

THE HOUSE SPECIAL

NEWSLETTER OF THE SKYLINE HOUSE UNIT OWNERS ASSOCIATION

PRESIDENT’S REPORT

BY RICHARD PORTER, PRESIDENT



Our big news this month is the hiring of a new general manager Barry Bauman who will come to us in July or August from Philadelphia. Mr. Bauman has spent his career in condo housing; he brings a wealth of experience and ideas which will help us in the months and years ahead. I look forward to all of us getting to know him better.

As we move into our new phase of management, we thank the assistant general manager Tycia Haight for her excellent job as temporary general manager over the interim period. We have been well served by her knowledge and dedication.

I want to congratulate the newsletter committee on the final product, which they have been turning out recently. We have received many positive comments about the increased pages and the quality of the work. Thank you.

We are continuing with the plaza and pool work. We foresee construction on both of those projects being completed this summer. Whether the pool can be reopened this year given the pandemic, and the lifeguard shortage, is still up in the air. We will continue to monitor the condition of the new tiles on the plaza deck. We will also begin the process of thinking about how our new plaza should be landscaped and furnished. Your advice and consent will be important as we do so.

We now also begin the next phase of our facade and balcony work. Unfortunately, this expensive project will involve more noise and inconvenience as we work to keep our buildings in good livable condition for now and the years ahead. We will try to make accommodations available in the party room as temporary noise relief shelters for those most affected. We also promised to try to give residents as much advance notice as possible about work that may inconvenience them.

-Richard Porter

In This Issue

- PRESIDENT’S REPORT.....1
- GENERAL MANAGER’S CORNER.....2
- TREASURER’S COMMENTARY.....4
- PHYSICAL PLANT/OPERATIONS.....5
- FINANCIAL MANAGEMENT COMMITTEE...6
- CREATIVE CORNER.....6
- CHIEF ENGINEER’S CORNER.....7
- ACTIVITIES COMMITTEE.....7
- I WOULD LIKE TO SAY.....8
- HOUSE RECIPE CORNER.....9
- SHUOA CELEBRATES.....10

NEWSLETTER COMMITTEE

EDITOR: Bryant Stukes

WRITERS: Ann Johnson & Virginia Fissmer

DESIGN: Donte Wilkins

We encourage residents to submit articles or ideas: shuoeditor@gmail.com

Visit www.shuoa.org to find past issues and learn more about Skyline House!

GENERAL MANAGER'S CORNER

BY DEPUTY GM, TYCIA HAIGHT



2020 Pool Plaza Repairs – Phase II:

- **Ev-Airtight** – continues working on the installation of the new brick veneer along the interior of the East parapet wall, and the walls are nearing completion.
- **Raintree Services** – is waiting on the concrete repairs in the pool to cure so that the waterproofing can be finished. They are also in contact with the paver company regarding details on the discoloration of the pavers during the process.
- **Millennium Pool** – installed temporary plugs in the holes in the pool to stop leakage in the garage when we have rain. They are also waiting for waterproofing to be finished before they can continue their work. The Construction Committee and Management had a walkthrough of the pool area with Millennium on Thursday, June 25th.



2020 Façade & Balcony Repair Project – Phase II:

The Atlantic company began mobilizing for “Make Safe” work on Wednesday, June 10th. The Make Safe work is only to address loose concrete on the façade of the building that needs to be removed for safety reasons. This work does not require a permit. This project officially started on Monday, June 15th on Tier 13 of the West Building. Management has been posting a notice each evening on the bulletin board, in the West Building of the tier that is expected to be worked on the following day or as the work changes to another tier.

Notices were sent to alert residents for their safety that no one should be near windows or on any balconies when this work is being done, as there will be a swing stage going up and down the tiers, as this work is being performed. Any items on the balcony railings or close to the railings should be placed on the inner wall to protect against damages. Neither Skyline House nor the contractor is responsible for damage to items left on the balcony.

Some noise should be expected during the make safe work, but it will be mostly with the use of hand tools.

