



THE HOUSE SPECIAL

Volume XXIII, No. 4

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April 2003



Board of Directors President, David Tilson

This year's Annual Meeting of the members of the Skyline House Unit Owners Association took place in the West Party Room on Tuesday, March 25, 2003. The staff provided an excellent spread of refreshments in the billiard room. Numerous volunteers registered and provided ballots to unit owners, and others counted the ballots in the card room.

At the meeting, President Johnnie Moore summarized the accomplishments and issues that were addressed in the past year and noted that we have been well served by our ably led staff. Each of the committee chairs reported on the work of their committees during the last twelve months.

As most of you know, the newly elected Board members are Budd Coutts, Wayne Krumwiede, and Judith Peterson. Immediately after the Annual Meeting adjourned, the new Board met in executive session to elect officers.

The following officers were elected:

President	David Tilson
Vice President	Budd Coutts
Treasurer	Wayne Krumwiede
Secretary	Linda Councill

I enter into this office once again with a feeling of comfort: we have an excellent staff that have served – and continue to serve – us well. Apart from

a relatively minor disagreement with Skyline Plaza involving our share of the costs for maintaining that portion of the driveway used by both condominiums, we have no really significant issues facing us at the moment.

Our reserves are at a comfortable level and are still growing. Although the buildings are 23 years old, our maintenance program has been dealing successfully with many of the problems that have appeared. The major expenses we anticipate in the next few years have been provided for in the reserve budget. The ratio of owner-occupied to rental units is about 4 to 1, which is excellent.

Governance of this condominium should always be high on the list of concerns for all unit owners. Under the Virginia Condominium Act, we are, in effect, a sub-unit of local government. Your elected Board members have the authority and responsibility to approve the budget (which means setting the condominium fees), hire the management, and approve the rules and regulations to which we must all adhere. If you elect good people to the Board, and good people continue to join the committees to which the Board looks for advice, the quality of life will continue to be good. So it is particularly important that newer unit owners make a point of getting to know their neighbors and of joining a committee to participate in this democratic decision-making process and make contributions that are so necessary for the continuing health of our community.

<u>OFFICE DIRECTORS</u>			
PRESIDENT	Dave Tilson	805 998-7254	dtilson@metronets.com
VICE PRESIDENT	Budd Coutts	1607 E	931-3165 bcoutts@metronets.com
SECRETARY	Linda Council	1716 E	998-7519 Linda.Council@usdoj.gov
TREASURER	Wayne Krumwiede	606 W	931-3165 wayncowk@juno.com
DIRECTOR	James Loome	1414 E	820-6241 jimbelle@erols.com
DIRECTOR	Johnnie Moore	1105 W	998-5650 johnniemoore@worldnet.att.net
DIRECTOR	Judith Peterson	1707 E	671-4543 peterson@metronets.com

COMMITTEE CHAIRS/CO-CHAIRS

COMMUNITY RELATIONS

COVENANTS, Joseph Livingston	814 W	931-6923
FINANCIAL MGT, Wynfred Joshua and Chuck Ruby	1414W 1006W	820-4471 578-0896
PHYS PLANT/OPS, George Beams and Kurt Bedenbaugh	710 E 1004 E	578-9507 671-8930
RECREATION, Tony DiSalvo	502 E	824-1958
SEC/FIRE & SAFETY, Terry Sakellos	204 E	820-0455

MANAGEMENT OFFICE

Gusbey Silva, General Manager	gusbey@shuoa.org
Darryl Hall, Deputy General Manager	darryl@shuoa.org
Greg Grimm, Chief Engineer	gregg@shuoa.org
Tycia Haight, Bookkeeper:	tycia@shuoa.org
Tania Saib, Resident Services Coordinator	tania@shuoa.org
Terezinha Renosto, Admin. Assistant	terezinha@shuoa.org

CHIEF WEB DEVELOPER

Joyce Routt	webmaster@shuoa.org
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EDITOR

Louise Albin	lalbin@metronets.com
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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. Committee reports must be submitted to the Editor by the 23rd of each month or NLT 3 days after mtg.

