

THE HOUSE SPECIAL

NEWSLETTER OF THE SKYLINE HOUSE UNIT OWNERS' ASSOCIATION

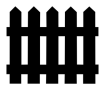
39TH BOARD OF DIRECTORS 2ND SPECIAL MEETING



Summary of August 5 meeting of the Board of Directors. Present were Pres. Richard Porter, Sec. Charles Roberts and Directors Greg Grimm, Ahmad Wali Shairzay and Dr. Linda Nabha.

Treasurer Karen Johnson participated by phone. The full minutes can be read in the Management Office.

There were three items on the agenda.



Mezzanine pool deck parapet wall:

The wall is being replaced to complete waterproofing and to protect the lower garage walls from damage.

The new parapet wall will be made of 50% new brick wall and 50% new failing. Plans for the new parapet wall and amenities were shown to those in attendance but the amenities will not be installed in 2019 for financial reasons.

EV-Air-Tight submitted a successful bid of \$658,705 to remove and replace the mezzanine pool deck parapet wall.



New project lead for the mezzanine pool deck project:

There was discussion about dissatisfaction with ETC's oversight of the pool deck. Pres. Porter cited cost overrun on the deck pavers and incomplete information presented on proposals. ETC agreed to choose a new project manager while it remained as engineering coordinator.

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NEW PARKING PROBLEM

BY ANN JOHNSON, CO-EDITOR

The parking lot behind Skyline 1, 2, 3 is closed to parking by residents and their guests after business hours and on weekends. According to an executive of the CBRE Management Co., there is an issue of property owner liability. MONDAY TO FRIDAY parking is allowed by pulling a ticket and paying by credit card at the exit. Don't be fooled by the open gates on weekends; cars will be towed if there is no permit. PMI Parking reports that permits for weekend and evening parking cannot be purchased or rented.

Ms. Cassie Park, Registered Engineer, had worked on a garage deck project at Skyline earlier. On July 31 she presented firm deadlines for the completion of jobs needed to restore the pool and deck and get the pool reopened. She has set March 31, 2020 as the completion date for all tasks. That gives contractors and the Association two months of “slack time” to compensate for weather and other delays.

The Board approved ETC’s designation of Ms. Park as the new project lead.



Engagement of services of an attorney specializing in environmental matters: Virginia Office of Occupational Safety and Health (VOSH) has been sending requests for information to the

point where an attorney is needed to deal with them. The Association does not expect that the lawyer’s services will be needed for too many hours, but there may be a need for services on a longer term to completely inspect the premises for asbestos. This inspection had been done in 1999 but no copy of the report could be found anywhere. There will be a long-term priority given to improving Association’s record-keeping system.

The Board approved the engagement of Attorney Tressi Cordaro to provide legal services related to environmental compliance.



Further discussion: An increase in the 2020 condo fee should be expected. No figure can be provided at this time. There is no consideration of any special assessment, borrowing, or cuts in current levels of service and maintenance.

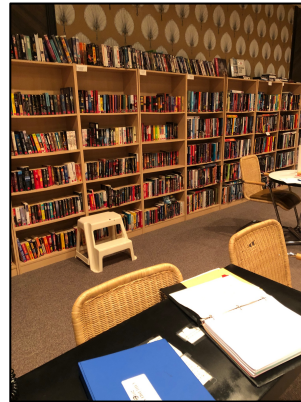
All façade work on the current contract should be completed between Sept 4 and Sept. 19.



Board has no plans to slow down the construction work because much structural work is required, and delays would increase the damage and the cost. Association hopes that residents who suffer from the noise from construction work will use the East and West party rooms to escape it.

SKYLINE HOUSE LIBRARY

BY CAROL CATALDO & ANN JOHNSON



Residents who enjoy reading may not know that Skyline House has a flourishing library on the top floor of the East Building. There are shelves crammed with all categories of books. The most popular section, at

least one-third of the space, is devoted to spy and mystery novels. There is also a wall of fiction, and a special section for the classics. Fans of non-fiction will find biographies and history, both current and long past, to enjoy. Film fans will find a small collection of DVDs to view. There is even a section for children’s books, especially beginners’ readers. The library is run on the honor system, meaning that residents should sign out the books they borrow and then remember to return them. Returned books should be put back on the shelves where they were originally found. Books can be borrowed for up to a month, but renewals can be made when needed.