Please note façade and balcony work will only be on the West Building this year. Once permits are obtained from Fairfax County, the major work on the façade and any balconies determined to have damage will commence. **If your balcony has tile, it will be removed.**



On June 24th, we reopened the S Level room with Covid19 restrictions of no more than 4 people in the room for one-hour increments, two days per week during the hours that we have housekeeping on duty to allow the room to be disinfected and cleaned every hour until 3 PM. Sign-up sheets will be at the front desk each day after 3 PM. We hope to reopen the West exercise room soon.



Covid19 Policy and Procedures:

The Association is continuing to follow the rules put in place by Governor Northam. Staff are now in the office four days per week, but the office remains closed to people who walk in but are taking appointments if an office visit is required.

We are now back to full service for in-unit maintenance, provided that both staff and the resident use PPE and that social distancing is enforced. Staff will ask residents before entering the unit if anyone is sick in the unit; if so, the appointment will have to be rescheduled when symptoms have improved. Phase 3 begins July 1st, and all staff will be working their regular 40-hour schedules.

New General Manager of Skyline House

BARRY T. BAUMAN, AMS, CMCA

BIOGRAPHY

As the new General Manager of the Skyline House Unit Owners Association, I felt it may be good for everyone to know a little about me. So, I have put together a brief biography.

I have been involved in the property management industry since 1987, first managing family owned rental properties and then moving exclusively to condominium management in 1989. I believe I will bring a depth of industry knowledge to the Skyline House Unit Owners Association.

After successfully managing moderate and large size portfolios for several management companies in New Jersey and Pennsylvania, I then worked directly for three independent condominium associations. In 2013 I began specializing in managing high-rise condominiums, one of which had an excess of 75 employees. One of my responsibilities while managing the high-rise associations was to oversee capital projects, the largest of which exceeded \$7,000,000. I feel my experience in the industry gives me a unique working knowledge of all forms of community associations and the special needs of condominium ownership.

I have attained the Association Management Specialist designation (AMA) and the Certified Manager of Community Associations (CMCA) designation. In my commitment to the community management industry, I am an active member of the Community Association Institute (CAI) and have served on several committees in both New Jersey and Pennsylvania. Currently I am serving as a member of the CAI Philadelphia Counsel. This Counsel sets all the educational programs for managers within Philadelphia.

As a condominium owner myself, I have served as Board President of the Riverwalk at Royersford Condominium Association for more than eleven years. This experience helps me better appreciate and understand the perspective and needs of both the Board and owners of the Skyline House.

I am very excited to begin working for the Skyline House Unit Owners Association and look forward to meeting everyone.



Barry

TREASURER'S REPORT - JUNE

BY KAREN JOHNSON, TREASURER



Preliminary data for the month of May and for the year to date are now available. In this report, I will briefly review financial developments in May with a focus on elements that reflect the consequences of the virus crisis.

Income received by the Association in May was less than budgeted. Accordingly, the shortfall from budgeted income for the year to date increased. The miss in income received in May was largely a result of lower than expected income from the In-Unit Maintenance Program. The problems presented by the Covid virus account for this income outcome. I note that for the month of May, the expenditure of this program on the cost of goods purchased was below budget as well. These lower costs nearly offset the shortfall in income.

With respect to expenses, payroll outlays and related expenses were again below budget, mostly because of the vacancy in the General Manager position. This saving will end upon the arrival of our new General Manager. As already noted, the supply costs for the In-Unit Maintenance Program were below budget. Some expenses items were above budget, offsetting these savings. In particular, I note expenses related to the additional cleaning and disinfecting we are doing because of Covid. On balance, total expenses for May and year to date were substantially below budget. The savings on expenses exceeded the disappointment with respect to income, resulting in a favorable outcome for our net financial position, which remains significantly positive so far this year.

As of May 31, the total number of units in delinquent status to the Association was 14, down from 19 in April. The amount overdue was \$23,153, also down from \$30,345. The number of renter occupied units dropped to 140, 25 % of the total. So far in June, late payments are slightly higher than normal. As is usual, some owners sent payment after the late payment date. I expect that some additional funds may be paid before the end of the month.

