



The house special

Volume XXIV, No. 1

www.shuoa.org

January 2004

ELECTION NOTICE

NOMINATIONS OPEN — JANUARY 2, 2004

2 3 year terms

1 2 year term

APPLICATIONS MAY BE PICKED-UP AND
RETURNED TO THE MANAGEMENT OFFICE
OR THE FRONT DESK

NOMINATIONS CLOSE - FEBRUARY 13, 2004
AT 6:00 P.M.

*WE URGE YOU TO CONSIDER BEING A
CANDIDATE FOR THE BOARD OF DIRECTORS.
YOU MAY GET MORE INFORMATION FROM A
BOARD MEMBER OR THE
MANAGEMENT OFFICE.
PLEASE HURRY!!!*



Board of Directors President, David Tilson

Because of the Thanksgiving holiday, the November 2003 Board meeting was postponed to December 3rd. The next regular Board meeting will be held on Wednesday, January 28, 2004, at 7:00 p.m. in the West Card Room.

The following matters were discussed and/or decided at the December 3, 2004 meeting:

Elevator Cabs Renovation:

Possible renovation of the passenger elevator cabs has been under consideration by the PPOC for some time. Dr. Joshua, a member of the PPOC and co-chair of the FMC, reviewed one particular design. She visited a building in Reston where this design was installed in the elevators. She considered the design to be quite unsatisfactory. After some discussion, in which the question was raised as to what was so unsatisfactory about the appearance of the present elevator cabs to necessitate the large expense of remodeling them, the issue was referred back to the PPOC for further consideration. One suggestion: simply repair two damaged panels in the elevators in the West building and replace the carpeting in the elevators so that it matches the color of the carpeting on the lobby floor. The cost of remodeling the cabs in six elevators would be about \$72,000. A more modest fix would cost a small fraction of that amount.

Gardner Engineering Consulting Proposal:

Gardner Engineering, Inc. is the consulting engineering firm retained to oversee the repair of the east and west façades on both buildings and survey the requirements for repairing the north and south façades of both buildings (project will take about four years). The General Manager, the PPOC, and the FMC have recommended we accept the proposal of Gardner Engineering, Inc. to oversee the work on the north and south façades, a project, that will start in January 2004. The Board approved this recommendation and authorized Management

to contract with Gardner Engineering for this purpose.

Lawn Irrigation System Replacement:

The General Manager, PPOC, and FMC recommended the \$39,600 bid from Urban Irrigation, Inc. for replacing our malfunctioning lawn irrigation system be accepted. Fifty thousand dollars had been authorized in the budget for this purpose. Therefore, this project will cost less than had been estimated. Urban Landscape submitted the lowest of three bids received. The Board authorized Management to contract with Urban Landscape to install a new lawn irrigation system.

Re-Building of Heat Exchangers:

The heat exchangers, a vital part of our heating and cooling system, need rebuilding. This is a highly technical task requiring special equipment and expertise. Only two firms in this area are qualified to do the work. The General Manager, the PPOC, and the FMC recommend the contract for the work, at a cost of \$27,580, be awarded to CT/HX Engineering Repairs Service. The firm that submitted the lower of the two bids received. The Board authorized the General Manager to contract with this firm.

New Security Company:

The General Manager and the Fire Safety and Security Committee recommended that SHUOA contract with a new company to provide security services. However, the Co-Chair of the FMC pointed out the proposed contract had not been reviewed by the FMC. She recommended the Board not act on the proposed contract until it has been reviewed by the FMC, a procedure that is followed for all contracts other than those involving very small amounts of money. After some discussion, the Board requested the FMC review the proposal expeditiously and forward its recommendation to the Board by e-mail. The Board would then act on the matter by e-mail. This was agreed because everyone recognized the current security contractor was not performing satisfactorily and it was important to act on this matter promptly. (Note: these actions were completed in about a week after the Board meeting.)

