

# *The House Special*



## BOARD OF DIRECTORS

**President, Maria Elena Schacknies**

As always, the Board did not meet in August, but this doesn't mean that there was no activity at Skyline House. The Recreation Committee hosted two successful events; the Garden Club continued its productive efforts to keep our grounds looking awesome; and the Finance Committee, with the participation of the Physical Plant and Operations Committee, worked on reviewing the budget drafts prepared by Management.

I am happy to announce that Alina Gonzalez and Virginia Fissmer are now the Co-Chairs of Good Neighbors. Toska Prather and Virginia ran this group for over 25 years. We are most grateful to them for their many years of effective leadership and to the volunteers who have participated in this activity. If you are interested in being part of this dedicated group, please contact Alina Gonzalez (contact information in the directory following the monthly calendar).

The latest issue of *Common Ground*, the monthly newsletter of the Community Association Institute, published an article on condominium owner apathy. In response to a survey question, "Is your community impacted by owner apathy?" the answers were: Yes, 94% and No, 6%. The next question asked: "How would you rate homeowners' involvement and interest in your community?" The response: Very involved, 2%; Somewhat involved and interested 50%; Not involved at all, 48%.

Owner apathy seems to be a prevailing issue nationwide, which doesn't bode well for many condo communities. Some believe that if participation on juries were voluntary, as is participation in

condominium governance, the jury system would not be sustainable, just as condominium governance struggles because it relies entirely on volunteerism. Proponents of this view suggest that it might become necessary to make participation in governance a mandatory part of condo ownership—with justified exceptions. I hope that will not come to pass, but it could be a solution to consider if and when all else fails. Notwithstanding the mounting evidence of Owner apathy in our own community, I am more positive in my outlook for the future.

Being President of the Board is an honor, and I take my responsibilities very seriously. I welcome Owners' opinions on how I am doing. Feedback is important and healthy. So, if you have something that concerns you or pleases you, please let me know. (You'll find contact information in the directory following the newsletter monthly calendar.) As I have often said, we are all in this together. So please also consider becoming a volunteer on any of the five committees. Your participation would be greatly appreciated.

The Board approved a contract with Whitlock, Dalrymple, Poston & Associates for \$37,780 to oversee the construction of a new enclosure for the bridge connecting the East Building and the garage.

Replacement of water shut-off valves within units and for common areas is a serious concern. Many of these valves have not been replaced since Skyline House opened about 35 years ago. They are now beginning to fail, and such failures have serious potential consequences, not only for the unit in which the failure occurs, but also for the units below it in the

same tier. Please consult the last newsletter for a detailed discussion of what these valves are and how they function. As the Board continues to discuss this issue, we must be mindful of the damage and inconvenience that shut-off valve failure can cause:

- A unit's shut-off valve that fails in the open position can prevent the water in that unit from being shut off immediately in the event of a leak or flood originating in that unit. Such a flood can damage both unit and the units below it in the tier. In this situation, the only way to stop the flooding is to turn off the water for the entire tier, a procedure that, even in an emergency, takes time.
- If an Owner needs an in-unit plumbing repair or wants to replace a water heater, the unit's water supply must be shut off. This cannot be accomplished if the shut-off valve fails. If it breaks down in the open position, the water cannot be shut off in the unit until the valve

has been replaced. If the valve fails in the closed position, there will be no water in the unit until the valve has been replaced. And replacement may require considerable time.

- Replacement of the shut-off valve in a unit requires that the water first be shut off for all units in the same tier. Residents must receive advance notice of the shut-down, and this takes time. If these valves are replaced piecemeal as they fail, over an extended period, the cumulative amount of time residents must do without water will be very impactful.

The Board must carefully weigh the increasing risks of damage due to valve failure as the valves age, and the costs and efficiencies of various approaches to this problem. The initial step of asking Owners whether they would like to have their shut-off valves replaced yielded a positive response from 175 Owners.



## MANAGEMENT

General Manager, Michelle Brown Slaughter

### REPAIRS IN THE MONTH OF AUGUST

**EmTech** replaced the energy management system hardware. Software updates will be installed in early October.

**Ark Systems** re-installed the fire alarm system computer that had stopped working and updated software. The computer was provided by the Association.

**HavTech** replaced the West Billiard Room heating, ventilation, and air conditioning equipment that was no longer working.

