



# THE HOUSE SPECIAL

Volume XXI, No.2

[www.shuoa.org](http://www.shuoa.org)

February 2001



## REPORT FROM OUR PRESIDENT DAVID MAYROSE

### INQUIRIES AND COMPLAINTS

I believe that Skyline House is a very well run organization. We have a loyal and dedicated staff and courteous and considerate residents. But, nobody is perfect. Occasionally, something will happen that you don't think is right.

#### *What should you do?*

The best "first step" is contacting the Management Office. The Management Office is open all day. If you call them during business hours, they can address the issue immediately. The association fees you pay support the management staff. They are willing and able to help you. It's their job!

If the management staff cannot solve your problem, or if the issue is very sensitive, the other Board Members and I are willing to assist you. Typically, we will ask if you have contacted the Management Office. If you feel that the Management Office avenue has not or can not satisfy your concern, all of us on the Board are dedicated to devoting time to resolving your issues. You elected us; it's our job!

### BOTTOM LINE

For the fastest action, go directly to the Management Office. You always have the right to "bump it upstairs" to a Board Member.

Please note: This column is about inquiries or complaints made in person. Our General Manager covers the paper process in her column.



## From The General Manager Gusbey Silva

### Elevator Doors Rehabilitation

East Passenger Elevator #3 and West Passenger Elevator #1 Door Rehabilitation has been completed. The elevator consultant firm, Learch Bates, inspected both elevators and expressed their satisfaction with the work done. Door Rehabilitation is close to completion on East and West elevator # 2.

### Maintenance Log

We encourage our residents to use the maintenance log, located at the Front Desk, to log any maintenance issues found in the common areas. Even though our housekeeping staff go through the entire building in a daily basis, is always helpful to have the input of our residents for any maintenance issue that could have been overseen. We all want to see our buildings remain in an excellent condition as usual.

### Resident Action Form

We welcome your suggestions and compliments, and when necessary, violations of any Skyline House Rules and Regulations. You may report any of the above by using a Resident Action Form, located at the Management Office and at the Front Desk. When violations are reported, first time offenders are advised by a phone call, second time offenders are advised in writing. If violation continues offenders are referred to the Covenants Committee.

Common area maintenance concerns should not be reported using a Resident Action Form, please use the Maintenance Log for these issues.

### OF DIRECTORS

PRESIDENT, David Mayrose 1406 E	845- 0234
VICE PRESIDENT, Budd Coutts 1607 E	931-3165
SECRETARY, Linda Councill 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 20<sup>th</sup> of each Month

### WEBMASTER

**WWW.SHUOA.ORG**

Mohammed Ibrahim, 1705W 845-0548

### 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 or the reception desk.

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### **From The Editor Mike Moore**

Here we are. It is already February, 2001. Doesn't the time fly? I hope you all had a very wonderful holiday season.

The contributions from Committees and letters to the Editor must be placed in my box at the front desk (1213E) by the 20<sup>th</sup> of the month prior to publication. One exception is the reports from the Board or Committees that meet the last week of the month. In such cases, please get the text to me ASAP after the meeting so I can meet the publication deadline. The text should be placed on a diskette in MS Word along with a printed copy of the disk contents.

Normally I do not make textual changes to contributions. I may change punctuation or spelling if it is detected or I might rearrange the text so that it is compatible with the rest of the document and fills in empty spaces, etc.



Your Editor, after having completed and then delivered the **THE HOUSE SPECIAL** to the Curry Printing and Copy Center for publication This is really a test to see how a scanned photo prints.



## Letters To The Editor

*Many of our neighbors here at Skyline House live alone. A resident has suggested setting up a "Call a Friend Buddy System". One neighbor would be paired with another to call daily or as frequently as agreed, just to say hello and make sure both are okay.*

*If you are interested in participating, please call me (Helen) at (703) 578-1155. If there is enough interest, I will work on setting up this Buddy System.*

**Helen Kumor**  
1508 W

Editors Note: Many of our residents may not be aware of the Fairfax County Lincolnia Senior Center which provides an abundance of entertainment, education programs, trips, parties, cards, billiards, as well as exercising and dancing. This Center is not far away and welcomes all seniors to participate. If you are interested you should call the Center at (703) 914-0223 for more information and directions.



