

THE HOUSE SPECIAL

Volume XX, No. 6

www.shuoa.org

July 2000



REPORT FROM OUR NEW PRESIDENT DAVID MAYROSE

The highlights of the June 28, 2000 meeting of the Board of Directors were as follows:

Change of leadership

Article VI, Sections 2 and 3 of the By-Laws of the Skyline House Unit Owners Association read as follows:

Section 2. Election of Officers. The officers of the Association shall be elected annually by the Board of Directors at the organization meeting of each new Board of Directors and shall hold office at the pleasure of the Board of Directors.

Section 3. Removal of Officers. Upon an affirmative vote of a majority of the members of the Board of Directors, any officer may be removed either with or without cause, and his or her successor elected at any regular meeting of the Board of Directors, or at any special meeting of the Board of Directors called for such purpose.

Four of the seven members of the Board had concluded that a change of some of the officers was necessary and that this matter was serious enough to act now under the authority of Article VI, Section 3 of the By-Laws. A resolution removing Mr. Gary Akin as President and Ms. Carol Cataldo as Vice President and electing Mr. David Mayrose as President, Mr. Budd Coutts as

Vice President and Ms. Linda Council as Secretary, was passed four votes to three. Mr. David Tilson remains Treasurer of the Association.

Air Conditioning for the West Party Room and Lobby

The Board approved a recommendation by management to authorize a contract to replace two condensing units. One condenser required for air conditioning the West Party Room and one condenser required for air conditioning part of the back lobby. The West Party Room cannot be used until this work has been completed. Both PPOC and FMC have endorsed this recommendation. The work will be done by KMN Mechanical, Inc. at a cost of \$17,200.

Elevator Repairs

The elevator consulting firm of Lerch Bates & Associates, Inc. that Skyline House management has retained, recommended that the first phase of the overhaul of all of our elevators be awarded to Millar Elevator because they are familiar with the equipment and their proposal is reasonably priced at \$235,000. The work is for replacement of the door operators and related equipment on all 12 elevators. Neither the PPOC nor the FMC had endorsed this recommendation. The co-chair of PPOC said he thought that seeking at least two additional bids would be desirable as a check on the reasonableness of the Millar bid. The Board referred the proposal back to PPOC

(Continued on Page 3, column 1)

BOARD OF DIRECTORS

PRESIDENT, David Mayrose 1406 E	845- 0234
VICE PRESIDENT, Budd Coutts 1607 E	931-3165
SECRETARY, Linda Council 1716 E	998-7519
TREASURER, David Tilson 805 W	998-7254
DIRECTOR, , Gary Akin 1713 E	931-0918
DIRECTOR, Carol Cataldo 307 E	820-5969
DIRECTOR, Khaled Antabli 1310 E	575-8998

COMMITTEE CHAIRS/CO-CHAIRS

COVENANTS, David Kafka 210 W	820-0195
FINANCIAL MGT, Betty G. Weber 102 E	820-3582
PHYS PLANT/OPS, George Beams 710 E	578-9507
And Kurt Bedenbauh 1004 E	671-8930
RECREATION, Tony DiSalvo 502 E	824-1958
Patricia (Tish) Linsinbigler 705 W	933-7378
SEC,FIRE & SAFETY, Bob Busby 102W	931-7322

CHIEF ENGINEER

Greg Grimm, House Maintenance @ Management Office

EDITOR

THE HOUSE SPECIAL

Michael L. Moore, 1213E 820-1429
Copy Due Date: by the 20th of each Month
Published Monthly.

LETTERS TO THE EDITOR

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 improper statements.

Information for **THE HOUSE SPECIAL** may be dropped off at the management office, the reception desk or by Email to www.shuoa.org.

Published by: Skyline House Unit Owners' Association, Inc., 3711 South George Mason Drive, Falls Church, VA 22041-3711

Printed by: Curry Printing and Copy Center
Alexandria, Virginia



From The Editor Mike Moore

My apologies to Kurt Bedenbaugh, Co-Chair of the PPOC/ In the June issue of **THE HOUSE SPECIAL** (my first issue) I spelled his name wrong. Sorry Kurt. Also, I have now added the "Good Neighbors Committee" which was missing in the June issue.

Once again I want to advise my readers that, as the Editor of **THE HOUSE SPECIAL**, I do not make textual changes to the contributions that I receive from Committees, Management and the Board of Directors, as well as the letters I receive from our unit owners. Yes, when necessary, I do rearrange paragraphs, make obvious changes to the fonts, spelling and punctuations. But, I do not change the contents as to meaning and purpose without their approval.