**Virginia Pump** rebuilt the pump in Penthouse Tower #1.

**Tri-Ed** sold the Association new camera equipment and additional DVR equipment to support additional surveillance cameras. In-house staff will install the

new cameras in areas previously agreed upon with the Safety, Security & Community Relations Committee.

**NVM Paving** repaired the concrete patio of Unit #110W) to eliminate ponding water due to poor slope into the drain. The concrete recently cracked and will be re-poured sometime in October.

**NVM Paving** also repaired the West sidewalk and drain. One hundred and fifty square feet of new concrete sidewalks were installed to provide better pitch (more slope) into the drain, which will prevent excessive ponding at the exit door. The yard drain was cleaned, and a concrete curb wall was installed around the sides to hold the landscaping back. A more effective mesh covering was placed over the drain to prevent debris from clogging it.

**Whitlock, Dalrymple, Poston & Associates (WDP)** received payment for engineering consulting services

provided for the garage sealant project’s scope of work, specifications and drawings in preparation for the bidding process. Revisions recommended by Al Lambert of the Physical Plant & Operations Committee (PPOC) and Management included a request to sandblast approximately 10,000 linear feet of garage railings (to be painted at a later time), and to restripe and repaint the garage parking spaces. Management reviewed the final changes and directed WDP to begin the bid process.

The following five companies will receive the bid packages:

- Consolidated Waterproofing
- Structural
- C.A. Lindman/Carolina Waterproofing
- Culbertson
- Simpson

The critical bid dates/times are:

- Sept. 30 at 10:00 a.m.: Mandatory pre-bid meeting and site tour
- Oct. 3 at 5:00 p.m.: Technical questions due to WDP
- Oct.10 at 10:00 a.m.: Bid opening (by WDP)

**WDP** received payment for its assessment report on applicability of the Americans with Disabilities Act (ADA) to the pool deck repairs. This project is on hold until we decide how to proceed. A conference call and/or meeting will be scheduled by WDP with the County, once they determine the correct person to meet with. We need to reach the person with the authority to give us, in writing, a definitive statement regarding exactly what the County will require the Association to do in order to ensure that the pool deck repairs are in full compliance with the ADA. WDP has a list of Fairfax County staff who might be able to resolve this issue, and it will begin communicating with these people until the appropriate official has been identified.

**Lanperfect**, the Association’s information technology company, sold us a new laptop for the General Manager to use to maintain mobile Internet access. The current computer, which was intended to function as a back-up, is no longer working. Lanperfect will attempt to rebuild it for further use.

**Kramer Communications** received the final payment for the finished orientation video to be used for new move-ins (Owners and renters), and to serve as a general promotional tool for Skyline House. It can both attract prospective buyers and generally help to brand Skyline as an active and important member of the community. The video was placed on the website for current, new, and prospective Owners to review. Go to [www.shuoa.org](http://www.shuoa.org) to see it.

**Bridge Enclosure Replacement Project**

We have WDP’s proposal to oversee the project. The PPOC approved the proposal at its September 11<sup>th</sup> meeting. The Financial Management Committee needs to approve it and recommend it for the Board’s approval. Once the proposal is signed and submitted to WDP, we can move forward with the preliminary schedule which allows for additional time (due to upcoming holidays) to prepare shop drawings. It also provides for a start date when the weather is expected to be appropriate. The bidding schedule will be delayed until after the New Year, with the hope of obtaining more competitive bids. In addition, the permitting process can be handled in late February if we agree on a contractor in early January 2015.

The project schedule as of now:

- Sept. 15 – Oct. 15: Design documents by WDP
- Oct. 15 – Nov. 15 (Extra time due to holidays): Shop drawings by Kalwall
- Jan. 1 – 30: Bidding/Contractor selection
- Feb. 1 – 28: Secure construction permits
- March 1 – April 30: Kalwall fabrications
- After May 1 (Start date dependent on weather): eight-week construction period

Other considerations:

- If we were to start the installation earlier, we would have to worry about temperatures for sealants and rainy weather.
- This project should not affect the opening of the pool and pool operations because everything, including the exploratory work on the exterior wall of the garage, will be outside of the pool deck area.
- Since this will be an alteration, there is a good chance the County will impose the 20% ADA

upgrade addition fee on the project. If this is the case, we can look at redesigning and updating the level-A garage handicapped ramp near the garage elevators, which is not in compliance per WDP's ADA assessment report.