Information for *THE HOUSE SPECIAL* may be sent by e-mail to the Editor, dropped off at the Management office or the reception desk.

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Alexandria, Virginia



Gusbey Silva
General Manager

Security Camera System:

In December 2002, the Board of Directors approved the upgrade of our security camera system. This project will be completed in April to include the following:

- Two security cameras will be installed in each penthouse. Three additional external security cameras will be installed on the back of each building which will give us coverage of every entrance/exit of the east, west, and garage buildings, and the outside parking areas.
- Two 20-inch color monitors will be installed at the Front Desk, one for each building, to replace the seven small monitors currently in place. These monitors will enable us to view and record all activity 24 hours a day, using two color digital video multi-plexers and recorders. Each recorder provides the viewing and recording of up to ten cameras at the same time.

Façade Repairs:

SPS completed the remaining work on the east façade of the East building and the west façade of the West building during the third week of March, including the cleaning of all windows on those walls.

SPS started the façade repairs on the west wall of the East building and on the east wall of the West building. They estimate that this project will be completed by the end of June. An overhead protection will be built on the west side of the garage plaza by the mezzanine exit to allow residents to use the sundeck while the work is being performed.

A dumpster has been placed outside the garage on the left of the exit door. Please drive carefully when exiting the garage. Remember that

the driveway is a two-way road and that you should always exit from the right side.

Exercise Room Rehabilitation:

The exercise room was closed on Monday, March 31, 2003 to complete the renovation project. The completion date is estimated for the third week of April. Notices will be posted informing residents of the project status while it is in progress.

We appreciate your patience while this project is being completed and will do our best to reopen this amenity as soon as possible.

Main Lobby Entrance Handicap Access:

The installation of the handicap access at the main lobby entrance has been scheduled for Tuesday, April 1st, and should be completed by close of business the following day.

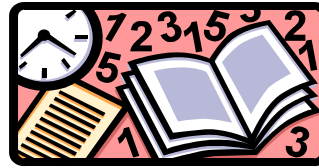
Wallpaper Replacement at Elevator Lobbies:

The replacement of the wallpaper around the passenger elevators was completed the last week of March. The wallpaper was replaced on all passenger elevator lobbies in the residential corridors of both buildings and in the S level of the East building. The contractor did an excellent job with the help of Antonio and Arturo, our painting crew.

We apologize for the inconvenience caused while the installation took place.

Garage Doors – Curtain Replacement:

The garage doors' curtain replacement was completed during the third week of March. The original gray curtains, which showed the wear and tear of the 250 thousand cycles that they incurred each year, were replaced with black curtains with yellow safety strips. These new curtains will not only better hide the wear and tear from heavy usage than the original ones, but will also be more noticeable to residents entering and exiting the garage at night.



Editor
Louise Albin

A Special Thanks from Nadyne McKelvey

I want to thank all who participated in the election for the Board of Directors.

- ***The Management staff:*** Gusbey, Darryl, Tycia, Tania, and Terezinha for the excellent support they provided in all aspects of the election.
- ***The Reception Desk staff:*** Shane, Andrew, Saida and Shno for xeroxing the many forms and letters.
- ***The Engineering staff:*** Greg, Hung, and Marcello for the audio system, the lighting, and all the other behind the scenes work.
- ***The Housekeeping staff:*** Betty, Gerado, Vicky, Joaquin, Marcos, Juan Carlos, Katherine, and Israel for moving furniture; setting up and taking down all equipment; cleaning the West party room, West card room, and billiard room.

Thanks to:

- *Greg and Betty for being host and hostess at the refreshment tables, and Betty for, once again, preparing "her" punch;*
- *Jack Herzig for being host at Meet the Candidates Night;*
- *Joe Livingston, Chairman, Covenants Committee; and*
- *Dave Tilson and Law Henderson for counting the absentee ballots.*

The Election staff:

- *Law Henderson, Inspector General;*
- *Norman Baker and Rob Orben, Assistant Inspector Generals;*
- *Bill Miller, Counting Supervisor;*
- *Virginia Fissmer, Jean Orben, Margaret Jaffie, Marilyn Baker, Toska Prather, George Beams, and Pat and Joan Collins.*

Messengers:

- Gladys Manrique and Mailina Sanz.