Perhaps some have been reading Marie Kondo’s book about tidying up and clearing “stuff” out. Yes, the library does accept donations, but given space constraints, only books published in the last five years can be accepted. Questions about possible donations (or any library matter) should be directed to Carol Cataldo at cataldo2@ix.netcom.com. Or better yet, stop in and talk to her at the library Monday nights at 7 PM except holidays, when the library is closed.

Don’t forget - there is no eating/drinking in the library and children must always be accompanied by an adult.

SKYLINE HOUSE CELEBRATION FOR INTERNATIONAL DAY OF PEACE

BY JANICE HILL, CHAIR



The International Day of Peace is an international event that is observed each year by nations all across the world. The event is commemorated on the 21st of September each year. It is a day that was set aside by the United Nations (U.N.) General Assembly in 1981 for everyone around the world to devote to keeping peace, despite any differences they may have, as well as play a part in building a peace culture that will last for generations to come.

This year in support of International Day of Peace the Skyline House Activities and Children's Interests Committees are celebrating our community, Skyline House, with a get together for everyone. We're asking residents to join us in the West Penthouse Party Room, Saturday, September 21 from 5:00 p.m. to 7:00 p.m. to celebrate. Communities across the world observe this day in many different ways. Our celebration is a pot luck and we're asking residents to bring a dish and/or something else to celebrate your home/culture. Skyline House is the home for people from nearly every continent. Our celebration should be very interesting. We will have a sign-up sheet at the Concierge Desk. Please sign-up. We look forward to seeing you!

A resident is providing a world map. Please bring a postage stamp to celebrate your home country or culture. Also, please bring a piece of money from another country. We have a fun activity planned to celebrate the different currencies.

Over the years the International Day of Peace themes have included a myriad of peace celebrations. The 2019 theme is Climate Action for Peace. The Secretary General of the U.N. has convened a Climate Action Summit on September 23 at the U.N. Headquarters in New York for nations to reaffirm their commitment to living in harmony with one another.



Image source: Google photos

SKYLINE HOUSE CELEBRATION

INTERNATIONAL DAY OF PEACE

CELEBRATING YOUR HOME COUNTRY/CULTURE

SATURDAY, SEPTEMBER 21, 2019

WEST PENTHOUSE PARTY ROOM

5:00 p.m. – 7:00 p.m.

POT LUCK – BRING A DISH

RSVP – SIGN UP AT THE COINCERGE DESK

PLEASE BRING A POSTAGE STAMP FROM YOUR COUNTY FOR OUR
WORLD MAP

PLEASE BRING ONE PIECE OF PAPER MONEY FROM YOUR COUNTY FOR A
FUN ACTIVITY

HEATING SEASON

BY GREG GRIMM, CHIEF ENGINEERS



It is that time of year again when we switch from cooling our homes to heating them.

Before this season starts, you should test your unit in heating mode to make sure it works properly. Remember to change your filter monthly. If you have a thermostat that uses batteries, now is a good time to change them to ensure that you do not wake up one night cold because the batteries are drained and need to be replaced.



BATTERIES IN SMOKE AND LEAK DETECTORS

Some units have smoke detectors that use batteries. Also, many units have leak detectors with batteries. **Please note that we do not change these batteries. It is your responsibility. We will not change these batteries for you, neither during office hours nor after hours. IT IS YOUR RESPONSIBILITY.** You should make notes of the items in your unit that use batteries, and a great time to change them is when daylight savings time changes each fall.



REPLACING YOUR HEAT PUMP

Many homes today are both heated and cooled with a heat pump, an appliance that came into wide use in the late 1970s when natural gas shortages caused the price of natural gas to spike. The early heat pumps were highly inefficient. All units at our condominium are heated and cooled with a water source heat pump.

Today's heat pumps are much more efficient and do a much better job of both heating and cooling a home. Because they perform both functions, many consumers favor them over gas or oil heat, neither of which is available on the property.

Like any type of appliance, a heat pump will wear out and need replacing. Unit owners need to know where they are in the lifecycle and what it's going to cost for a replacement.

Our heat pumps look a lot like a furnace. The HVAC units we commonly refer to as heat pumps move temperatures in both directions, providing both heating and cooling functions.