### **ATM Machine in the Main Lobby**

Management is awaiting the final signed agreement from Access One ATM Inc. Once the agreement has been returned, the ATM will be scheduled for installation in October, and a \$500 signing bonus will be sent to the Association.

### **Shenandoah Landscape Extension**

The Board approved the extension of Shenandoah's one-year landscape contract to three years (through

2017). The annual increase ranges from 4% in 2015 (\$42,952); to 3% in 2016 (\$44,241); and 2% in 2017 (\$45,126).

### **Attorney Fees - Unit Owners Collections**

\$3,581 was paid to the Association's attorney in August for routine delinquency collections. No payments were made for legal advice or general legal services.

### **Collections Update**

Seven units owe \$17,764 for delinquencies that are 60 days or more past due. Eleven units owe \$8,870 for delinquencies that are 10-59 days past due. Collection is being handled by the Association's Attorney. The total due is \$26,634.

## **REMINDERS FROM MANAGEMENT**

### **CHANGE IN CONDO FEE PAYMENTS:**

In an effort to save the Association money, **the lock box for condo payments has been closed.** The very low usage did not warrant the increased bank fees the Association would incur. Therefore, effective immediately, **we will no longer accept condo payments at the following lock-box address:**

**SHUOA/ Burke & Herbert  
P.O. Box 604  
Alexandria VA 22313**

To ensure that your condo payments are received on time, you may wish to pay by monthly installment through the **Automated Clearing House** debits (ACH) using your financial institution. You can obtain a form from Lucy Bei in the Skyline House Accounting office to sign up for ACH payments. If you choose to use the ACH method of payment, just follow the instructions and return the form to the Skyline House Accounting office at:

**Skyline House Unit Owners Association  
3711 S. George Mason Drive  
Falls Church, VA 22041**

**If you have any questions regarding your monthly condo fee payments, please contact the Association's Bookkeeper, Ms. Lucy Bei, in the**

**Skyline House Accounting office for assistance.**

**THANK YOU MARY BAKER!** Ms. Baker, a relatively new resident, donated her artwork to the Management Office. The next time you visit the office, check out the art on the wall near the door.

### **NO EATING AND/OR DRINKING IN COMMON AREAS**

Please remember that eating and/or drinking is not allowed in the common areas, such as the lobby, billiard room, fitness center, hall corridors, garage, etc. This is your home, and we want to be sure it's kept clean for you and your guests!

**\*\*\*\*\* NOTICE FROM MANAGEMENT \*\*\*\*\***  
**COMING SOON! GARAGE SEALANT REPAIRS**

Though we don't have a start date yet, Skyline House will begin the garage sealant project in October or November.

**Once we have established the project start date, those who park in the garage and are registered for ONE CALL NOW will receive a message via phone, email and/or text if you opted in. (If you are not signed up for ONE CALL NOW and would like to, stop by the Management Office to pick up the form.) Notices will also be posted on the website at [www.shuoa.org](http://www.shuoa.org) and on bulletin boards.**

To accommodate our residents who park in the garage, Management has reserved 600 parking spaces across the street at the PMI Skyline 4, 5, 6 parking garage. The alternate parking will be provided at the Association's expense. We anticipate that the garage sealant project will last at least one week. Residents should be prepared to park across the street, or find alternate parking on your own, for the duration of the repair project.

If you will be away or unable to move your car before the garage sealant project period, you will need to designate someone to move your car before repairs begin.

Each resident will be assigned a remote controller (called a transponder) to access the Skyline 4, 5, 6 garage.

- In order to receive a transponder, you will be required to present a **\$30 CASH-ONLY DEPOSIT and A VALID PHOTO ID to Management.**
- Your remote control will be activated only for the time period during which the contractor is working in the garage. It will be deactivated at the end of that period.
- Your deposit will be refunded when you return the remote controller in good working order and on time.
- **A \$20.00-per-day late fee will be charged to residents who do not return the remote control on time, and the \$30.00 cash deposit will not be refunded if the remote control is not returned at all.**
- In order to receive your refund, you will be required to present a valid photo ID again.

**We thank you in advance for your anticipated cooperation and patience during this project!**



## TREASURER'S COMMENTARY

Treasurer, Karen H. Johnson

Two thirds of the year has passed, and we can take stock of our income and spending relative to what we had planned in the budget for a significant portion of 2014. It is important to remember that events in the final four month may surprise us, and it is possible that our income, or spending, or both might be quite different during the remainder of the year from what they have been so far. But we are far enough into the year to make it worthwhile to look closely at how the balance of income and spending is unfolding.

