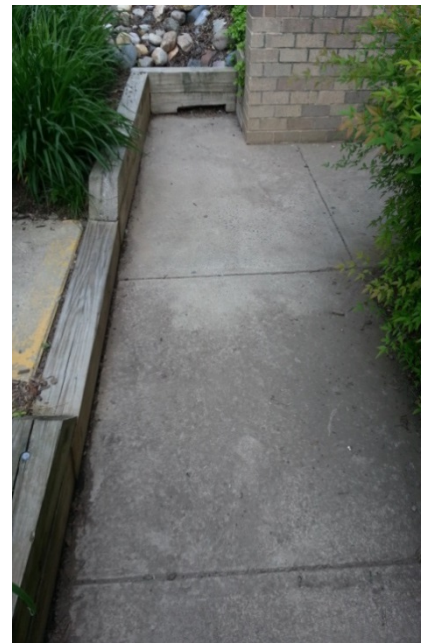
Whitlock, Dalrymple, Poston and Associates (WDP) reported that the garage sealant drawing mark-ups are completed. Specifications to restripe and number the garage are also under development.

#### **West Building Sidewalk Repair (near guest parking) - \$3,400 Proposal**

Management received the formal proposal from NVM Paving, Inc. (the same company that performed the asphalt work), to remove, re-pitch (for better drainage), and replace approximately 150 square feet of sidewalk, on the west driveway area across from guest parking. The contractor will clean the existing yard drain and install a concrete curb wall around the sides to hold the landscaping back. The drain clogs up during heavy rains and subsequently pools water that staff must remove by hand. Replacing the concrete sidewalk, and sloping it into a new drain, will eliminate the water pooling at the door. The work is scheduled to begin the first week of August. Below are images of the work area.



**West Building concrete repair area**



**Concrete slope problem**



**West Building clogged drain**

### **Energy Management System Upgrade**

Installation of the new equipment began on July 24<sup>th</sup>, and is expected to be completed by the first week of August.

### **Pool Deck Project**

WDP, our consulting engineers, suggested that we have one of their architects, who is an expert in the requirements of the Americans Disability Act, do an assessment of our pool deck. The assessment and report should provide us with a list of upgrades that would actually be required (per the Fairfax County code), up to the 20% improvement cost. (Under the ADA, we would be required to perform work for

compliance up to a cost equaling 20% of the base project cost.) This seems to be the only remaining approach to resolving the issue of exactly where we stand relative to the ADA. Other strategies have not worked. Uncertainty regarding this issue has prevented us from moving forward on the necessary pool deck repairs. We received the proposed scope of work, and the cost to conduct the assessment is below \$4,000. Therefore, Management can schedule the assessment without a formal vote of the Board.

### **Bridge Enclosure Replacement Project**

Management advised WDP that the Board approved

the Kalwall system. We are now waiting for next steps from WDP.

#### **Attorney Fees - Unit Owner Collections**

\$1,189 was paid to the Association's attorney in June for routine delinquency collections.



## **TREASURER'S COMMENTARY**

**Treasurer, Karen H. Johnson**

In this month's report, I shall be reporting on spending based on our Reserve Budget during the first half of this year.

At the start of the year, the 2014 Reserve Budget identified nine major projects for our attention during the year:

1. Rooftop heating, ventilation, and air conditioning (HVAC) replacement
2. Garage penetration sealant
3. Asphalt repairs
4. Emergency generator replacement
5. East bridge enclosure replacement
6. Pool deck repairs
7. Penthouse gallery carpet replacement
8. East penthouse parquet floor replacement
9. Fitness center equipment replacement

Many of these large projects pose major logistic and scheduling challenges. Some additional items were budgeted as well.

As of June 30, our spending from the Reserve Budget on the large items has been limited. Funds were expended during the beginning stages of some projects, for preparation work or engagement with our consultants for the projects underway. Our spending on the Reserve Budget for the first six months includes: asphalt and surface sealing of \$12,263;

#### **Collections Update - \$17,707 (June 2014)**

##### **Delinquencies**

Five units owe a total of \$11,015 for delinquencies that are 60 days or more past due. Ten units owe \$6,692 for delinquencies that are 10-59 days past due.

HVAC items of all kinds, \$5,846; pool deck, \$8,198; computer hardware/software and photocopier, \$10,330; other items added together, \$10,193. The resulting reserve spending for periodic maintenance was \$5,174; reserve spending for replacement was \$41,656; and spending from the Reserve Budget through June for consulting fees was \$15,897. The grand total of spending from the Reserve Budget through June was \$62,727.