When it is possible, please send me the monthly Committee and Board contributions on a 3.5" diskette; along with a printout of the diskette contents. I will return the diskette. Please send in your contributions as early as possible during the month prior to publication. My deadline is the 20th of the month. However, when meetings are held around that date or later, please get it to me ASAP so I can have the document published at the beginning of the following month. I use MS Word 2000. However, Word 6.0 will work. Of course the text must be in the normal IBM format.

I am still looking for a Co-Editor for the September publication. I will be out of the county for most of August and September. The October issue will be about a week late. I can spend an afternoon with the volunteer and explain how it is done. All the ICONS with Committee names etc. are already available. All one would have to do is add the text.

Hmmmm, the 4th of July is my and my wife's wedding anniversary. I am always overwhelmed by all the fireworks that are shot off all around the country in celebration of our anniversary

(President's Report from page 1)

for necessary action. This is a priority matter, of course, and must be handled expeditiously because problems with malfunctioning elevators are a matter of considerable concern to all residents.

Beam Load Testing in the Garage

The General Manager recommended that we not contract for beam load testing in the garage at an estimated cost of \$33,000 despite PPOC's recommendation that we do so. He noted that the latest engineering report from Dr. Poston's firm indicated that monitoring the cracks periodically would be the appropriate course of action. After some discussion in which it appeared that there was some ambiguity in the recommendations, the matter was referred back to PPOC for further consideration.

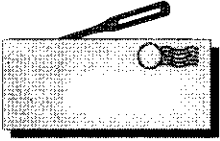
A Look Ahead

Our buildings are 20 years old and we are faced with expensive repairs and equipment replacement requirements. The Board is determined to do all it can to avoid additional special assessments. Last month it requested management, PPOC and FMC to work together to prepare a plan to effect the necessary repairs on priority projects for the next few years. Among the major projects which are not postponable are overhaul of the elevators and repair of the balconies. The plan was considered at a special Board meeting on June 8 and endorsed by the Board. Based on information currently available on probable costs (the exact amounts cannot be determined until actual proposal are received) the Board was informed that the cost of this priority work would require a 13-16% increase in condo fees, starting in 2001, if we are to avoid a special assessment. The work on preparing the FY 2001 budget will commence

next month. When the work is completed in the fall, we will have a more precise idea of what our next year's condo fee will be.

The following is a summary of the resolutions passed by the Board of Directors at the May 24, 2000 meeting. More details are in the board meeting minutes available in the management office.

1. The Board decided to hold a special meeting on June 8, 2000, to prioritize projects.
2. The Board approved spending \$44,950 for a sprinkler system for the garage terrace with the understanding that the funds were budgeted.
3. The board tabled indefinitely the project to hire a company to adjust/balance the air handling units for the common areas.
4. The Covenants Committee recommended changes to the rules concerning the swimming pool. The Board approved changes regarding children using the main pool and the kiddie pool. A change concerning proper attire in the pool was sent back to the Committee due to concerns that, as written, it may not agree with the county ordinance.
5. The painting of the garage is to be postponed until funds are available.
6. Management was directed to draft notification letters to unit owners who are more than 60 days delinquent in payment of their condo fees. The letters are to notify the unit owners that they may appear with the board at a closed hearing to present their case.



Letters To The Editor

Do you smell Sewer Gas in your Unit?

During the past two years, I have increasingly noticed the odor of sewer gas in one of my bathrooms. At times the odor becomes so strong that I must keep the bathroom door closed to prevent gas from spreading into the rest of my unit. I keep the "p-traps" in the drain line connecting my unit filled with water in an effort to stop the gas from backing up into my unit. But this has not solved the problem.

The General Manager has advised me that I am the only person complaining about sewer gas. It is hard for me to believe that my unit is the only one in Tier 12 of the East Building experiencing this problem. Therefore, I am asking anyone else having this problem to let me know by leaving a note in my mail slot at the Front Desk. I will compile the results and, if warranted, send them to the General Manager for action. If enough units are involved, the cost of hydro jetting the main drain line causing the problem would be justified.

Bud Banner
Unit 1012E



Finance Committee Betty G. Weber

Meeting of June 20, 2000

The FMC met on Tuesday, June 20. Eight FMC members were present along with BoD member, Mr. Coutts, and management representative, Ms. Silva. A review of the financial statements showing actual operating expenses through the month ending May 31, 2000 and comparing actual costs with the year-to-date budget are provided in the table below. Reminder: This summary does not include expenditures from the Maintenance and Replacement Reserves.

