

The House Special



Volume 27 Issue 1

Skyline House

January 2007

Board of Directors

President, Norman Baker

HAPPY NEW YEAR ONE AND ALL. Due to holiday schedules the Board met for a combined November/December meeting on Tuesday, December 5th, 2006. The only action item was a Deferred Assessment Resolution. This once-a-year Resolution, recommended by our Auditors, enables the Association's accountants to select between two methods of filing taxes so that the method that will save us the most money can be used. The Resolution was unanimously approved.

In 2007 we will see the beginning and ending of many important projects in our community: the start of the fourth and final phase of the four year facade repair project; the installation of the new electronic access system replacing all the blue common area keys with electronic keys; the long awaited renovation of the circular driveway and the replacement of the carpets in the galleries and first floor corridors.

We will also be conducting, in March 2007, an important election to fill two vacancies on our Board of Directors, each for a three year term. I implore you to consider running for one of these vacancies or joining one of our key committees. Your knowledge and experience are much needed to help maintain and improve the quality of life and the value of the property in our community. Please make 2007 the year you get involved!

Only the Recreation Committee conducted a meeting in December and that was, primarily to prepare for the very successful Annual Holiday party. Yet, with that big event looming, the members still devoted time to plan for other new and exciting social events in 2007 at which we hope to see many new faces. You will note on the enclosed calendar that all six of our Association's Committees will be meeting in January. Make one of your new year's resolutions to begin attending one or more of these meetings on a routine basis. Your presence is important to you and your Association. Who knows, after attending several of these meetings, you might decide to actually join a Committee. Your community desperately needs your experience, knowledge and involvement.

SKYLINE HOUSE 2007 ELECTIONS

The 2007 Skyline House Elections are on the horizon and **NOW** is the time to submit nominations or take action and nominate yourself!!

Get Involved

Run for Office

Owners are the backbone of our community! At Skyline House we aim to enhance and maintain our strong community. To achieve this goal we appeal to all owners to get involved and help shape the future of the Skyline House Community and Condominium Operations.

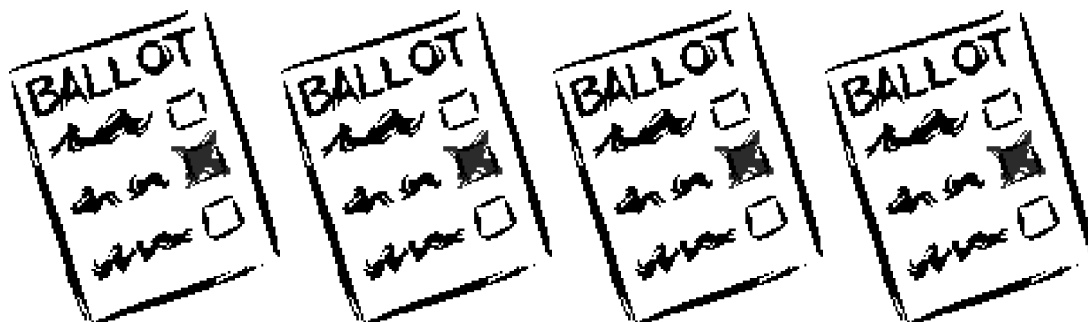


2007 Election Calendar

Nominations Open	Tuesday,	January 2 nd , 2007
Nominations Close	Friday,	February 9 th , 2007
Meet The Candidates Night	Tuesday,	March 13 th , 2007
Annual Election	Tuesday,	March 27 th , 2007

Applications can be picked up at the Management Office or the front desk.

All applications need to be returned to the Management Office no later than 6:00 pm, Friday, February 9th, 2007





Management

General Manager, Gusbey Silva

We, at the Management Office, wish everyone a Peaceful and Happy New Year.

We had a good year in 2006, except for the noise disturbance experienced by the East Building residents, generated by the Façade Repairs performed on the east side of that building, which unfortunately could not be avoided.