Counters:

- Helen Henderson, Liza Ruiz, Marguerite Miller, and Jack Prather.

It takes a total of 41 persons to accomplish the election process.

The only disappointing factor of the election was that only 34% of those eligible voted – 128 residents of the East building and 138 of the West building, and 100 non-resident owners did not vote.

Security, Fire and Safety Committee

Terry G. Sakellos, Chairman



During the months of January and February, we experienced a number of incidents that are rather unusual for Skyline House. These incidents dealt with vandalism and unauthorized people in the building. **PLEASE**, if you should see any suspicious activity, report this to the receptionist at the front desk so that he/she can have our security guard evaluate the situation.

In the next couple of months we hope to have several new security cameras installed, both inside the East and West towers as well as outside on the grounds. We will also improve the monitoring capabilities at the front desk.

Emergency preparedness is a concern on everyone's mind these days. We are trying to arrange for a special operations officer to come to Skyline House and give us a presentation on emergency preparedness. We will post this date as soon as we have a date confirmed. I am attempting to get extra copies of the Emergency Preparedness booklet that was distributed about a month ago. The booklet is an excellent source of useful information. I would encourage everyone to read it and make a plan for his/her family in case of a real emergency.

The Emergency Preparedness booklet is also available through the Northern Virginia Regional Commission at 703-324-3187.

Think about things to keep in touch with family members so everyone knows the plan. Decide on where to meet, make a kit of emergency supplies, have an evacuation plan worked out, and have a battery powered radio available for news and instructions.

The next meeting of the Security, Fire & Safety Committee is May 14, 2003, at 7:00 p.m. in the West Card Room.



Financial Management Committee

**Wynfred Joshua & Chuck Ruby
Co-Chairmen**

The Financial Management Committee met on March 17, 2003 and reviewed the February financial statements and other relevant issues. The summary figures for the month of February 2003 are as follows:

- Total income: \$264,456;
- Total Expenses: \$172,310;
- Reserve Contributions: \$91,109;
- Net Income before Taxes: \$1,037.

Members found no major discrepancies between expenditures and budgetary projections or in the expenditure documents. It was noted that the balance due for the Special Assessment has been further reduced to \$850 from an original assessment in 1998 of some \$2 million dollars.

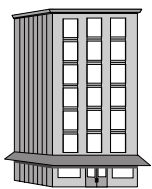
The auditing company submitted its audit report for 2002. Committee members were requested to review it for discussion at the April meeting. Some of the auditor's recommendations, however, are already being implemented, such as reducing the allocation for bad debts from \$100 per month to \$500.

In response to a Board request, the Chair plans to set up an ad-hoc committee to review the Merrill Lynch proposal for investment of Skyline House reserve funds. Chuck Ruby would serve on the committee. Other non-members with expertise on the subject will be invited to join.

There were no proposals to fund this month; however, the Committee was alerted to the fact that some big-ticket items could be expected in the near future. For example, we have had reports of leaks around apartment windows on the north and south façades. Our consulting engineer is scheduled to report on recommended action. We may have to postpone some other projects in order to fund the north and south façades. Other major bills are expected to come in shortly.

Inasmuch as we have had frequent complaints about poor acoustics at Board meetings, the Manager was requested to investigate the possibility of a better functioning acoustical system.

Members were reminded that the next FMC meeting would be held on Tuesday, April 22, 2003, at 7:00 p.m. in the West Card Room. At the request of several committee members, future FMC meetings are scheduled for the third Monday of the month, beginning in May 2003.