There are some items in both categories that I think it is not useful to focus upon—for example, the in-unit maintenance income and spending may be quite far from budgeted amounts, but in offsetting directions. For this reason, I am going to set that item aside and not discuss it. We have reconsidered how much to set aside for bad debt needs. This is a decision we made rather than an unexpected outcome with respect to an expense category. Therefore, it will not be discussed either. Some other items are transitory or beyond our control and consequently will not be addressed here. I will focus rather on the major elements of income and spending that I think will be important in the overall annual financial outcome.

With respect to **income**, through August we are significantly ahead of budget for the total. Of the components of income, an item that exceeds the planned amount by almost \$3,000 is the income we receive from charges collected when Owners move in or refinance. For the eight months, legal fees that we have collected back from Owners are running a bit below budget, offsetting the positive items. Other

categories show small positive deviations from budget. On the whole, we are running ahead of the budgeted income expected for the eight months in a way that suggests that our end result for the year for income will be solid and likely somewhat more than we had planned.

Total **expenses** for the first eight months are less than we had budgeted by a substantial margin. A significant portion of this is for payroll and payroll-related expenses. Through the end of August we have encountered much lower charges for legal expenses of all kinds than we had budgeted. Our insurance and insurance deductible expenses have been below expectations. We have also spent less on landscaping outside of the contract portion, lighting and paint supplies, photocopying, and trash removal. There have been some offsetting outcomes where spending has exceeded budget, such as computer expense, sprinkler maintenance, irrigation system maintenance, and the cable television contract. These negative surprises have been much less than the positive ones, and on balance the outcome with respect to spending has been quite favorable for the first eight months of 2014. I judge that we are in a very good financial position to weather the remainder of the year.

The situation with respect to delinquent payments from Owners has deteriorated some since June. We have a total amount of \$26,634 past due to the Association from 19 Owners. Our attorney continues to work to recover amounts more than 60 days in arrears. The number of renter-occupied units was 24 percent of the total.



## INFO FROM THE ENGINEER

Chief Engineer, Greg Grimm

### REPLACING YOUR HEAT PUMP

It may be time to replace the heat pump in your unit. Timely replacement is a better option than waiting for your unit to wear out, as they all do eventually. And **you can significantly reduce your electric bill** by

replacing an old unit with a newer, more efficient model.

The heating, ventilation, and air conditioning (HVAC) units we commonly refer to as heat pumps

move temperatures in both directions, performing both heating and cooling functions. Heat pumps came into wide use in the late 1970s when natural gas shortages caused the price of natural gas to spike. All units at our condominium are heated and cooled with a water-source heat pump, which looks like a furnace. The early heat pumps were highly inefficient, but units now on the market are much more efficient and do a much better job of both heating and cooling a home.

Like any type of appliance, heat pumps eventually wear out and have to be replaced. Unit Owners need to know where their heat pumps are in the lifecycle and what it's going to cost for a replacement. According to the U.S. Department of Energy (DOE), the average lifespan of a heat pump is between 10 and 15 years. It's possible to get more life out of a unit, **but once your unit passes 15 years, it is definitely operating on borrowed time. Some units in Skyline House still have the original heat pump that was installed about 35 years ago.**

The efficiency of a heat pump is measured by the Seasonal Energy Efficiency Ratio (SEER) rating. The SEER rating is the cooling output during a typical cooling-season divided by the total electric energy input during the same period. The higher the unit's SEER rating, the more energy efficient it is. For example, by upgrading from SEER 5 (the units originally installed here at Skyline House) to SEER 15, the unit's power consumption is reduced by 50%.

The good news is that the new unit is certain to be more efficient than the one you are replacing. According to DOE, a new heat pump will probably save up to 50% on heating and cooling bills if the unit being replaced is more than 30 years old. If you have

an original unit and replace it with a new, more efficient unit, **you could cut your heating and cooling costs in half!**

Besides age, performance will also tell you when it's time to replace your heat pump. If your equipment requires frequent repairs and you find that your heating and cooling bills are higher than normal, it may be time to consider a replacement, especially if the unit is 10 or more years old.

Efficiency is another tip-off. If you find that some rooms are less comfortable than others, this may mean the unit is struggling to do its job. Heat pumps also tend to become rather noisy in their later years, alerting you to the fact that their days are numbered.