Our goal continues to be the preservation of your assets at the highest level possible, taking into consideration that the building will be 29 years old this year. I personally want to thank Greg, the Association's Chief Engineer and his assistant, Tettie, Betty, the Association's Housekeeping Supervisor and her assistant, Gerardo, for the excellent job that their staff is constantly performing with their help and supervision. Our excellent team helped the Association save money while performing big tasks in-house, i.e. the wiring needed for the access control system, performed by Greg and Tettie, and the painting of the garage walls, performed by Antonio, the Association Head Painter with the help of Arturo and Juan Carlos.

The following major items were accomplished during 2006:

- Seal Coating of the Pool Deck.
- East Building Façade Repair, East side of North and South Walls
- Painting of the walls in the A, B and C levels of the garage
- Installation of the wiring needed for the new Access Control System
- Electrical Switch Gear Maintenance
- Garage Structural Inspection

The following major items are planned and budgeted for 2007:

- Installation of Access Control System on all Common Area Locks
- East Building Façade Repair, West side of North and South Walls
- Asphalt Resealing of the East and West parking lots
- Circle Concrete Drive and Landscaping Rehabilitation

East Building North & South Façade Restoration

The removal of the boards on all tiers where the façade repairs are taking place was completed on Monday, December 18th. The ceiling restoration above these windows was completed during the last two weeks of December 2006. The total completion of the façade repairs on these tiers is estimated by the end of January 2007, weather permitting.

The remaining tiers in the East Building, 11, 12, 13, 14, 15, 16 & 01 will be completed during the fourth phase of the project, scheduled to start on January 16, 2007 with the installation of the interior form boards needed over the windows. The demolition on tiers 12, 13, 14 & 15 will start as early as February 1st, 2007, this measure has been taken due to the need to complete the work on these tiers prior to the pool opening scheduled for May 26th, 2007. Demolition is done on all units back to back, i.e. 13 & 14, 12 & 15, in order to inconvenience residents only once with the demolition noise, since the concrete drilling noise travels from side to side of the building.

Notices will be posted on the bulletin boards at least two weeks prior to the start date of the work. Individual notices will be placed under each unit door, at least one week in advance, each time unit entry or any specific information is needed. Please take the time to read these notices and follow the instructions given in order to avoid damage to your property and to minimize the inconvenience that may be caused by this project.

Access Control System

The contractor will complete the installation of the hardware needed on each door included in this project between the middle of January and the middle of February 2007.

Prior to the installation of the access control hardware, the contractor will program all the necessary key fobs into the Association's computer. This task is scheduled to be performed during the first week of January 2007. Management will distribute the key fobs to residents during the following two weeks. Starting on February 1st, 2007 all access control readers completed as of that date will be activated. For a couple of weeks residents will be using both systems: the security/blue key on the doors that have not been completed as of February 1st and the key fob on those doors where the electronic reader has been installed and activated.

The number of key fobs given to residents will be consistent with the number of security keys (blue keys) previously assigned to each unit. The replacement cost of each lost key fob will remain \$25.00. Lost key fobs will be disabled in the computer and will no longer be useable. This measure will improve security by allowing only authorized residents, and/or their guest, to access the building.

Washington Cable Television System

Effective this month, Washington Cable will remove the Music Television Network (MTV) channel due to its high cost and replace it with the History Channel. The History Channel was selected by Washington Cable based on a resident survey conducted in 2002 in which the majority of the survey participants requested the History Channel.

During the Thanksgiving weekend some residents experienced a failure of the Washington Cable TV system. According to our contract Washington Cable is obligated to perform the necessary repairs to bring the system back up to standards by the following business day. However, residents are always encouraged to contact Washington Cable immediately as there are adjustments that can be made from their headquarters to improve the transmission at Skyline House prior to the arrival of a technician on-site to complete the repairs. When a resident calls the Front Desk concerning a problem with their cable, the receptionist has been instructed to request the resident call Washington Cable directly. At the same time, the receptionist will check the TV located at the Front Desk to determine if the system failure is related to one unit only or to the whole building. If it appears the whole building is having a problem, the receptionist will also call Washington Cable to let them know the extent of the problem.

