



# *The house special*

Volume XXIII, No. 7

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July 2003



## **Board of Directors President, David Tilson**

At the June 25<sup>th</sup> regular meeting of the Skyline House Board of Directors, the following issues were discussed:

### **Modernization of the Service Elevators:**

Four bids, based on specifications developed by our elevator consultant, Lerch, Bates and Associates, to modernize the two service elevators, were received and carefully reviewed by Management (with advice from Lerch, Bates), the PPOC and the Financial Management Committee. All agreed to select Thyssenkrupp, although that firm was not the lowest bidder; it was second lowest. Thyssenkrupp owns CEC-Swift, the manufacturer of the equipment installed in the modernization of all the elevators. In addition, Thyssenkrupp agreed to pick up the service under the warranty for all the passenger elevators at no extra cost to Skyline House. This will eliminate the potential problem of having two elevator companies working for the Association at the same time. The Board voted to authorize Management to contract with Thyssenkrupp to modernize the two service elevators and to maintain all of the elevators in both buildings. The work on both service elevators will probably commence in October and will take about 90 days. During that time, one of the passenger elevators in each building will be used as a service elevator.

### **Façade Repairs:**

Repairs on the east and west façades of both buildings are nearing completion. It was discovered that faulty initial construction of the buildings – improperly installed flashing over the spandrels and omission of weep holes that are installed to allow water to get through the brick façade to exit – was responsible for the deterioration of the concrete and for the leaks into the end units during heavy rainstorms.

Jeffrey James of Gardener Engineering, our consulting engineering firm who has been supervising the repair work, did a survey of about 10% of the façades on the north and south sides of both buildings. His conclusion was that deterioration of all four façades is comparable to that encountered on the ends of the buildings. He estimated that to do a comprehensive repair of all four north and south facades would cost about \$3 million. He thought that if financing is a problem, we could do about 2/3 of the surfaces over a four-year period at a cost of about \$2 million, but that this would mean that deterioration would proceed at an accelerated rate on the areas we did not repair. In the discussion, it became clear that more information was needed from Mr. James before the Board could make a decision on how to proceed.

The Financial Management Committee and Management will need guidance from the Board on this matter when they start preparing the 2004 budget in August. We are currently contributing about \$1 million per year to reserves. If we can schedule these repairs over a six-year period,

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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

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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 23<sup>rd</sup> 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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there would be only a modest impact on the budget. But, if we were forced to spend \$3 million in four years on façade repairs, we would be forced to increase condo fees by about 10% next year. The Board agreed to have the consulting engineer meet with the PPOC and Management in July to discuss more fully the options available to us to make sure that the building is properly maintained and to do so on a schedule that minimizes the impact on our condo fees.

At its July meeting, the Board will consider the report and recommendations of Management, the PPOC, and Financial Management Committee on this matter and give the appropriate guidance to those preparing the budget. A final decision can be postponed until the fall.

### **Other:**

Mr. Jim Loome, currently serving in the third year of his term on the Board, announced that he and his wife have sold their unit and will move to Georgia on August 1<sup>st</sup>. Everyone who knows Jim appreciates his conscientious and thoughtful service on the Board. He and Betty Loome are exceptional people, and they will be missed in this community. They will be living close to children and grandchildren in Georgia. They leave with our warmest best wishes.

The Association Attorney advised the Board that there were several changes in the Virginia Condominium Act enacted at the General Assembly and signed into law by the Governor that become effective July 1, 2003. Some of these will require changes in our Rules and Regulations. The Board referred these to the Covenants Committee to recommend the necessary actions to the Board.

Some residents have objected to the tentative changes in the scheduled hours for single sex access to the exercise room. Further changes to try to accommodate all who use the room will be considered by the Covenants Committee at its next meeting.



Gusbey Silva  
General Manager

### **Façade Repairs:**

The façade repairs on the end walls of the East and West buildings have been completed. A punch list was generated based on the items observed during the walk through performed on Thursday, June 19<sup>th</sup>. Some of the items included on the list were the cleaning of all windows on all four end-walls, the replacement of 17 broken pavers located on the west side of the Garage Plaza, clean up and landscaping restoration of all areas used by the contractor. All items on the punch list must be completed prior to final payment.

### **Residential Corridors Carpet Replacement:**

The carpet was replaced on the 5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup>, 8<sup>th</sup>, 12<sup>th</sup> and 13<sup>th</sup>, floors of the West building and on the 11<sup>th</sup>, and 12<sup>th</sup>, floors of the East building. These floors were selected after several inspections to determine which carpet was in the worst condition and/or presented a trip hazard liability. The carpet on the remaining 18 floors, four in the West building and 14 in the East building, will be replaced in 2004.

### **Garage Power Washing:**

The spring power washing of the garage was postponed this year due to the replacement of the expansion joints. The power washing of the garage is scheduled during the week of July 7<sup>th</sup>. Please review the information posted in the bulletin boards for specific dates and procedures.