The cost of replacing your heat pump varies according to the size of the unit, its efficiency, and the cost of installation.

**If the manufacturer's label on your heat pump reads "Frederick Climatemaster," your heat pump has lasted more than twice the rated lifespan. You are heating and cooling on borrowed time. Your heat pump should be replaced immediately, before it stops working.**

Depending on a number of factors, when purchased through Skyline House, prices for heat pumps and their installation can range from a little as \$3,400 to \$3,800 for a typical system in our condos. All the units that we install come with a one-year parts and labor warranty, and a five-year compressor replacement warranty. We require a \$2,500 deposit when ordering a new unit. **Please contact the Management Office at 703-578-4855 for more information.**



## PHYSICAL PLANT & OPERATIONS

Chair, Al Lambert

Greetings. The Physical Plant and Operations Committee (PPOC) convened its regular meeting after the August summer recess in the West Card Room at 7:00 p.m. on September 11<sup>th</sup>. As you may recall, the Association is seeking to identify a company that can provide Project Management

Services for large-scale projects such as renovation of the East Party Room. At the June meeting, the members heard a proposal from the firm Jones Lang LaSalle (JLL). This month the two firms providing a proposal on the project were James F. Wilson (JFW) and Advisors, LLC, both companies based in

Maryland. Each of these firms provided an overview of their role and services during the design, bidding, contracting, and construction management of the capital improvements for the Party Room.

At its October meeting the Committee will develop a recommendation as to which company it considers best suited and should therefore be retained to assist the Association in the renovation. Everyone is invited to listen, ask questions, or provide comments during committee deliberations. Technical or construction knowledge is not a prerequisite for contributing to the process and voicing your opinion on flooring options, acoustics, and so forth. Even after selection of a firm to provide project management services, Owner participation is critical in each and every project to

provide observations on the design process such as utilization and amenities if we are to optimize an outcome that accounts for resident points of view. Please consider setting aside one hour per month such as the second Thursday from 7:00 – 8:00 p.m. to listen and shared your thoughts and ideas. The outcome of our projects will be enhanced, you will have buy-in, and our Association (home) will have increased value.

The next PPOC meeting will be on Thursday, October 9<sup>th</sup>, 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!



## **AD HOC LOBBY DECORATING COMMITTEE**

**Co-Chairs, Tremayne Bunaugh and Goldy Kamali**

The Ad Hoc Lobby Decorating Committee held an organizing meeting on August 6<sup>th</sup>. Members in attendance included: Gladys Manrique, Ashley Kargar, Deirdre Ryan, Flora Green, Goldy Kamali, Mary Baker, David Green, and Tremayne Bunaugh. The group discussed the project intensively and brainstormed ideas on how to make this process as efficient and productive as possible. We know that we cannot possibly please every resident's personal aesthetic, but our goal is to modernize the common areas and create an inviting environment that will increase value of the property and attract new Owners and residents. Additionally, the committee:

- Discussed the purpose and charge of the ad hoc committee to include the scope of work and the reserves budget.
- Agreed that funds should be allocated for an interior designer/decorator/consultant with experience in commercial spaces to get the perspective of a professional. Hiring a professional puts an appropriate level of separation between the Committee, the Board, and residents. With the help of a professional

designer, it is our hope that savings (of both money and time) will be realized for this rather expansive project.

- Took photos of the common areas that are due to be upgraded.
- Agreed that upgrades should be neutral and refreshing, not overly trendy or modern.
- Shared articles from professional journals on issues that typically arise when a condo/co-op undertakes such a project. i.e., pitfalls and hurdles to overcome.
- Agreed that we will use Nextdoor.com as the virtual space to share information with the group.
- Considered visiting neighboring communities that have a similar profile to Skyline House to view their common areas.

The next meeting has not yet been planned. Our proposal is to allocate \$15,000 in the reserves budget for fiscal years 2015 and 2016 to hire a professional design consultant. Once the Board votes on the 2015 reserves budgets, we will know our next steps.





## FINANCIAL MANAGEMENT

Chair, Wynfred Joshua

The Financial Management Committee met on Monday, September 22<sup>nd</sup>. A review of the financial statements for the month of August showed a total income of \$360,578. Total expenditures for August were \$217,487. Total reserve contributions for the month were \$119,409, leaving a net income before taxes of \$23,682. We did not pay any estimated income taxes this past month. The FMC noted that the net income after taxes was some \$11,000 more than budgeted for the month of August and about \$66,935 more than budgeted for the year to date. General operations expenses were close to budgeted amounts or under budget for the month. Expenditures for major projects as projected in the reserve budget for 2014 were limited because of lack of progress.