Table 1: Year-to-Date Operating Expenses Vs. Budget

Expense Category	Expenses through May	Budget through May
Payroll	\$ 309,585	\$ 309,162
Administration	115,658	119,564*
Utilities	160,059	173,583
Maintenance	52,160	33,429
Supplies	60,617	27,917
Contracts	115,644	132,388
Total	\$ 813,723	\$ 826,044*

*Does not include anticipated interest expense of \$30,000 to be paid NCB. Since the line of credit was paid off, interest expense did not occur.

(Continued of the next page)

This past month, members of the FMC met with the PPOC and management to identify emerging large cost maintenance and repair items and reprioritize near term reserve expenditures for the remainder of this year. These meetings culminated in a special meeting with the Board of Directors on June 8 when major expenditures were recommended for the remainder of this year. A summary of changes to planned reserve expenditures is summarized in Table 2 below. As you can see, the Board has approved reserve expenditures of \$682,480 for this year while reserve expenditures of only \$372,861 were budgeted. This was primarily due to the immediate need to make repairs to our elevator systems and balconies (SEE TABLE 2 ON THE NEXT PAGE). This was accomplished by “borrowing” funds from the reserve accounts of items that are not scheduled for repair or replacement until next year or later. As a result, next year we must provide additional funds to the accounts from which we have borrowed in order to “make up” the amount borrowed; otherwise, we will be unable to complete critical replacement or repair to the remaining items on schedule. The “make up” can only be accomplished by increasing the contributions we make to the reserve funds beginning next year. In short, this means that Association owners can expect an increase in condominium fees next year. Management estimates that an increase of between 13% and 16% would be necessary for the next three years in order to “catch up” and replace the funds we are spending this year.

SEE TABLE NUMBER 2, NEXT PAGE



Table2: Planned and Budgeted Repairs and Replacements for CY 2000

Item	Original Schedule ¹	Budgeted Cost ²	Amended Schedule ³	Estimated Cost ⁴	Actual Cost ⁵
Asphalt Repair (E)	Yes	\$ 38,773	Yes	\$38,773	
White Coat Pool	Yes	8,000	No		
Security Rekey	Yes	25,000	No		
Heat Exchangers	Yes	5,500	Yes	5,500	
Lobby Furniture	Yes	14,000	Yes	14,000	
Cooling Towers	Yes	190,000	Yes		\$192,325
Water Pumps	Yes	16,700	Yes	16,700	
Condensers	Yes	14,600	Yes		17,200
Duct Heaters	Yes	45,108	Yes	45,600	
Sump Pumps	Yes	8,480	Yes		13,838
Dumpsters	Yes	6,700	Yes		6,709
BALCONY REPAIRS	No		Yes	170,000	
Electric Breakers	No		Yes	15,000	
ELEVATORS	NO		YES	146,839	
Budgeted for CY 2000		\$372,861			
YTD Actuals (CY 2000)					\$230,068
Estimate to Complete				\$452,412	
Total CY2000 Expense				\$682,480	

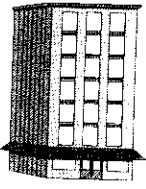
¹This column tells whether the item was fully funded for repairs/replacement in the CY2000 budget.

²The Budget Cost column tells how much money was budgeted this year for the repair or replacement of the item (i.e. a total of \$372,861 was scheduled to be spent from the reserves this year.)

³This column tells you the status of the item after the Board's special meeting on June 8 to reprioritize reserve expenditures and items to be repaired/replaced and whether the item is still scheduled for repair/replacement this year. It also identifies the new items added to the list.

⁴ This column provides the estimated cost of contracts still to be awarded this year in order to repair or replace the item.

⁵ This column identifies the items that have already been repaired or replaced this year and the actual cost to do so.



**Physical Plant
And Operations Committee
George Beams
And Kurt Bedenbaugh**

**Excerpts From
Minutes of JUNE 7, 2000**

Co-Chair Reports

George Beams deferred to our Manager for information about the elevators and the balconies.

Management Report

- a. Randy Lyon emphasized that renovation of the elevators would be confined to the mechanical elements and would not include renovation of interiors. The mechanical room will be air conditioned and the fire system checked. Should the condo decide that the elevator cabs have cameras, work to install them would have to be done at the time that changes were made in the mechanical equipment.
- b. The County has granted an extension to Skyline Association on the repairs to the balconies.
- c. Two condensing units (one in the West Party Room and one for the back lobby) have outlived their usefulness and can no longer be repaired. All party room events must now take place in the East building because there is no longer sufficient cooling in the West Room. Both units were approved by PPOC and recommends that the Board accept the Manager's proposal contract to KMN Mechanical Inc. in the amount of \$17,200.00. The budgeted amount for this work is \$14,600.00.
- d. In response to questions raised from the Committee, Randy provided the following information:

1. The sprinkler head that leaked in a resident's unit was not a direct result from the sprinkler system. It was later repaired.
2. The painting of the balcony railings was added to the proposed schedule of maintenance work, which the Board will consider on June 8th.
3. A decision about the expected beam testing for the garage should be reached at the Board meeting on June 28th. Inspection and repair work is included in the budget.
4. A suggestion that an oversight engineer will be needed for the elevator renovations met with the Committee's approval because of the complexity of that work.
5. A resident reported that when a new stove hood was installed, it was discovered that the old exhaust had not been vented. Both stove and dryer vent together in the suffix, and some residents have stove venting problems because the dryer vent needs cleaning. Another notice about the need for duct cleaning will soon be posted.
6. Sophie Anderson, who tours the building with new residents, said favorable comments about cleanliness were often expressed by the residents.
7. Management is currently considering options for expanding the bike room.
8. The County is expected to soon make its decision about the installation of the FM antenna on the roof. Should the antenna be installed, the condo will receive reimbursement on an annual basis from the company.
9. A proposal has been received from Direct TV of Atlanta, Georgia who offered the condo 40 channels of our choice at a cost of \$25.00 per unit. We currently pay \$7.75.
10. Gusbey Silva will be distributing to all Board, FMC and PPOC members a spread sheet outlining a three year plan for major expenditures.
11. The concrete tables used on the terrace are too heavy for the support system of

the new pavers, and will have to be replaced. If used, the weight of the existing tables would force the paver supports into the membrane, rupturing our waterproofing system.

12. After the contractor removes the debris from the terrace work, the planters will be seeded and then irrigated, and trees, probably dwarf Bradford Pears, will be planted.
13. Painting of the garage is now scheduled for the year 2001. The problem is particularly acute during winter months when general darkness increases security concerns. It is possible to inexpensively improve the lighting system on parking levels particularly affected.



Covenants Committee David Kafka

No meeting was held In June

The next meeting will be on Wednesday, July 19th at 7:30 pm in the West Card Room. A possible Hearing may be held on Tuesday, July 25th at 7:00 pm in the West Card Room.



Security, Fire And Safety Committee Robert Busby

No meeting was held in June

The next meeting will be held on Wednesday, July 12th at 7:30 pm in the West Party Room.



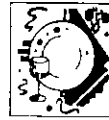
Good Neighbors Committee Toska Prather 703-379-7849 Virginia Wallace 703-671-7648

Sher Cuzzivoglio, 703-379-1395
Nadine Tyhonoff, 703-379-3955

Good Neighbors are available to assist all residents who are in need of temporary help

due to illness or an emergency. Call the Good Neighbor of the Month if a need arises. **YOU REALLY GET A SENSE OF SELF-WORTH WHEN YOU'RE HELPING PEOPLE YOU REALIZE THAT IT IS WORTH IT.**

Call one of the Good Neighbors whenever a need arises.



Recreation Committee Tony DiSalvo Patricia (Tish) Linsinbigler

The next meeting of the Recreation Committee will be July 12, 7:00 p.m. West Card Room. It has been several months since we have had a meeting. We always look for new members or just come visit us.

The June TGIF was well attended by most of the regulars. We had a few new faces. Many people were away but that always happens. So join us.

If you are a resident and have not attended the monthly TGIF, make this your first and meet your neighbors and to make it easier, you are requested **NOT** to bring a plate of hors d'oeuvres; just your own liquid refreshment.

The next TGIF will be on Friday, July 7, East Party Room at 6:30 p.m.. Join us.

COMING EVENTS

TGIF Fri Jul 7, 6:30 p.m., East Party Room

Committee Meeting
Jul 12, 7:00 p.m., West Card Room

TGIF Fri Aug 4, 6:30 p.m., West Party Room

MAGAZINES FOR ALEXANDRIA HOSPITAL

Thanks to all those who contribute their magazines for the hospital. The hospital reports that they are well received. All that you have to do is drop the magazines off at the front desk. If you have any questions, call Tony Disalvo at 703-824-1958



**The House Library
Barbara Michelman**

Please note that the Library hours have been changed for the summer. They continue to be every Monday evening. The new hours are from 7:00 pm to 8:00 pm (see the monthly calendar).

Our Library was 2 years old on June the 6th of this year. A year ago we finally reached the end of our physical expansion. We continue to serve our Unit Owners with diligence and enthusiasm.

The Library is an enjoyable place to meet friends and participate in lively conversations. Come and see us soon.

**HAVE A GREAT
FOURTH OF JULY**