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PPOC - JUNE

BY BRYANT STUKES, COMMITTEE CHAIR



The chair welcomed everyone to the third virtual meeting of the PPOC, held in this manner due to COVID-19 protective measures. As the meeting was primarily informational, the chair asked the Acting GM to read the Management Report.

Actions:

There were no action items for this meeting.

Discussion:

- **Pool/Plaza Work**
- **Façade/Balcony Work**
- **Managed IT**
- **Cox Cable Alternatives**
- **2020 Pool Opening**

The chair will work with Acting GM, Tycia Haight, to create a schedule and sign-up sheet for the reopening of the S-Level Exercise Room in June. As VA is now in Phase 2, we can reopen it as long as SHUOA follows the guidelines laid out by Gov. Northam’s mandate and the CDC.

The chair informed the committee that trash in the elevators and throughout the building has been on the rise. It seems to stem from more residents being home due to the pandemic and discarding trash after housekeeping staff has left for the day. The committee will investigate the cost of having trash receptacles installed in the E/W elevator lobbies.

At 6:45pm, the meeting adjourned.

The next scheduled meeting of the PPOC will take place Thursday, July 9, 2020, at 6:00 pm via conference all.

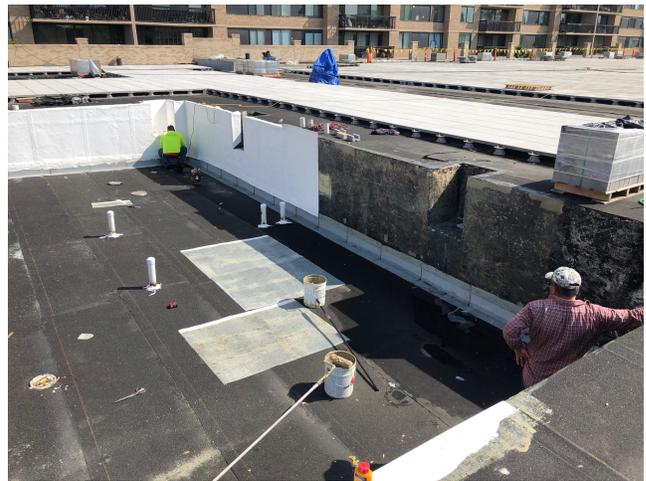
The SHUOA community is welcome to join!

PPOC’s Construction Committee at work:

(Left to right): Greg Grimm, Charley Roberts, Wali Shairzay, Tycia Haight, and Bryant Stukes



Plaza/Pool/Parapet Wall work:



FMC - JUNE

BY JUNE BAKER, COMMITTEE CHAIR



The financial management committee (FMC) met via a conference call on Monday, June 22, 2020. Most committee members called into the meeting, which was mostly informational.

Financial figures for the month of May 2020 are:

Total Income	\$ 392,212
Total Expense	\$ 218,129
Reserves Contributions*	\$ 132,192
Federal & State income tax	\$ 0
Net Income	\$ 41,892

In addition, Reserve Budget payments came to **\$171,983** for May and included payments for maintenance items (AHU repairs), computer hardware, pool deck, and pool on-going work, HR, and engineering consultants.

As of today, we have spent at least **\$10,718** on COVID-19 related items.

Treasurer Karen Johnson briefed the Committee on the status of condo fee payments and expressed her belief that our financial situation continues to remain in good standing.

Although June is the month we normally select subcommittees to attend budget meetings in August, we're delaying the selection for another month, so that our new General Manager can review the draft budget that Treasurer Johnson and I have prepared and made necessary changes.

Board Secretary Charley Roberts spoke briefly about the façade project and our consulting engineers, SK&A. They have submitted a proposal for engineering services for the four-year term of façade and balcony repairs, which is being reviewed before the proposal will be presented to the PPOC and FMC, probably in July.