Since our last report covering the month of June, renter-occupied apartments went up from 129 to 136 and are now 24% of the total units. The remaining apartments are mostly Owner-occupied in addition to some empty ones because of a decision by the Owners.

The FMC recommended that the additional-storage-room project be submitted first to the Physical Plant and Operations Committee (PPOC) in order to determine the appropriate location for the storage bins and assess what could be accomplished for the amount of \$10,000. The FMC is also asking Management to determine what the potential demand

for additional storage space and corresponding revenue would be.

The FMC unanimously recommended that the Board award a consulting contract not to exceed \$37,780 to Whitlock, Dalrymple, Poston & Associates (WDP) for overseeing and administrating the construction of a new enclosure for the bridge connecting the East Building and the garage. We have long used WDP for consulting services in connection with garage projects and have always found their performance excellent. The current proposed contract would include the preparation of the invitation to bid, bid assistance, and construction monitoring.

The FMC also submitted the proposed Reserve and Operations Budgets for 2015. Our committee would be prepared to respond to any questions that Board members might have regarding next year's budgets. We also asked the PPOC to recommend a list of project priorities to be undertaken in 2015. We stressed to PPOC the importance of including in that list as an early priority the replacement of the emergency generators, the renovation of the East Building party room, and the completion of the East bridge enclosure replacement.

The next meeting of the FMC has been scheduled for Monday, October 20<sup>th</sup>. We welcome members of the Skyline community to join us and give us the benefit of their advice.



## COMMUNITY RELATIONS

Chair, Janice Hill

The Community Relations Committee (CRC) met on Thursday, September 18<sup>th</sup> at 7:00 p.m. in the West Card Room. The CRC began with an update of summer activities. Wayne Krumwiede held an AARP Smart Driver Safety class at Skyline House on August 20-21. The HEW Federal Credit Union Meet & Greet discussed at the July meeting was held on September 4<sup>th</sup> in the front lobby.

We are in the midst of planning a health-related activity for this fall. Once arrangements for this event have been finalized, we will post details on the bulletin boards.

We continued to discuss the topic of building relationships with other organizations. We plan to work with the Fairfax County Federation of Community Associations and the Community

Associations Institute legislative affairs committees. More information on these endeavors will be provided in the near future.

Our next meeting is Thursday, October 16<sup>th</sup> (3<sup>rd</sup> Thursday of the month). The meeting agenda will be posted to the bulletin boards.

We look forward to seeing you at an upcoming meeting!



## COVENANTS

Chair, Frank Szumillo

The Covenants Committee met on Wednesday, September 17<sup>th</sup>, and is pleased to share its discussion with the Board of Directors and the Skyline House Community.

**Frequency of Meetings.** As you know, the frequency of the Covenants Committee meetings was set at one meeting per quarter. The Committee revisited this issue and decided that meetings are needed more often than one every 3 months to maintain the continuity of the work. As an example, the work related to the election will need more frequent discussions. Therefore, we agreed to meet every second month. If we find in the future that we have less activity, we can always return to a quarterly schedule. For now, we believe another meeting this year is necessary; it will be held November 19<sup>th</sup> (3<sup>rd</sup> Wednesday of the month). A new schedule will be proposed for 2015.

**Membership.** You may recall our lamenting the shortage of members on the Covenants Committee at our previous meeting. Thanks to the help of many people, we can report genuine progress this month. The Owners listed below have expressed interest in participating as members of the Covenants Committee in general, or more specifically as members of the sub-committee that will be charged with conducting the Election of the Board of Directors in March 2015. (A Co-chairperson has been identified for the Election Sub-Committee and will be

announced when the other Co-Chair has been determined.)

Barrois, Bert	Chilman, Inge
Johnson, Ann	Jones, Hanna
Guill, Manuela (Board Liaison)	Manrique, Gladys
Prather, Toska	Price, Fran
Szumilo, Frank	Klubek, Lynn

**Report from Management.** Since the June 2014 meeting six incidents have been reported:

- One reported in late June (exceeding speed limit in the garage)
- Four in July: (two involving items not allowed to be stored on the balcony, and two instances of satellite dishes hanging over the balcony railing)
- One in August (someone found smoking in the billiard room).

All cases have been closed.