During the remainder of the year, I expect that some of these projects will entail major expenditures. However, given their scope, it may be that not all of them can be completed by the end of this calendar year. The Reserve Budget adopted for this year planned total spending of about \$1.4 million, of which consulting fees were planned at about \$125,000. Clearly, for the first half of this year we have spent only a small portion of this.

The situation with respect to delinquent payments from Owners is little changed this month. Sixteen Owners owe the Association a total of \$17,707 in past-due payments. Our attorney continues the effort to recover amounts more than 60 days in arrears. The number of renter-occupied units was again 23 percent of the total.



## PHYSICAL PLANT & OPERATIONS

Chair, Al Lambert

Greetings. The Physical Plant and Operations Committee (PPOC) convened its regular meeting in the West Card Room at 7:00 p.m. on July 10<sup>th</sup>. The focus of the meeting was a presentation from Jones Lang LaSalle (JLL), a firm based in Washington, D.C., on services they offer that would address the Association's needs relative to the development of Requests for Proposal (RFP). An RFP describes the project, the scope of work related to it, approaches to accomplishing a task, and techniques. The document is then used to solicit bids from contractors that include cost of executing the project. Depending on the project type, the RFP could be developed via an engineering firm, construction company, or decorator.

Historically, we have on occasion depended on volunteer residents, and Management, to write a specific RFP when it was within their level of expertise. However, for the most part we have sought out specific firms for the generation of RFPs relating to structural repairs and heating, ventilation and air conditioning. JLL can provide project and development services to generate RFPs, along with recommended suppliers, engineers, and contractors. Their services also include assistance in evaluating proposals that contractors have submitted and oversight of project implementation. The Committee expects to receive additional presentations at the September meeting following the August recess.



## FINANCIAL MANAGEMENT

Chair, Wynfred Joshua

The Financial Management Committee (FMC) met on Monday, July 21<sup>st</sup>. The financial statements for the month of June showed a total income of \$364,391. Total expenditures for June were \$228,680. Total reserve contributions for the month were \$119,409, leaving a net income before taxes of \$16,301. We paid \$4,500 in federal and state income taxes, resulting in an actual income of \$11,801 for the month of June. A review of our financial statements showed that most expenditures were generally in line with budgetary calculations. There were a few additional maintenance-related expenses, such as \$4,426 to repair two garage exhaust fans and \$1,073 to repair areas of the sprinkler system. Utilities were about \$1,600 less than the budgeted amount. Even legal fees bills came in significantly less than we had budgeted, reflecting no new legal consultations and no new foreclosures.

Renter occupied apartments remained at 23% or 129 units for June. The remaining 77% were either Owner-occupied or left vacant by Owners.

FMC members discussed two proposals to enhance revenue. The first one was to build additional storage rooms for rent. Recognizing, however, that additional data for lighting, painting and other related items

were still needed, calculations of potential income and return on income could not yet be made. Hence, the FMC decided to postpone any decision.

The second revenue-raising proposal, which the FMC unanimously accepted for submission to the Board, was the installation of an ATM machine from Access One USA to be placed in the Front Lobby. Only Skyline House residents would have access to the ATM. There would be a six-month period to allow residents to become acquainted with this new service. If we were to have 600 to 800 transactions per month, which reportedly is average for the size of our community, we could potentially earn about \$3,000-\$4,200 per year in commission. There would be a fee for each transaction. If usage fell below 150 transactions in a given month, Access One could terminate the agreement and remove the ATM. Since the ATM would have been bolted to the floor, Access One would be responsible for restoring the floor to its original condition. Even though Access One made this commitment, it would be unlikely that the lobby's marble floor could be restored. Hence when it adopted the proposal, the Board suggested placing the ATM in a different spot. Income generated from the ATM source would be incorporated in the 2015

budget. The Security, Safety and Neighborhood Watch Committee gave its blessing to the plan.

The FMC further recommended that the Board award to Shenandoah Landscape Services an additional three-year contract, not to exceed \$42,952 for 2015, \$44,241 for 2016, and \$45,126 for 2017. We currently have a one-year contract with this company, and the figures mentioned represent a 4%, 3% and 2% increases for the years 2015, 2016, and 2017, respectively. Increases were triggered by higher mulch prices and labor costs. Our experience in working with this company has been quite satisfactory.