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

Annual Report April 2003:

Since the last Annual Meeting, the Committee has met 11 times. It was a busy period. The buildings are over 20 years old and require repairs, updating and correction to original construction. For example: flashing, building façade, etc. Items that were brought to the Board for final approval were as follows:

- Planter waterproofing,
- Garage door replacement,
- Street sign replacement,
- Passenger elevator modernization,
- Sealing the end façades of the East and West buildings,

- Expansion joint replacement.

These are just some of the major items acted upon by the Committee during the past year. Items in process or just completed are: exercise room rehabilitation (including all new equipment); repair of retaining wall along George Mason Drive by the circle (takes one year to get matching bricks); modernization of freight elevators (work to be started in the fall) and replacing hall carpeting.

The Finance Committee has done an excellent job in anticipating items that need attention and building the financial reserves to fund items needing attention.

The Committee meets on the third Thursday of each month at 7:00 p.m. in the West Card Room. All residents are invited to attend.



**Covenants Committee
Joseph Livingston, Chairman**

This Committee report covering activities during the past year was presented at the March 25, 2003 meeting of the Association.

The Committee addressed a variety of issues. The issues that resulted in recommendations to the Board were reported in the February issue of *The House Special*.

During the year, two incidents involving rule infractions were referred to the Covenants Committee's Hearing Sub-Committee for disposition. One was subsequently resolved without a hearing. A hearing was conducted in the other one and the Sub-Committee's decision was forwarded to the Board.

There was a significant drop in the number of tailgate incidents during the past year. In the view of some, this was attributed to the installation of the new garage entry door. In any event, it was good news.

You may recall that the Board assigned the Committee the task of reviewing the Rules and Regulations of Skyline House and making recommendations when warranted. The first 10 Rules/Regulations were reviewed. The Board approved our recommended changes with some modifications. Unfortunately, due to my absence, the Committee's work was delayed on the completion of our review. The Committee's work on the remaining rules will be completed at a meeting scheduled for Tuesday, April 8, 2003 at 7:00 p.m. in the West Card Room.

Our recommendations on the remaining rules (11 through 26) will be presented to the Board for action at its next regular meeting.



Neighborhood Watch **Judith York, Coordinator**

We are very pleased to welcome four new Neighborhood Watch volunteers who received certification at the March 12, 2003 training session. They are: Mr. and Mrs. N. Baker of the West Building and Mr. and Mrs. R. Huppert of the East Building. We now have a total of 30 volunteers, which is down from a high of 59 volunteers when we first re-started the program two years ago.

Please contact me on 703-671-2267 if you can give an hour at any time or on any day so we can build up our program again. We are particularly short of volunteers on the weekend (from Friday night to Sunday night). The next training session for watch patrol members is **Tuesday, May 6th, at 7:00 p.m.**; the next two neighborhood watch coordinators' meetings (open to all) are on **Tuesday, April 8th, and Tuesday, June 10th, also at 7:00 p.m.**

This last month's monitoring reports have noted that there are several vehicles parked on Skyline House property without decals. We are continuously asking residents for compliance in this matter. If you have a vehicle parked on the property without a valid Skyline House decal, please register your vehicle immediately.

Lt. Raul G. Castillo of the **Fairfax County Fire & Rescue Dept.** is the person to contact if you have any questions on fire, emergency medical attention, etc. His e-mail address is **rcasti@co.fairfax.va.us** and telephone 703-820-2345.

Regarding crime, our **community police officers** are: Officer Chris Conner, **chris.conner@fairfaxcounty.gov** and Officer Alan Kivi, **alan.kivi@fairfaxcounty.gov** (703-256-8305, ext. 2256).

For incidents occurring on the **Alexandria NOVA campus**, you may call the **Alexandria Campus Police** (24-hours) on 703-845-6270, or the **Alexandria Police**, 703-838-4444. In case of an emergency, dial 911.

If you are interested in attending the **Rape Aggression Defense System (R.A.D.)**, please call 703-246-7806 for information on class dates or sign-ups, but be aware that there is currently a six-month waiting list. The classes take place on consecutive Tuesday and Thursday evenings from 6:15 p.m. to 9:30 p.m. at the Fairfax County Justice Academy in Chantilly, VA.