**2015 Elections.** Management met with the Committee Chair in July and discussed the election process. Materials were given to him to use at his meeting with election volunteers.

**Front Desk.** The issue of processing the package mail at the Front Desk was raised again. It is my understanding that a group has studied this problem; we look to them for a solution.



## SECURITY, SAFETY, AND NEIGHBORHOOD WATCH

Chair, Diane M. Zierhoffer

The Security, Safety and Neighborhood Watch Committee met on September 10<sup>th</sup>.

September is Emergency Preparedness Month, and a representative from the Fairfax County Office of Emergency Management spoke to the members of Fairfax County Community Action Committee about making a plan. You may have seen the flyers in the elevators or on the bulletin boards about Fairfax Alerts. If you need help establishing an emergency plan, please email Dr. Zierhoffer. I can provide references or work with you to establish a plan for your family. Do not put your family at risk, thinking “It won’t happen to me!”

The Management Office reported only one security incident. A resident damaged the garage door at the end of July, requiring repairs to the door. The resident’s vehicle was identified on the surveillance cameras, as the resident did not report the accident. She came to the office, viewed the film, and returned

the next day with payment for the repairs. Additional cameras were ordered and have arrived; the installation will be done in house, so they will be installed as Greg and the Maintenance staff have time.

The new ATM should be installed soon. Because of concern about the holes to be drilled into the floor for the two screws, a suggestion was made to place the ATM beside the elevators to the West Garage. While the location is not bad, there is more light available by the Front Desk, and the location by the elevator would not be as easily viewed by people at the Front Desk or by a camera.

Officer Derrick Cromartie has accepted the position as Site Supervisor for our Courtesy Patrol staff. Please stop by and welcome him if you have not done so. He has previous experience as a police officer in Hyattsville, MD.

The SS&NWC will next meet on November 12<sup>th</sup>.



## RECREATION COMMITTEE

Chair, Sharon Milton

The Recreation Committee met in the West Card Room on August 4<sup>th</sup> and September 2<sup>nd</sup>.

At the September meeting, we finalized plans for the Labor Day BBQ and decided to reschedule the Welcome Brunch from August 31<sup>st</sup> to September 28<sup>th</sup>. Several residents volunteered to sell tickets and help with the BBQ, but we could have used more volunteer grill masters.

We sold 80 tickets, three of which were donations to be given away. The 50/50 netted \$49. The winning ticket was posted for 12 days. Since no one claimed the jackpot, we rolled it over into the September 12<sup>th</sup> TGIF. The winner of this took home \$35. This event was well attended and very enjoyable. More people are always welcome. One never knows where the discussions will go.

We will plan the Halloween events at our October meeting. We intend to do a Trick or Treat again this year. Six extra volunteers are needed for the Halloween Party.

The Welcome Brunch took place on September 28<sup>th</sup> from noon to 2:00 p.m. in the West Party Room. This event provided an excellent opportunity for newcomers to learn more about Skyline House and meet their neighbors. Longtime residents were also welcome; indeed, they are a primary source of information—and friendship—for residents who have recently moved into our community.

Please join us at our next meeting on October 6<sup>th</sup> in the West Card Room at 7:00 p.m



## GARDEN CLUB

Chair, Al Lambert

What's happening? Summer is receding and the cool mornings and evening of the fall season are approaching. This change signals the beginning of the fall maintenance cycle in our landscape.

Accordingly, the Garden Club is beginning the transition of preparing the garden areas for the onset of winter while simultaneously providing fall colors with mums, pansies and cabbage (kale) plants.

In general, one of the best times to start a new lawn and plant trees is autumn. This fall the clumps of the oriental mondo grass within the interior of the circle at the main lobby entrance will be replaced with conventional grass. Many people wonder which is better: laying sod or seeding lawns. While sod is fast and produces high-quality new lawns, seeding lawns is cheaper and offers a wider variety of grass types. The club elected to go with a mixture of Kentucky Bluegrass and Perennial Ryegrass for a premium quality lawn. It is ideally suited for our area and the daily dose of sunlight in the circle.

Once the trees go into hibernation the Garden Club will plant additional trees to offset at a future date the loss of trees now in the early stages of distress.

During the summer the Club installed two urns with saucers at the main lobby entrance and planted begonias and sweet potato vines. These provided a profusion of color and vitality to the entrance area.

Last but not least, mums have been planted in the circle at the main lobby entrance.