PPOC Chair Bryant Stukes talked about the pool completion and considerations regarding opening the pool this year. With restrictions on pool use, lack of lifeguards, and the need for constant cleaning all

surfaces around the bathrooms and pool, it seems unlikely that the pool will be available for use this year.

The next regular FMC meeting is scheduled for Monday, July 20, 2020. As always, we welcome all residents to call in or attend the meeting.

CREATIVE CORNER

Nature

Author unknown

Nature is indeed so pretty
 Nature is so beautiful and creations so good
 All the colors of life you can see
 All the shades that let you be
 Nature gives you a feeling of being so real
 Forgetting about the world around you
 The tree that sways gently
 The air that comes on your face
 The rivers flow with an amazing sound
 Sunset also has a grace
 So pretty creation of God it is
 It makes the heart just sets in
 Nature's beauty can't match up
 With anything in life
 It gives you solace of every kind!



**Please submit your poetry or prose to:
donte@shuoa.org**

CHIEF ENGINEER'S CORNER

BY GREG GRIMM, CHIEF ENGINEER



In-Unit Maintenance:

The In-Unit Maintenance program is now working full time, at least for now. Please call the office to schedule any maintenance you need.

West Tower Façade Work:

Façade work will start on the west tower soon, beginning at the West End. **Be aware, if your balcony is tiled, the tiles will be removed, and your balcony will be coated, as tiling is no longer allowed on any balcony because the concrete under the tiles deteriorates badly after time.**

HVAC PM:

It is not too late to have your HVAC unit serviced. This is an essential service to help keep the unit operating at peak efficiency and stop condensate leaks.

A NOTE OF THANKS!

To Our Management Team, Office Staff, Engineering Staff, Housekeeping, Painting, and Front Desk Staff:



ACTIVITIES COMMITTEE

BY JANICE HILL, COMMITTEE CHAIR



The Skyline House Activities Committee met on June 1, 2020. This meeting was our first meeting via teleconference. Our April 6 meeting was canceled.

The world has changed since our last meeting, February 4. At that meeting, we planned a number of activities for the year. Unfortunately, many of those activities are on hold because of COVID 19 and the new normal. At the June meeting, we decided to rethink our events and have come up with other ways the Committee can support the community.

We are also looking into rescheduling our March 14 AARP decluttering workshop via Zoom. Since some activities are not amenable to social distancing, we decided to provide information to the community, such as voter registration information, Census 2020, Fairfax County activities, etc.

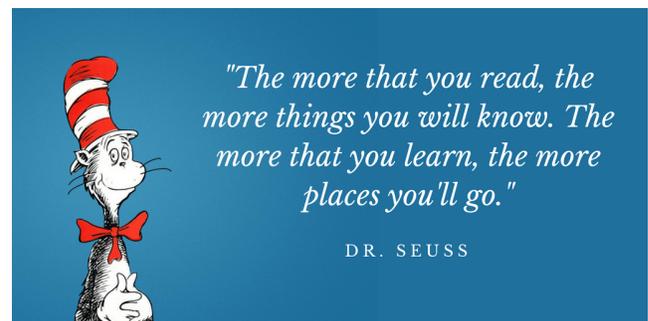
Volunteers are vital to our committee, and we are always in need of a helping hand. If you have ideas for programs or activities, please join us!

COMMUNITY RESOURCES

If you have a Fairfax County library card, you have access to more than 500 courses online!

Classes cover everything from math and science to parenting and “how-to” projects.

Visit: <https://fairfaxcova.universalclass.com/barcode-login.htm?enter+code&loginspecial=>



I WOULD LIKE TO SAY...

LETTER TO THE EDITOR:

Hello SHUOA Editor,

Does Skyline House have a problem recruiting residents to volunteer, especially, younger tenants? Who wants to volunteer, right!

I propose that SHUOA BoD directors (leaders) write inspiring/challenging House Special newsletter reports/articles monthly. The Skyline House BoD leaders could present at least monthly, inspirational comments promoting reasons/motivational messages/motivational speeches at BoD meetings for purpose of residents getting actively involved with Skyline House volunteer business tasks?