**Finance Committee**  
**Betty G. Weber**

**T**he Financial Management Committee met at 7:00 p.m. on Tuesday, January 16, 2001. The Document Review Subcommittee and the Inventory Subcommittee identified no issues during their reviews.

End-of-year inventory requirements were discussed. The FMC was informed that George Beams had volunteered to conduct the In-Unit Maintenance inventory in preparation for the Year 2000 audit.

The FMC reviewed the financial statements for the month ending November 30, 2000. The Association is well within this years operating budget, although expenditures from the reserves account exceeded estimated expenditures and was possible only because of remaining funds, in

the amount of \$474,605, that were available from the Special Assessment. A summary of income and expenditures for the calendar year through November 30, 2000 is provided below.

Year-To-Date Finances for Month Ending November 30, 2000		
	Collections	Expended
Operating Expenses		
Administrative	237,950	195,673
Contracts	283,254	258,300
Income Taxes	1,700	2,200
Maintenance	68,721	123,154
Payroll	699,866	662,909
Supplies	61,416	84,409
Utilities	380,083	357,738
Total Operating Budget	1,732,990	1,684,383
Reserves		
Replacement	345,601	369,222
Periodic	215,331	240,045
Special Assessment	246,136	704,734
Consulting Fees	4,593	29,497
<b>YTD Total</b>	<b>2,544,651</b>	<b>3,027,881</b>



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

**C**o-chair George Beams called the meeting to order at 7:05 p.m.

1. The minutes of the November 9, 2000 meeting were approved. The Committee did not meet in December, therefore, the Co-Chairs had no reports to make.
2. Management Report: The General Manager, Gusbey Silva, added the following comments:
  - a. Elevators: Work is about one month behind schedule in the East building. Lerch Bates has yet to inspect the work done on the first tier. A small amount of damage has been done in both buildings, which will be brought to their attention.

- b. Balconies: Payment in full has been made for the work.
- c. MetroNets: The new Internet service obtained for the management office is now operating. Compared with the old service, the new service is faster and is working well.
- d. Consulting Services for Balcony Sealing: Ms. Silva presented Management's request for approval of the Gardner Engineering Company to perform engineering consulting services for the post pocket inspection and balcony surface coating and tile sealing of Skyline House balconies. The Committee anticipates after the January Board meeting, that specs can go out in February; bids in March; a contract can be awarded in April, and work can begin in May.

**Motion** : PPOC recommends that the Board approve the expenditure of \$3,550.00 to hire Gardner Engineering to compare the condition today of the 10% of our balconies surveyed a few years ago.

- 4. Maintenance Log In November, sixteen reports were made. The concerns were security, water damage, elevators, cleanliness, and water pressure and temperature problems in the exercise room.

In December, fifteen reports were made. The concerns: security, cleanliness, elevators, and the exercise room.

5. Property Inspection

The next Inspection will be on Wednesday, January 24, 2001 at 7:00 p.m. All interested residents will be alerted by a notice to be posted, and by an announcement on Channel 12. The new storage cages (which have all been rented) will be examined.

- 6. The removed drapes in the lobby area will be re-hung; they are too old to clean, and the cost of cleaning is too high. About

\$60,000.00, a sum arrived at by transferring funds, will be used this year for a start on lobby re-decoration, and a designer plan (which might be freely offered). That re-decoration plan will be implemented as funding becomes available.

- 7. The meeting was adjourned at 8:40 p.m.



**Covenants Committee**  
**David Kafka**

**The** Covenants Committee held its regular meeting on January 17, 2001.

The incidents report showed seven rule violations during the November - December period. Four involved the garage, tailgating and speeding. There were three violations involving pets in units. All were first time offenses and were adjudicated satisfactorily by management. There were 13 cars towed during this period.

It was reported that the proposed additions to the Rules and Regulations were proceeding on schedule. At present they are before each of the standing committees for comments and/or suggestions.

The committee noted the rapidly approaching election for two seats on the Board of Directors and urged residents to consider running for office.

The committee noted that there was a need for new people to become involved in the work of the Covenants committee and discussed ways to promote this.



**Security, Fire**  
**And Safety Committee**  
**Robert Busby**

**S**ecurity Meeting of January 10, 2001 In the West Party Room