We would like to highlight a key benefit that condo living gives us. Residents have already been notified that the water shut-off valves in our units need to be replaced. These valves are used to cut off the water supply in the unit when a leak or flood needs to be fixed. Many of the old valves are incapable of cutting off water, cannot shut it off completely. We are risking leaks, not just to our own unit but also to units below us or even around us, and we may have to stop

the water in the entire tier. Management will be getting quotes from at least three companies to replace the old valves with modern shut-off units. Because these valves belong to the unit, unit Owners need to pay for replacing them, just as we do for a new water heater or heat pump. The advantage for Owners is that the replacements will be less expensive for us than if each Owner individually arranged for valve replacement. We will enjoy the economy of scale. Furthermore, as individual Owners, we do not need to try to find a good plumbing company; Management will do this for us. The big challenge that remains is to find a way to encourage all condo Owners to sign up to participate in this critically needed project. At this point the deadline for signing up has been extended to 1 September.

During the month of August subcommittees of the FMC will be meeting on the Reserve and Operating Budgets for 2015, but the FMC will not meet as a regular full committee. The next meeting for the whole committee will be on Monday, September 22<sup>nd</sup>. Please join us and give us the benefit of your advice.



## COMMUNITY RELATIONS

Chair, Janice Hill

The Community Relations Committee (CRC) met on Thursday, July 17<sup>th</sup>, at 7:00 p.m. in the West Card Room. The CRC began with mention of the Northern Virginia Community College (NOVA) Alexandria campus construction project. It is underway as of July 1, but we have since received no updates.

Next we discussed a request from the HEW Federal Credit Union located across George Mason Drive in the mirrored high-rise building. The Credit Union managers would like to host a reception at Skyline House to introduce residents to this not-for-profit financial institution. This request was brought to the CRC. We reviewed the request and have no concerns about this event. We will bring their request to the Board of Directors at the next meeting. The final decision lies with the Board. We also provided a “heads-up” to the Financial Management and Safety, Security and Neighborhood Watch Committees on this recommendation.

Next, we discussed establishing relationships with other Skyline condominiums, as well as the Community Association Institute. Over the next few months, we will reach out to these organizations.

Next came an update on the Columbia Pike/Skyline Streetcar project. The State of Virginia has agreed to provide state funding of up to \$65 million for the project, allowing the streetcar line to be built at least a year faster and without Federal funds. We will continue to keep Skyline House updated on this project. More to come. . . .

Our next meeting is Thursday, September 18<sup>th</sup> (third Thursday); the meeting agenda will be posted to the bulletin boards. Please join us.

Happy Summer Vacation!



## SECURITY, SAFETY, AND NEIGHBORHOOD WATCH

Chair, Diane M. Zierhoffer

The Security, Safety and Neighborhood Watch Committee (SS&NWC) met on July 9<sup>th</sup>.

After a celebration of summer, the Fairfax County Community Action Committee adjourned until September, but not before a new deputy commander for the Mason District was introduced.

The Management Office reported no security incidents. Signs have been posted on the fences on the Penthouse sundecks informing residents they are not to trespass outside the fence line. Signs have also been purchased to replace the "Towing Enforced" signs at our entrances. The new signs are in compliance with a County Code to become effective on 1 January 2015.

The Committee recommends that the exterior doors be labeled in a way that allows clearer communication of problems we discover during Neighborhood Watch patrols. Interior doors are already labeled.

I will walk with Greg on July 19<sup>th</sup> through the property to determine the location of new surveillance cameras.

The Financial Management Committee (FMC) asked the SS&NWC to discuss two topics: hiring a second Courtesy Patrol Officer and security issues related to an ATM in the lobby. The Committee recommends against a second officer. The cost is prohibitive. It would add over \$180, on average without weighting for unit size, to everyone's annual condo fees. The officers on every shift are conducting patrols of both buildings and the parking garage and the grounds, in addition to helping out at the Front Desk and writing the required reports. Eliminating calls from residents for personal services would increase the presence of

Courtesy Officers for important issues and obviate the need to consider the possibility of hiring another officer.