Current volunteers are not being recognized adequately; no awards, no commendations, no balloons, no buttons, no trophies, no presents, no gifts, no keychains, no mugs, no gift cards, no thank you cards, no special call-outs, etc, for their dedicated time, energy, efforts and achievements. It appears Skyline House leaders take people who volunteer for granted, like they're supposed to do what they do; that's not very encouraging for potential young or old volunteers.

People campaign for Board of Director positions, but once elected not much is heard from them. It would be great to get inspirational messages from Skyline House leadership, regularly, monthly, daily if possible, to get residents motivated to buy into volunteerism. Current President's report is ineffective.

Some say residents are apathetic, some say they're complacent, too comfortable, or who knows the why, the result poor is participation

Doing nothing is easy, overcoming inertia takes energy/drive/passion/commitment/inspiration/sense of purpose/strong leadership to promote volunteerism.

We are all getting older, some health issues, time issues, etc, but young people need to be inspired (maybe an app on their cellphone). Use technology to attract the young. Skyline House leaders are behind in technological savvy, read the 2017 Cummings/Leeds Skyline House management report.

How about seeking technology consultant(s) or discuss with other condo HOA's what HOA's what they are doing; to get up to speed technologically? SHUOA's website is dated, needs a WOW catching Homepage, a search feature along with content refresh, plus much more.

How about Skyline House leaders using public relations/community relations/digital engagement type consultancy to help/advise, if they don't know what to do or how to inspire volunteers?

Some items will take courage, creative thinking, new ideas, time, effort, energy, keep it simple, too and money, beware of being pennywise and pound foolish. Focus on the objective, please, "INSPIRATION TO GET NEW VOLUNTEERS".

-Name Withheld by Request

**Submit your 250 words or less letter to:
shuoeditor@gmail.com**

PLEASE NOTE:

- **Individuals who submit articles or letters grant SHUOA, Inc. the right to publish, distribute, archive, or use submissions in print, online, or other formats; and acknowledge that their submissions may be edited for length, grammar, accuracy, and clarity.**
- **Submissions containing private solicitations; personal attacks; unfair criticism of private individuals, businesses or organizations; or inappropriate language will not be used.**

HOUSE RECIPE CORNER



Instant Pot Spicy Chicken Tacos

***INGREDIENTS
FOR THE CHICKEN***

- 2 lb.
boneless skinless chicken breasts (about 4)
- 1
(15-oz.) can fire roasted diced tomatoes
- 1 c.
low-sodium chicken broth
- 1/4 c.
hot sauce
- 1 1/2 tsp.
kosher salt
- 1 tsp.
chili powder
- 1 tsp.
ground cumin
- 1 tsp.
garlic powder
- 1/2 tsp.
freshly ground black pepper

DIRECTIONS

1. In a 6-quart Instant Pot add chicken, diced tomatoes, broth, hot sauce, and seasonings. Lock lid and set to Pressure Cook on High for 12 minutes.
2. Follow manufacturer’s guide for quick release, making sure to wait until cycle is complete before unlocking and removing lid. Shred chicken with two forks.
3. Use a slotted spoon to serve chicken on tortillas with desired toppings.

FOR SERVING

- Corn tortillas
- Avocado, diced
- Jalapeño, sliced
- Red onion, thinly sliced
- Freshly chopped cilantro
- Sour cream

YIELDS:12

PREP TIME:0 HOURS 20 MINS
TOTAL TIME:0 HOURS 55 MINS

Share your favorite recipe with Skyline House!
Send it to: shuoeditor@gmail.com

JUST A REMINDER...

No Grilling on Balconies!