Adua Stranere

Our former Front Desk receptionist, Adua Stranere, called us from Italy to wish all of her Skyline House friends a very happy holiday season! Her husband's health has improved enormously and the two of them are feeling comfortable and happy in their new home. For those who do not know Adua, she was the first Front Desk Receptionist at Skyline House. She started in 1980 and retired in September 2006 due to her husband's health problems.

Adua thoroughly enjoys hearing from her friends, and says she misses all of us tremendously! You may send a note to her at: c/o Elsa Taraschi, 64049 Tossicia, Teramo, Italy.

“HOUSE” HINT

PEST CONTROL

The Association contracts for weekly pest control service for all common areas and also, on a first come first serve basis, for up to eight individual units. The service is performed every Thursday. If you are experiencing a problem in your unit with roaches, ants, spiders, etc. do yourself and your neighbors a big favor ----

sign up for this service at the front desk.

There is no cost to you.



INFO FROM THE ENGINEER

Chief Engineer, Greg Grimm

Free Christmas Tree Disposal Bags

Again this year, tree disposal bags will be available at the front desk free of charge. If you had a live tree this year, this bag will help keep the pine needles off your floors/carpeting and also off the common area corridors when you dispose of the tree.

Unit Water Shut Off Valve

Every unit in Skyline House has a shut off valve that cuts off all domestic water to the unit (hot and cold water). This valve is located in the utility closet, above the water heater tank, usually close to the back wall. This valve is the bigger valve in the closet. If any resident has a problem locating this valve, please contact the office and they will arrange for someone to come by and show you the exact location. This valve turns off all water located inside your unit, except the Fire Sprinkler System, which can only be turned off by the building engineers or the fire department, and is not located in any unit.

Entrance/Exit Doors

On windy days some of our entrance/exit doors get help open by the wind. If you are entering or exiting the building please take an extra second to insure that the wind is not holding the door open and that it shuts and latches securely.

MAGAZINES FOR ALEXANDRIA HOSPITAL

Yes, I (Tony DiSalvo) still collect magazines and deliver them to Alexandria hospital once a week. This is just a reminder to bring your magazines to the front desk but please do not hold the magazines for long periods of time before doing so as they become outdated. I receive great feedback from the volunteers that they like our magazines.

Oh yes, the hospital could use more volunteers.

Any questions call Tony at 703-824-1958.

GOOD NEIGHBORS

Good Neighbors will assist residents in need of temporary help due to illness or emergency.

JANUARY GOOD NEIGHBORS*

VIRGINIA FISSMER 703-379-2901

ERNEST LOYOLA 703-671-0384

(*GOOD NEIGHBOR CONTACT INFO CAN ALSO BE FOUND ON THE CALENDAR PAGE)

Good Neighbors always welcomes new members to assist those in need. If you are interested in serving your neighbors, please call Coordinator Toska Prather or Ernest Loyola. Their contact information is listed in the newsletter directory on the calendar page.

TGIF* Gathering

**6:30 pm, Friday, January 8th
East Party Room**

If you have not attended one of the monthly TGIF gatherings before, make January 8th your first. To make it easy, you are requested NOT to bring a plate of hors d'ourves, just your own liquid refreshments.

ALL ARE WELCOME

***Thank Goodness It's Friday**



NEIGHBORHOOD WATCH

Coordinator, Judith York

First, I wish one and all a happy and healthy year ahead - perhaps 2007 will be our best year ever in some respects. I enjoyed the camaraderie in our Skyline House community over the festive period. The posting of the three main holidays on the bulletin boards reminds us of how international our residents are. The Northern Virginia area sometimes reminds me of a mini-U.N. and since I spent most of my working career in an international organization, this makes me feel very much at home in Skyline House.