The FMC proposed the installation of an ATM in order to increase the Association's income. The Committee believes that no security issues would be presented by an ATM. PFC Murphy, Crime Prevention Officer at Mason District Police Station, was consulted. He informed us that the proposed location and plan for securing the machine are commensurate with standard practice, and that the machine should thus be safe and secure. His only caution concerns false alarms if the ATM has an internal alarm. He provided a brochure from the False Alarm Reduction Unit with a list of the fees for false alarm calls. He recommends that if the ATM has an internal alarm, the company supplying the machine be required to pay for false alarms, so that those fees would not be paid by Skyline House. This might need to be addressed in the contract. The Management Office informed the Committee that the ATM would be located to the left of the Front Desk as one enters the lobby from outside; the machine would be anchored to the floor; there would be no advertising outside of the our building; and the person filling the machine would arrive inconspicuously. It must be made clear to residents that the Courtesy Patrol Officer has no responsibility for the ATM. A phone number to the company must be posted for residents to call to resolve problems.

The SS&NWC will next meet on September 10<sup>th</sup>. Owners are invited to attend.



## RECREATION COMMITTEE

Chair, Sharon Milton

The Recreation Committee met in the West Card Room on June 30<sup>th</sup> at 7:00 p.m.

We discussed the 4<sup>th</sup> of July get-together on the East Deck. This was an informal event starting at sundown. Thanks to the Housekeeping staff for setting up tables and chairs. Charley Roberts and I brought plates, napkins, glasses and flatware. He also provided four bags of ice, which proved to be more than needed. Approximately 150 people attended. There was plenty of food, and a genuinely good time was had by all. Wonder of wonders: the event announcements actually reached many residents; most people who came were aware that an event had been scheduled. Much of the success of event publicity was due to the elevator posters. Many attendees were complimentary about them. And I hear favorable comments whenever I raise the subject.

We also used elevator posters to announce Bollywood Night, so lack of awareness cannot explain the almost complete failure of this event. I posted online a

review of “Om Shanti Om,” the movie we showed, and 54 of 56 people said the review was helpful. I had help setting up from some neighbors who were not able to attend. Long story short: aside from my Mom, two adults and two children came.

Our next meeting is August 4<sup>th</sup> at 7:00 p.m., when we will set up the schedule for selling tickets for the Labor Day BBQ, and for planning the Sunday Brunch. The date for this was changed on request from the Management Office from 10<sup>th</sup> of August to the 31<sup>st</sup>. This gives us two events very close to each other, but this should not present a problem.

If you cannot attend the meeting, please volunteer to help with the BBQ. As always, you may call or email me at [segmilton@yahoo.com](mailto:segmilton@yahoo.com) or 870-310-5351. Jobs include: selling tickets, setting up for the event, taking tickets, greeting attendees . . . and the ever-wonderful cleanup.

Thank you for your support and encouragement.



## GARDEN CLUB

Chair, Al Lambert

What’s happening? Recently, the Garden Club placed two urns, each with a bottom tray, at the Main Lobby entrance to the building. The urns have begonia flowers and sweet potato vines which in a few weeks will be hanging over the edges of each urn. The vine colors are a pale green and a variegated species of green with a tinge of blue/green/white. Moreover, a decorative urn with summer colors has been placed at the entrance to the pool area as one exits the restrooms. Begonias and sweet potato vines have also been planted in this urn. Betty McLaurin has been busier than a bee hovering over these new

flower installations, in addition to her oversight of the new outdoor main lobby urns and the live trees in the Main and East Mail Lobbies, not to mention the ivy boxes along the gallery corridors. Her good work is contributing to the Wow Factor we want in our living environment.

For August, the Club’s focus is to sustain the flower beds, monitor our numerous newly planted trees, and plant new shrubs in various areas around the buildings. Thank you.





# INFO FROM THE ENGINEER

Chief Engineer, Greg Grimm

## Main Water Shut-Off



We often take shut-off valves for granted and assume everyone knows what they are, how they work, and what can go wrong with them. A resident recently shared a story with me regarding problems he encountered with the main shut-off valve while replacing the water heater in his unit. We'll call him Roy. Roy thought that most unit Owners might not know, or think, about some of the problems he had. He felt that sharing his experience would provide helpful information to other Owners like you. I agree.