Remember grilling is not permitted



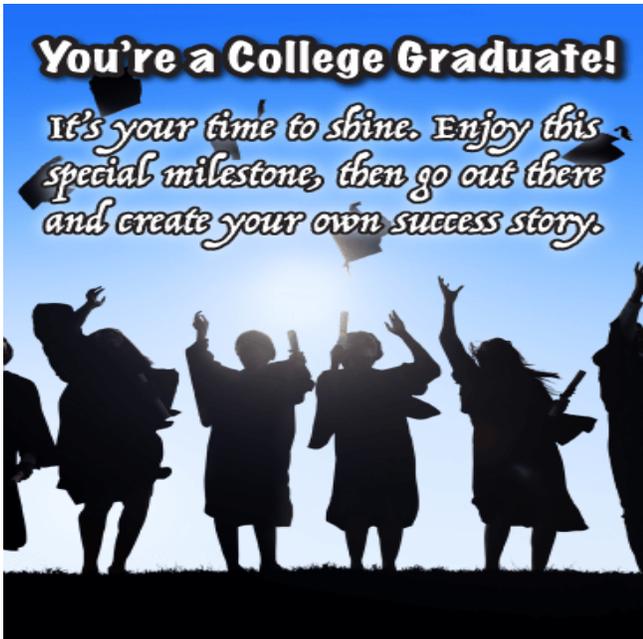
on Skyline House balconies or in
common areas!

**It is dangerous and against House Rules
and Regulations!**

SHUOA CELEBRATES!

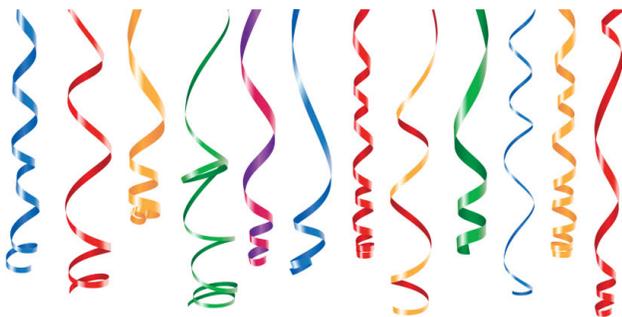
**Congratulations to SHUOA
2020 College Graduate:**

Abdulquader Hussaini
Los Angeles Valley College



**Have an anniversary, birthday, or
milestone you wish to share with
the SHUOA community?**

Email: shuoeditor@gmail.com



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**Please consider joining
one of the committees
above!**

**SHUOA committees
make an impact on the
quality of life here!**

SKYLINE HOUSE CALENDAR

JULY 2020



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
5	6	7	8 Security/Safety &NW 7:00 PM See Bulletin Board	9 PPOC 6:00 PM See Bulletin Board	10	11
12	13	14	15	16	17	18
19	20 FIN MGT 7:00 PM See Bulletin Board	21	22 BOARD 7:00 PM See Bulletin Board	23	24	25

Comments or suggestions about *The House Special* are always welcome!

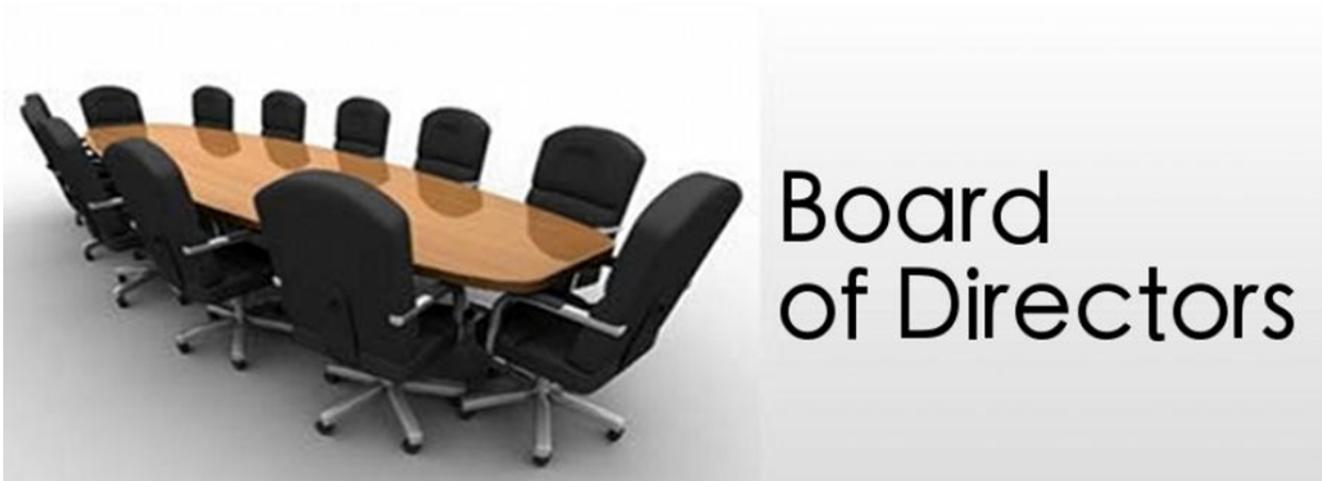
Contact: Bryant Stukes | shuoeditor@gmail.com