The Chief Engineer **Greg Grimm**

Fire Alarm Testing:

The building and garage fire alarm systems will be tested on April 7th, April 14th, and April 15th. There will be noise from the system on April 7th and April 14th.

Suds and kitchen backups are still being caused by using too much soap when doing your laundry. This causes backups and floods on the bottom floor units. Please use the proper amount of detergent and help us avoid these problems.

Some residents have washed potting soil down their kitchen sink drains. This causes a big flood on the floors below. Please do not put items

like these down your drains, as it blocks the drainage lines below your sink and creates a big mess in the units that get flooded.



Recreation Committee **Tony DiSalvo** **Chairman**

The March TGIF was well attended. A number of our regulars were back. Still missing some old faces and, of course, we welcome new ones

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

The next TGIF is scheduled for Friday, April 4, 2003, at 6:30 p.m. in the West Party Room. The next Committee meeting is scheduled for Wednesday, April 9, 2003, at 7:00 p.m. in the West Card Room.

COMING EVENTS:

Recreation Committee Meeting: Wednesday, April 9, 2003, at 7:00 p.m., in the West Card Room.

TGIF: Friday, May 2, 2003, at 6:30 p.m., in the East Party Room.



Good Neighbor Committee **Co-Chairs**

Toska Prather 703-379-7849
Ann Preston 703-931-7679

Good Neighbors for April

Sher Cuzzivoglio 703-379-1395
Ofelia Leonor 703-931-0911

The Good Neighbors are available to assist all residents who are in need of temporary help due to illness or emergency. We are always in need of new members to assist those in need. If you are

interested in serving your neighbors, please call one of the co-chairs and join us.

INFORMATION FROM MASON MATTERS!

SPOTLIGHT BY starlight Series *Summer 2003 Schedule*

All performances are free and begin at 7:30 p.m. at the Mason District Park amphitheatre, located at 6621 Columbia Pike.

June 1	Falls Church Concert Bank
June 4	HOTS Jazz Orchestra (Ragtime)
June 6	Claudia Gargiulo Quartet (Venezuelan/Argentinean)
June 8	City of Fairfax "Concert Band"
June 11	Cephas & Wiggins (Blues)
June 13	Korean Dance and Music
June 15	Hexagon (Satirical Show)
June 18	Razz'm Jazz'm
June 20	US Navy Band "Country Current"
June 25	Little Bit of Blues
June 27	Swing Shift (Swing)
June 29	Alban Chorale
July 2	La Salle Dance Orchestra (Swing)
July 6	US Navy Band "Commodores"
July 9	Herb Smith Band (Blues)
July 11	Road to the Isle (Scottish/Irish)
July 13	Fairfax Symphony "Summer Band:
July 16	Federal Focus Jazz Band (Jazz)
July 18	Arte Flamenco (Dance & Music)
July 20	Fairfax Symphony "Summer Band"
July 23	Bruce Ewan & Andre Christovam (Blues)
July 25	Hesperus (old-Time)
July 27	Blue Highway (Bluegrass)
July 30	New Columbia Swing Orchestra

SPECIAL EVENTS AT SKYLINE HOUSE April 2003

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4 TGIF 6:30 PM EPR	5
6 Daylight Savings Time	7 LIBRARY OPEN 7:00-8:00 PM ECR	8 COVENANTS 7:00 PM WCR	9 RECREATION 7:00 PM WCR	10 PPOC 7:00 PM WCR	11	12
13 Palm Sunday	14 LIBRARY OPEN 7:00-8:00 ECR	15	16	17 Passover	18 Good Friday	19
20 Easter Sunday	21 LIBRARY OPEN 7:00-8:00 ECR	22 FIN MGT 7:00 PM WCR	23 BOARD OF DIRECTORS 7:00 PM WCR	24	25	26
27	28 LIBRARY OPEN 7:00-8:00 PM ECR	29	30			

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