The efficiency of a heat pump is measured by the Seasonal Energy Efficiency Ratio (SEER) rating. The SEER rating of a unit 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 about 70%.

According to the U.S. Department of Energy, the average lifespan of a heat pump is between 10 to 15 years. It's possible to get more life out of a unit but once you pass 15 years **you are definitely on borrowed time.**



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 years old or older.

Efficiency is another tip-off. If you find some rooms are less comfortable than others, it 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 you think your heat pump is due for replacement,



and the manufacturer's label on the unit is Friedrich Climate Master, your heat pump has lasted more than twice the rated lifespan. You are heating and cooling on borrowed time and should replace the unit immediately before it suddenly is no longer operational.

Also note, we will not service or repair or check any unit that is original to the building, as parts are not available, and we no longer stock the older type refrigerant R-22, if you have one of these units and it fails, you will need a contractor to service your unit.

PASSING A SCHOOL BUS!

BY ARA ALAN, EDITOR



School season is back on! Many of the children in our community depend on the school bus system to safely get to school and back home.

It is very important for drivers to remember that passing a school bus unlawfully is a violation that faces a fine of \$250.



It's the law in Virginia that you can't pass a stopped school bus that is flashing its red lights, even if the bus driver hasn't extended the stop sign yet. If there is a median between you and the bus, you are allowed to pass the stopped school bus.



You should stop at least twenty feet away from a school bus that has its stop-arm extended and wait for the red lights to stop and the stop-arm to retract before passing the school bus.



Starting this year some school buses have mounted cameras that can capture the tag number of any vehicle that illegally passes them. Just like the street cross-section cameras that capture the tags numbers of any vehicle that hits the red light.



Image source: Google photos

BLOOD DONATION!

BY ANN JOHNSON, CO-EDITOR



One seldom-mentioned community need is the always-urgent need for blood donated to our local blood bank. Over 200 donors are needed every day – for blood, platelets, plasma, and red cells -to meet the needs of patients in the Washington DC area. The biggest need is for A, B and O negative blood.



Woodburn Donor Center is the most convenient to Skyline House at 3289 Woodburn Road, very near Fairfax Inova Hospital. It's easy to make an appointment, and the whole process is relatively simple. It takes about an hour for a donation of whole blood; platelets will take longer.



For complete information, go to www.inovablood.org. The Red Cross sponsors blood drives in various locations both in Northern Virginia and downtown DC. Here's their website: <https://www.redcrossblood.org/give.html/find-drive>. We never know – some day we may be the ones who need that blood!



SKYLINE HOUSE CALENDAR SEPTEMBER 2019



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 OFFICE CLOSED	3	4	5	6	7
8	9	10	11 Security/Safety & NW 7:00 PM Meeting Room	12 PPOC 7:00 PM Meeting Room	13	14
15	16	17	18	19	20	21 International day!
	23 FIN MGT 7:00 PM Meeting Room	24	25 BOARD 7:00 PM Meeting Room	26	27	28
29	30					



Please remember our recycling policy has changed



Recycling Guide

YES

PLASTICS #1 and #2

water bottles, soda bottles milk jugs, shampoo and conditioner bottles, soap bottles, detergent and bleach bottles

Cardboard

cardboard boxes from online orders

ALUMINUM, TIN AND STEEL CANS

Vegetable/soup cans, metal drink cans (sodas, energy drinks, etc.), empty aerosol spray cans and trays



NO

- Plastic bags
- Garden hoses
- Cellphones
- Batteries, computers and electronics
- Cloth, textiles and diapers
- Yard waste (leaves)
- Styrofoam and aluminum foil
- Glass and ceramics
- Food scraps
- Rubber balls
- Tires
- Hazardous waste



Please make sure your recyclables are Empty, Clean and Dry before placing them in your recycling container.

For more information, email dbrownd876@republicservices.com ©2018 Republic Services, Inc.



CARDBOARD

cardboard boxes from online orders



PLASTICS #1

water bottles & soda bottles



PLASTICS # 2

milk jugs, shampoo and conditioner bottles, soap bottles, detergent and bleach bottles



METAL

aluminum beverage cans, food cans

BOARD OF DIRECTORS



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