### **Window Washing:**

The annual washing of unit windows has been scheduled for the third week of July in the East building and the fourth week in the West building. Notices have been posted notifying residents.

### **Balcony Appearance:**

The painting of the balcony walls and ceiling project that was originally scheduled for this year has been postponed to 2005 due to budget constraint. Due to this schedule change the

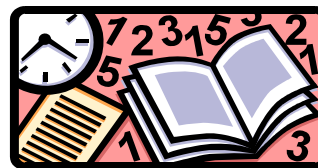
Association painting crew will be available to paint your balcony, if you desire, on a first come first served basis. Approximately two balconies per week may be painted. Residents are required to call Tania at the Management Office to schedule the painting. All items must be removed from the balconies prior to the painting.

Many balcony rails and window panels are in need of beautification. We remind you that using the product Sheila Shine twice a year, which is available at the Front Desk for your purchase, will not only protect the finish of the anodized aluminum surface of these items but also will restore their original shine.

Management is researching the possible options to repair the balcony rails that were previously painted and are now peeling.

### **Reminder – Transfer of Parking Spaces Procedures:**

When you are selling or buying a parking space please remember that the reassignment of parking spaces must be recorded in the Fairfax County land records. Copies of the proper form “AMENDMENT TO DECLARATION AND BYLAWS FOR SKYLINE HOUSE CONDOMINIUM REASSIGNING LIMITED COMMON ELEMENT PARKING SPACES” is available at the Management Office. This form must be signed by the President of the Board of Directors prior to recording in the County records. Failing to do this may cause a potential future title problem, which may require legal counsel to solve.



Editor  
Louise Albin

### **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.

*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*

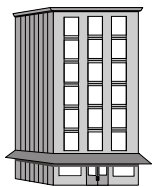
*Aug 1 Mariachi Los Amigos*  
*Aug 3 Laurie Delk Bank (Blues Jazz)*  
*Aug 6 The King's Combo (Blues)*

**Security, Fire and  
 Safety Committee**  
**Terry G. Sakellos, Chairman**



There was no Committee meeting in June: therefore, there was no report for the Board Meeting, only to say we had a very nice presentation given by Fairfax Emergency Management Team and hope to repeat this again later in the year.

Mrs. Liza Ruiz will Chair the next Committee meeting on July 9, 2003 at 7:00 p.m. in the West Card Room. Mrs. Ruiz will be provided a copy of the minutes from the May Committee meeting. The usual agenda, with no attachments, will be used. I appreciate all the help you can give her for doing this.



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

The Committee met June 12, 2003, at 7:00 p.m. The main items of business on the agenda were: Service Elevator Modernization Contract and Gardner Engineering Report on South and North Façade Condition.

Our elevator consultant, Mr. Roger Whitzel, District Manager, Lerch, Bates Associates, was present to answer any questions concerning the above-mentioned contract. Mr. Whitzel recommended that the contract be awarded to Thyssenkrupp. His recommendation was based on the fact that Thyssenkrupp owns CEC-Swift, which is the equipment installed on all passenger elevators and one selected for the Service Elevator Modernization. Also, Thyssenkrupp will pick up the free service, under warranty, for the passenger elevators at no extra cost to Skyline House. This will eliminate the issue of two elevator companies working for the Association at the same time. After discussion, the Committee passed a motion to recommend to the Board the awarding of a contract to Thyssenkrupp for the modernization of service elevators in the amount of \$291,891.

It is estimated the modernization will take 12 weeks. Both elevators will be completed at the same time. Management will survey freight elevator use to determine the period which each has the least use. This will necessitate one passenger elevator in each building be rigged with padding to protect the cabs. The question was raised if such protection would protect the panels in the cab when furniture is possibly slammed against the panels. Mr. Whitzel suggested that plywood panels be positioned under the pads to provide full protection.

Management included in the request for bid that bidders also provide an amount for a five-year maintenance contract for all elevators. The Committee questioned whether they could authorize a five-year contract. Management stated such a contract could be cancelled at anytime, but the Committee recommended not entering into a maintenance contract at this time, and when such a contract is needed that it cover only one year. Management also stated that a contract for maintenance would not be executed until warranties had expired.

After considerable discussion of the Gardner Engineering Report on the South and North Façade Condition, the Committee agreed that consideration should be given to only two options



that provide positive corrections to problem of leakage due to poor construction. Such a project would be accomplished over a four or five year period to lessen budget concerns. The Committee decided that no solution could be made without further knowledge of how estimated costs were determined.

The meeting adjourned at 8:30 p.m. The next PPOC meeting will be held Thursday, July 10, 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 15 June 2003. Total income for the month of May was \$271,300, with expenditures of \$155,034. Total income, less expenditures, amounted to \$116,266. The total Reserve Contributions were \$91,109, leaving a net income before taxes of \$25,157. The Board is referred to the financial statements for the details.