Special Note: In recent times, we had a rash of cigarette butts, food, toys, and other inappropriate material appearing in our flowers and lawns. The club is grateful to everyone who had a role in stopping or preventing this situation. Our grounds are cleaner, food is no longer available to attract rodents, and the flowers and small shrubs are no longer being damaged by falling objects. Again, *a very special thank you to everyone!*



Farewell and Best wishes to Anita Hobson, our Admin Assistant who retired on September 12<sup>th</sup>. She will be missed!

## 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.

### October

Louise Albin, 703-379-1645

Virginia Fissmer, 703-671-7045

Good Neighbors welcomes new members to assist those in need. If you are interested in serving your neighbors, call Coordinators Alina Gonzalez 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

## October 2014

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



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3	4
5	6 <b>Recreation Committee</b> 7:00 – 8:00 <b>Meeting Room</b> <b>Library Open</b> 7:00-8:00 p.m. East PH	7	8	9 <b>Physical Plant &amp; Operations Committee</b> 7:00 p.m. <b>Meeting Room</b>	10	11
12	13 <b>Library Open</b> 7:00-8:00 p.m. East PH	14	15	16 <b>CRC</b> 7:00 p.m. <b>Meeting Room</b>	17	18
19	20 <b>Financial Management Committee</b> 7:00 p.m. <b>Meeting Room</b> <b>Library Open</b> 7:00-8:00 p.m. East PH	21	22 <b>Board Meeting</b> 7:00 p.m. <b>Meeting room</b>	23	24	25
26	27 <b>Library Open</b> 7:00-8:00 p.m. East PH	28	29	30	31 <b>Recreation Committee Halloween Party</b>	

### **BOARD OF DIRECTORS**

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 Virginia Fisser, 601W, 703-379-2901



# County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

## Route 7 Pedestrian Improvements

September 17, 2014

Dear Mason District Neighbor :

Construction activity for pedestrian improvements is expected to occur along Leesburg Pike between Seven Corners and Bailey's Crossroads in the near future. A pedestrian improvement project on the north side of Leesburg Pike, west of Row Street, will include a 5' concrete walkway that will provide safe access to connecting walkways leading into the Seven Corners commercial business center. This project will include curb and gutter, and accessible ramps constructed in accordance with Americans with Disabilities Act (ADA) standards.

A series of walkways will be constructed later this year on both sides of Leesburg Pike in the Culmore area. Portions of these walkways will notably be located in front of the heavily traveled areas of Culmore Shopping Center, and St. Anthony Catholic Church. Included in this project is a crosswalk and pedestrian activated signal to facilitate safe pedestrian crossing across Leesburg Pike at the Glen Forest Drive and Charles Street intersection.

Other projects to be completed later this year and in 2015 include a brick walkway on the southern cloverleaf of the Columbia Pike and Leesburg Pike intersection that will provide pedestrian access between Columbia Pike and Seminary Road; sidewalk segments on the north side of Leesburg Pike east of Rio Drive, and on the southern side of Leesburg Pike east of Nevius Street; and accessibility improvements in the Seven Corners intersection.

Construction of these projects will occur primarily in the middle of the day to minimize traffic and noise impacts to drivers and neighbors, respectively. These projects are included in the Route 7 Pedestrian Initiative, which I authorized to provide much-needed pedestrian improvements along Leesburg Pike in the Bailey's Crossroads and Seven Corners areas. Please do not hesitate to contact my office if you have any construction or project-related questions or concerns.

Sincerely,

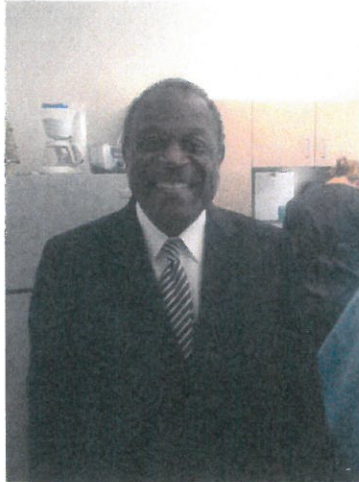
Penelope A. Gross  
Mason District Supervisor  
Fairfax County Board of Supervisors

PAG:af

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Celebrating 20 Years of Service



The Skyline House Unit Owners Association  
would like to thank Michael Coleman for his  
**20 Years of Excellent Service**  
to the Association and Residents.

If you wish to help us celebrate you may drop  
off a card at the Front Desk