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- **Submissions containing private solicitations; personal attacks; unfair criticism of private individuals, businesses or organizations; or inappropriate language will not be used.**

SHUOA Board Open Director Seat!

The Board needs to fill the position of **Director** until the **March 2021** election.

If you are interested in applying, please email your bio/resume to tycia@shuoa.org or hand deliver to the Management office.



Bios/Resumes must be submitted by **July 17th**.

NY Times Crossword Puzzle*

ACROSS

- 1. Jungle vine
- 6. ERA or RBI
- 10. Wife's place, in Chaucer tale
- 14. Montezuma subject
- 15. Play by oneself
- 16. Switch add-on
- 17. Horatio Hornblower's horrible hangovers?
- 20. Medication for "Wall Street Journal" founder Charles?
- 21. Gliding dance step
- 24. Pompous fools
- 25. C, to Pythagoras: Abbr.
- 26. Bad-mouths
- 31. Ike's opponent in 1952 and 1956
- 33. "The Wind in the Willows" character
- 34. III * XIX
- 38. What some NASCAR races might end in?
- 41. Here, in a way
- 42. Prod
- 43. Pull on
- 44. Hall of Fame Dodgers manager
- 46. "Evil Woman" gp.
- 47. Dishwasher brand
- 51. Verdi opera based on a Shakespeare play
- 53. Coach's lament after a blowout?
- 58. Zugzwang and Catch-22 ... or what 17-, 20-, 38-, and 53-Across represent
- 62. Carrier whose name literally means "skyward"
- 63. One-name model whose real name is Melissa Miller
- 64. Composer Bruckner or Dvorak
- 65. Armed conflicts
- 66. Conger and moray
- 67. Knife brand

1	2	3	4	5		6	7	8	9		10	11	12	13	
14						15					16				
17						18					19				
				20											
21	22	23								24					
25					26		27	28	29	30					
31				32			33					34	35	36	37
38						39					40				
41						42					43				
					44					45			46		
47	48	49	50							51		52			
53						54	55	56	57						
58													59	60	61
62							63					64			
65							66					67			

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DOWN

- 1. ___ Vegas
- 2. Real ending?
- 3. Off-road transportation: Abbr.
- 4. They are often basic, but never acidic
- 5. Word puzzle enjoyed by Queen Victoria
- 6. Mil. rank
- 7. 1/760th of an atmosphere
- 8. Plant used widely in pharmaceutical preparations
- 9. "Animal House" party wear
- 10. Grins from ear to ear
- 11. Buenos ___
- 12. Heavy weight, in France
- 13. Leno and Letterman
- 18. Decorative pitcher
- 19. Orgs. with class-y agendas