Roy's woes began when he tried to shut off the water to his unit for a water heater replacement. In all of our units, **the water shut-off is located in the back of the utility closet, above the water heater. (See Photo 1 Water Shut-Off Valve)**



Photo 1 Water Shut Off Valve

As you may have guessed, Roy couldn't shut the water off completely. He had an old Gate valve, and it was defective. It shut off most of the water, but most isn't good enough. Sometimes these valves are already broken, so that they simply turn and turn, but never close. **A gate valve has a round handle on it, and it shuts off the flow of water by closing a gate. (See Photo 2 Gate Valve).** The handle on most gate valves never goes up and down as the gate opens and lowers. For this reason, it's impossible to know if a gate valve is in the open or closed position just by looking at it. We've had these gate valves break in the closed position, resulting in no water in that unit until we could schedule a water shutdown to replace the valve.



Photo 2 Gate Valve

The water to Roy's entire tier (all residents below and above his unit) had to be shut off and drained so that Roy's valve could be replaced. Since this was not an emergency, Roy's repair could not be done immediately. We are required to notify all residents who will be impacted by the water shut-off, usually with a 48-hour advance notice.

Once the work had been scheduled, the water supply to Roy's tier was shut off. Roy hired a licensed and experienced plumber to replace the main shut-off in his unit.



Photo 3 Lever Valve (aka Ball Valve)

Instead of using a Gate valve, Roy's plumber used a **Lever valve**, sometimes referred to as a Ball valve. (See **Photo 3 Lever Valve aka Ball Valve**).

Lever valves are much easier to operate. They have a lever handle that only needs to move 90 degrees to turn the water off completely. In contrast, the gate valve that Roy originally had took 15 turns of the wrist to completely shut off.



Photo 4 Stop Valve

When the handle of a lever valve is parallel to the valve or pipe, it's open. When it's perpendicular, the pipe is closed. Therefore, you can know if a lever valve is open or closed just by looking at it. Also, lever valves are much less likely to leak. I can't recall ever finding a leaking lever valve, but I find gate valves that leak all the time.

Roy didn't have any **Stop valves** to deal with. But as long as I'm talking about different types of valves, I should mention stop valves as well. (See **Photo 4 Stop Valve**). Stop valves are commonly found on plumbing fixtures at the water supply to your toilet, under your kitchen sink, under your vanity, and for your dishwasher. A stop valve looks very similar to a gate valve, but it's a little more compact. A stop valve works by moving a stopper up and down. Stop valves are easy to replace, and we now have lever-type stop valves. When we replace them, you have an easy valve to work with in the future. We can and do replace stop valves here at Skyline House, provided that your main shut-off valve is in good working order.

Owners who decide not to have the shut-off valve replaced before undertaking any kind of plumbing repair could end up with the same experience Roy had.

Please be proactive and prevent an unnecessary plumbing headache. **Stop what you're doing, and go check the main shut-off valve in your condo – Right Now!** If this valve is not a lever valve, it needs to be replaced!

Skyline House Management intends to solicit bids in order to hire a contractor to replace as many of these old gate-style main shut-off valves as possible. Through this contract, we will get a group rate for valve replacement that should cost every participating unit Owner much less than if he or she personally arranged to have the work done in a single unit, especially if the Owner waited until there was an emergency. The last time a resident required an emergency shut-off valve replacement, he paid \$500. We are confident that we can get a **greatly reduced** rate by having many valves replaced at the same time. And the greater the number of Owners who decide to participate in the group replacement project, the less each Owner will end up paying. **So call the Management Office without delay (703-578-4855) to add your name and unit number to the list by the September 1st deadline.** Management must specify the number of valves to be replaced in the Request for Bids, and the higher the number, the less each participating Owner will pay.



Photo 5 Pressure Reducing Valve

**If you live in or own a unit on the Ground floor (G-level) or from the first through the 6<sup>th</sup> floors, you will also need to get your Pressure Reducing Valve replaced. The Request for Bids will also get a price that includes replacement of this valve. (See Photo 5 Pressure Reducing Valve).**

### **MORAL OF THE STORY**

If you have not changed the main shut-off valve in your unit, now is the time to do so. If you don't change it now, at some point, a valve will break in either the open or closed position, which will result in either: (1) no water for your unit; or (2) no way to shut off the water in an emergency. **I urge you to have your main shut-off valve replaced, even if you do not take advantage of this great offer from the Association. Better to be safe than sorry.**



## **NEWCOMERS BRUNCH**

*Please join your new neighbors and members of the Recreation Committee for a light brunch in the West Party Room on Sunday, August 31<sup>st</sup>, from noon to 2:00 p.m.*