The FMC considered two issues in quite some detail. The first was the contract for the modernization of the freight elevators. The FMC endorsed the PPOC's and General Manager's selection of awarding the contract to Thyssenkrupp in the amount of \$291,891. Although Thyssenkrupp submitted a quote higher than two other bidders, there are compelling reasons to select this company, rather than the lower bidders.

We have \$274,626 budgeted for the contract, which leaves us \$17,000 short. We will have to borrow this from other line items in the Reserve schedule and then replace in future budgets. Whether we will do this in 2004 or spread this out over more budget years, will be decided when we draw up the 2004 budget in August/September.

The second issue involved the need to fix the north and south façades of the two buildings based on the assessment of our consultant, Jeff James. Note that his assessment does not obligate the condominium to an actual contract but provides

options for budgetary planning purposes. Nonetheless, the option selected could have a major impact on the budget and hence, potentially, the condo fee.

The PPOC, though not coming to a conclusive determination, recommended that the FMC use Option 2 for budgeting purposes, which requires a potential outlay of about \$2 million. This estimate does not include any inflationary increases. We are referring to the PPOC's report for an explanation of the different options. The FMC advises the Board that we can finance Option 2 at *this* point without a large impact on the budget, provided we spread this out over four years. We can probably start the project in 2004. A final determination, however, cannot be made until the budgeting process begins in August with the upcoming Reserve study in hand. In addition, the FMC must have a more definitive recommendation from the PPOC.

The Board had questions about technical implications of the options and requested PPOC to investigate these further with the Consulting Engineer. A final decision will be made at the July session, at which time the FMC can expect to receive the guidance for planning the 2004 budget.



**Covenants Committee  
Joseph Livingston, Chairman**

The Covenants Committee did not meet in June. The next meeting will be on Wednesday, July 16, 2003, at 7:00 p.m. in the West Card Room.



**Neighborhood Watch  
Judith York, Coordinator**

All residents are invited to attend the following meetings to be held at the Mason District Police Station, 6507 Columbia Pike,

Annandale (703-256-8305): A Neighborhood Watch meeting on Tuesday, July 8; at 7:00 p.m., followed by a presentation about identity theft at 7:30 p.m., the largest growing crime in this country. The 7:00 p.m. session is a Coordinators' Meeting and the 7:30 p.m. session is a Citizens' Advisory Committee (CAC) meeting. Since I will be out-of-town from July 5 to July 12, I would greatly appreciate it if anyone who attends could update me upon my return (home 703-671-2267).

We still have doors being left ajar after we pass through them. If the automatic door closer does not close the door behind you, please assist it and note it in the maintenance log at the front desk so our maintenance team can make the necessary adjustments to the door.

There are several vehicles in the garage that do not display Skyline House decals. If yours is one of them, please ensure that you decal it immediately. It will greatly assist our security efforts. These aforementioned problems have been taken up with the Management Office for action.

August 5 is National Night Out, which means neighborhood watch communities are getting together to celebrate National Night Out. Many communities organize gatherings or participate by having a "lights on" evening. I have not become involved in this type of activity because, with only 30 volunteers participating in our Neighborhood Watch Program, we do not have the manpower to get involved with other community get-togethers. If anyone would like to become involved in organizing activities for National Night Out, feel free to call the Mason District Police Station on 703-354-5889 for further information.

One of our neighborhood watch participants volunteered the information that it takes 3,550 steps to walk all floors in the East Building. That's a lot of footsteps but very good exercise! We may finally be into our summer season so please use care and drive carefully – drink plenty of fluids and stay indoors during the "code red" days.



## **Recreation Committee**

### **Tony DiSalvo**

#### **Chairman**

EMERGENCY. I did not receive any response to our EMERGENCY request for new members. The Recreation Committee is looking for a few more good members with the goal in mind that one of the new members might become co-chair of the committee.

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, July 11, 2003, at 6:30 p.m. in the East Party Room. The delayed date is caused by the holiday, July 4<sup>th</sup> falling on the first Friday.

A Flea Market is scheduled for August (date to be announced- see bulletin board). A covered dish is scheduled for Tuesday, September 9. Full details later.

#### **COMING EVENTS:**

TGIF, Fri. July 11, 6:30 p.m. EPR



## **Good Neighbors Committee**

### **Co-Chairs**

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

#### **Good Neighbors for July 2003**

Betty Badavi 703-671-5216  
Toska Prather 703-379-7849

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.

# ***SPECIAL EVENTS AT SKYLINE HOUSE July 2003***

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4  Independence Day	5
6	7  LIBRARY CLOSED	8	9  SECURITY 7:00 PM WCR	10  PPOC 7:00 PM WCR	11  TGIF 6:30 PM WPR	12
13	14  LIBRARY OPEN 7:00-8:00 ECR	15	16  COVENANTS 7:00-8:00 PM WCR	17	18	19
20	21 FIN MGT 7:00 PM WCR  LIBRARY OPEN 7:00-8:00 ECR	22	23  BOARD OF DIRECTORS 7:00 PM WCR	24	25	26
27	28  LIBRARY OPEN 7:00-8:00 ECR	29	30	31		

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