- 21. "Hanging" problems in the 2000 election
- 22. Many-headed monster slain by Hercules
- 23. "Sounds like ___!"
- 27. 7 for N, 8 for O, etc.
- 28. Extremely successful, in slang
- 29. More vigorous
- 30. Part of a college e-mail address
- 32. Gray, in a way
- 34. "Charlie's Angels" costar Lucy
- 35. Catch for Papageno, in "Die Zauberflöte"
- 36. Counting everything
- 37. Playground retort
- 39. W.W. II agcy.
- 40. It helps pay for roads and schools
- 44. Wimbledon surface
- 45. Qatar capital
- 47. Ford succeeded him
- 48. Cabbage
- 49. He shared Nobel Peace Prize with Menachem
- 50. Simon and Diamond
- 52. Site of first enclosed shopping mall (Twin Cities suburb)
- 54. "___ dead people" (famous line from "The Sixth Sense")
- 55. "Newsweek" rival
- 56. WWW code
- 57. Calendar abbr.
- 59. Like some drugs: Abbr.
- 60. "Death Be ___ Proud"
- 61. ___-cone

***Answers on the last page – Don't Peek!**

SHUOA Word Search

S C Z Y A N H X Z G A K C O A J K E E E
 D K P E P W X G U B P P O A M N I P Z S
 U H Y E B X O V J A D A L O M W Q Y N E
 B T C L N C U E O R T R D E V E Y G X V
 B A O L I T H H R R X T T D U N R I X E
 K C R K I N A E J E K Y O G Y D D O M N
 Y J P T H F E G M T J R W E A U O G N C
 L D X K L L F H O T J O N W T N R A B O
 Q R A U J E U O O N Y O W O U F S X A R
 U I V I A Y Y Y R U F M M O E O E R L N
 C S E J W E F V P D S G F D N R Y C C E
 E C R B E N T L E Y O E T H B D A O O R
 A O Y E E K O V A Q C O R C O R A N N S
 S L A G A A S D A L E X A N D E R D Y J
 T L N K F A I R F A X T B R A D F O R D
 H I B A I L E Y S C R O S S R O A D S R
 A V Y J P U H L T M A T H E R T O N Z Q
 M X F Q P Q C R K I T R T U O U S E T T
 H A M G E O R G E M A S O N P G F A Z X
 D N D E N H A M C H A D W I C K I E O K

Baileys Crossroads	Skyline House	Seven Corners	George Mason
Alexander	Party Room	Bradford	Driscoll
Clifford	Atherton	Chadwick	Pentagon
Edgewood	Corcoran	Barrett	Bartley
Bentley	Cameron	Balcony	Old Town
Fairfax	Denham	Eastham	Dunford
Dorsey	Avery	Condo	

Now You Can Peek!

Were you able to solve it first?

L	I	A	N	A		S	T	A	T		B	A	T	H		
A	Z	T	E	C		S	O	L	O		E	R	O	O		
S	E	V	E	R	E	G	R	O	G	P	A	I	N	S		
					D	O	W	T	R	E	A	T	M	E	N	T
C	H	A	S	S	E						A	S	S	E	S	
H	Y	P			T	R	A	S	H	E	S					
A	D	L	A	I		T	O	A	D		L	V	I	I		
D	R	A	G	C	O	N	C	L	U	S	I	O	N	S		
S	A	N	E		P	O	K	E		T	U	G	A	T		
					L	A	S	O	R	D	A		E	L	O	
A	M	A	N	A						O	T	E	L	L	O	
G	O	N	E	W	I	T	H	T	H	E	D					
N	O	W	I	N	S	I	T	U	A	T	I	O	N	S		
E	L	A	L		E	M	M	E		A	N	T	O	N		
W	A	R	S		E	E	L	S		X	A	C	T	O		

KID'S CORNER



Play Dough!

Here's the only recipe for homemade play dough you'll ever need: 1 cup of white flour, 1 cup of water, ½ cup of salt, 1 teaspoon of cream of tartar, 1 tablespoon of vegetable oil and your choice of food coloring. (Add peppermint extract for scent.) Stir everything together in a big nonstick pan for 5 minutes over medium heat. The play dough will last for months if you store it in a tightly sealed container.

SLIME!

Slime is fun to make and fun to play with. Stir these three ingredients together: a 6-ounce bottle of Elmer's glue, ½ teaspoon of baking soda and 1½ tablespoons of contact lens solution. Add a few teaspoons of water to make it stretchier, or some glitter for bling.