If anyone would like to join our Neighborhood Watch Program this year, I am very happy to welcome you and take you on a "practice run" of the buildings and grounds. Please give me a call on 703-671-2267 or leave me a note at the desk (Apt. 514W, Mrs. York). We have been very fortunate in having a small, but very reliable and conscientious group of volunteers walking the common areas over the last few years. The Program was revived in 2001 and we are still going strong six years latter. I feel this is because we have kept the program informal, we have residents concerned about the safety - and appearance - of our homes, and we have foregone some of the bureaucracy other buildings may encounter. When our local police officer, Officer Brendan Murphy of the Mason District Police Station sends up-to-date local crime information to me, I forward this information to the volunteers with e-mail capability and I also put a copy in the green binder kept at the front desk for our volunteers without computers to see, as well as for all our Skyline House residents and staff members.

Unfortunately there is still an ongoing problem with speeding in the garage. I ask that drivers heed the 5 mph speed limit and be extra careful when turning onto or off the ramps. Also please be sure to have your vehicle's headlights on so drivers and pedestrians can see you an more easily, and you them! My first boss in the United States was a very wise gentleman who told me "save a minute and take a life" and this phrase always has stayed with me because none of us would want to cause injury or "take a life" because we're rushing, or on the treadmill of a busy metropolitan area or just plain not concentrating on anything other than our own personal matters. Please take the time to drive with care and concern in the garage, our lives depend on it.

Please check with the office if you are not sure where to discard certain items Our disposal rooms are only to put bags of trash down the chute - NO BOXES!, they must be flattened and taken to the ground floor loading docks (the areas near where old newspapers are placed). Also, any delivery of furniture or moving of large items in or out of the East and West buildings must be done through the loading docks. It's much better to reserve the freight elevator if you have several items so you have the freight elevator solely to yourself and can accomplish your task quickly.

Finally, please try to attend one or more Neighborhood Watch meetings for 2007 at the Mason District Police Station (6507 Columbia Pike, 703-256-8035) and introduce yourselves to our local community police officers. It is good to be aware of what type of crime is and how successful Fairfax County police officers are in this area of concern.



SKYLINE HOUSE CALENDAR

JANUARY 2007

(WWW.SHUOA.ORG)



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 Library Closed	2	3	4	5	6
7	8 Library Open 7:00 – 8:00 pm East Penthouse	9	10 Security, Fire & Safety Committee 7:00 pm W. Card Room	11 Physical Plant & Operations Committee 7:00 pm W. Card Room	12 TGIF Gathering 6:30 pm E. Pary Room	13
14	15 Library Closed	16 Recreation Committee 7:00 pm W. Card Room	17 Covenants Committee 7:00 pm W. Card Room	18	19	20
21	22 Financial Mgt. Comm. 7:00 pm W. Card Room Library Open 7:00 – 8:00 pm	23	24 Board of Directors Mtg 7:00 pm W. Card Room	25	26	27
28	29 Library Open 7:00 – 8:00 pm East Penthouse	30	31			
GOOD NEIGHBORS: VIRGINIA FISSMER (703-379-2901) and ERNEST LOYOLA (703-671-0384)						

BOARD OF DIRECTORS

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GOOD NEIGHBORS COORDINATORS

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 Ernest Loyola 815W 671-0384

NEIGHBORHOOD WATCH COORDINATOR

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THE HOUSE SPECIAL welcomes brief comments from its readers. Limit your letters to 250 words or less and include your name and unit number. The Association Board reserves the right to refuse incorrect or inappropriate statements. Information for THE HOUSE SPECIAL may be sent by e-mail to the Editor, dropped off at the Management office or the front desk attention EDITOR.

ACTING EDITOR --- Norman Baker 915W nbaker@fjc.gov 671-6759

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