*This will be a great opportunity to meet your neighbors, make new friends, ask questions and get to know more about your new community.*

*For more information, please contact*

*Sharon Milton:870-310-5351*

*[segmilton42@gmail.com](mailto:segmilton42@gmail.com)*

# SKYLINE HOUSE NEEDS YOU !!!

Skyline House is your home *and* your responsibility. It doesn't run itself. If you want to live in a pleasant environment and to protect your property value, VOLUNTEER to participate on a condominium committee, offer your special expertise on a particular project, or run for office on the Board of Directors. The following compares what it's like to rent an apartment with your position as the owner of a condominium unit. (In the next newsletter, we'll look at the differences between owning a free-standing house and owning a condo.)

## FROM RENTAL TO CONDO OWNERSHIP

Many of you rented an apartment before you bought a unit at Skyline House.

- As a renter, you just paid the rent.
- The building owner did all of the work to maintain the infrastructure and the common areas.
- The Owner made all of the decisions.
- You had no responsibilities at all.
- But you also had no control at all.
- The owner never asked you what your rent should be, or whether it would be all right to raise the rent.
- The owner never consulted you about redecorating the lobby or sought your views on guest parking policies.
- You had only two options: (1) accept the building owner's decisions, regardless of their impact on you, or (2) move out.
- You and the building owner had two different sets of interests.

Now you're a condominium owner. You both LIVE here and OWN here.

- You've stepped into the shoes of the owner.
- You and the other owners have exactly the same set of interests: to maintain a pleasant living environment and to protect your investment.
- As an owner, you have both responsibilities and control.
- You can help make the decisions that affect your life and biggest investment.
- You can exercise your power of ownership by volunteering your time—a little or a lot—to condo governance.
- If you do step forward, you can have the satisfaction of doing interesting and necessary work with your fellow owners, and the ability to protect your interests.
- If you don't volunteer, you become an owner with the severely reduced status of a renter.
- If you don't do your part, you have surrendered the management of your investment to others and conceded that your judgment and opinions have no value.
- If you don't act like an owner, you are dumping your responsibility on other owners who work hard for no pay to make your life pleasant. Is that fair?

## GOOD NEIGHBORS

The Good Neighbors Committee has been in existence for over 25 years here at Skyline House. It was formed with volunteers to assist residents who are temporarily incapacitated and unable to walk distances or drive their cars. The Good Neighbors have helped residents with getting mail, doing light shopping, picking up prescriptions, and taking them to local doctors' appointments.

Mrs. Toska Prather, Chairperson of the Good Neighbors Committee, is resigning to her duties in the very near future. This is such a worthwhile program, and we are asking residents who are interested in taking over this function to contact Maria Elena Schacknies at 703-820-2239 or at [mariaelena.shuoa@gmail.com](mailto:mariaelena.shuoa@gmail.com). Thank you so much for your interest in this endeavor.

Anyone experiencing a medical emergency should call 911 immediately.

### August

**Hannelore Jones, 703-379-1473**

**Wayne Krumwiede , 703-998-0251**

### September

**June Baker, 703-824-3619**

**Norma Anderson, 703-931-0850**

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

## August 2014

([WWW.SHUOA.ORG](http://WWW.SHUOA.ORG))



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





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## September 2014

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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 <b>Recreation Committee</b> 7:00 PM Meeting Room <b>Library</b> <b>CLOSED</b>	2	3	4	5	6
7	8 <b>Library Open</b> 7:00 – 8:00 p.m. East Penthouse	9	10 <b>Security, Safety, and Neighborhood Watch</b> 7:00 p.m. Meeting Room	11 <b>Physical Plant and Operations</b> 7:00 p.m. Meeting Room	12	13
14	15 <b>Library Open</b> 7:00 – 8:00 p.m. East Penthouse	16	17 <b>Covenants</b> 7:00 p.m. Meeting Room	18 <b>CRC</b> 7:00 p.m. Meeting Room	19	20
21	22 <b>Financial Management</b> 7:00 p.m. Meeting Room <b>Library Open</b> 7:00 – 8:00 p.m. East Penthouse	23	24 <b>Board Meeting</b> 7:00 PM Meeting Room	25	26	27
28	29 <b>Library Open</b> 7:00 – 8:00 p.m. East Penthouse	30				

**GOOD NEIGHBORS: June Baker 703-824-3619 Norma Lewis 703-931-0850**

### BOARD OF DIRECTORS

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