OFFICE DIRECTORS

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	bcoutts@metronets.com		
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	johnniemoore@worldnet.att.net		
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COMMITTEE CHAIRS/CO-CHAIRS

COMMUNITY RELATIONS

COVENANTS,	Joseph Livingston	814 W	931-6923
FINANCIAL MGT,	Wynfred Joshua	1414W	820-4471
	diawin@metronets.com		
	and Chuck Ruby	1006W	578-0896
PHYS PLANT/OPS,	George Beams	710 E	578-9507
	and Kurt Bedenbaugh	1004 E	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

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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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A Look Back at 2003 and Ahead to 2004:

Although 2003 had a generous share of man-made and natural disasters with tragic consequences for many people all around the world, it was a relatively peaceful year for the Skyline House Community. Our 24-year old facilities are being repaired and remodeled as required and our finances are healthy. We have excellent management and dedicated volunteers on our committees. Property values are strong and continue to rise.

Unit owners who volunteer to serve on the Committees and the Board are the key to keeping Skyline House a desirable place to live. We are, in some respects, a subset of local government. Our bylaws, and the Virginia Condominium Act, endow our elected Board with considerable authority. The Board sets the budget (and, thus, the condo fees), hires and fires management, and sets the rules to which all residents must adhere. We have 556 units in the two buildings; over 80% are owner-occupied. We have many highly educated and experienced residents whose insights and experience are needed to assure continuing good governance of this community. Unfortunately, only a relatively few have been involving themselves in governance.

I urge qualified resident unit owners to seriously consider joining a committee and volunteering to run for election to the Board.



**General
Manager
Gusbey Silva**

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

We had a good year in 2003. Many tasks were accomplished. Mason & Mason Capital Reserve Analysts, Inc performed the Conditions Assessment and Reserve Fund Plan. The introduction to its report, Mason & Mason stated:

"All pavements, walkways and grounds were dry and clean of debris. The common assets

appear to be in overall good condition. A pre-evaluation conference was held with Ms. Gusbey Silva, General Manager, Mr. Darryl Hall, Assistant Manager and Mr. Gregory Grimm, Building Engineer. The Association appears to be well served by this team. They provided detailed information about the infrastructure of the facility and demonstrated an unusually high level of understanding of the various systems for which they individually have responsibility."

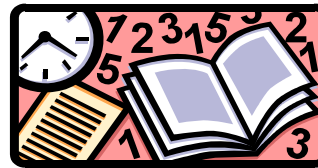
Our goal is to preserve SHUOA assets at the highest level possible. Taking into consideration the fact the building, now 24 years old, sometimes this may require considerable effort from the entire Management team. I personally want to thank Greg and Betty for the excellent job, which the Maintenance and Housekeeping crews constantly perform under their help and supervision.

The following major tasks were accomplished during 2003:

- Completion of the East and West end walls façade repairs;
- Renovation of Exercise Room;
- Modernization of the East building passenger elevators (West building passenger elevators completed in 2002);
- Upgraded security camera system, including two additional cameras in each Penthouse and three exterior cameras on each building;
- Replaced wallpaper around all passenger elevators;
- Repaired garage deck and beams s, as recommended by WDP Consulting Engineers' report, dated December 12, 2002;
- Upgraded East and West Party Room floor with the installation of a granite tile foyer by the exit door to the roof. This area had been previously damaged by roof leaks prior to the roof replacement completed in 2000.
- Replaced the residential corridor carpet on eight floors. First eight floors replaced in 2002.

The following major items are planned and budgeted for 2004:

- Complete East and West building freight elevator modernization (including interior cab renovation);
- Repair West building north façade;
- Repair garage exterior concrete walls & vertical panels and seal coating (repairs and seal coating of the garage exterior brick walls was completed in 2002);
- Replace residential corridor carpet on the remaining 18 floors;
- Replace carpet in the East and West Penthouse galleries;
- Replace the lawn irrigation System, originally installed in 1979;
- Renovate passenger elevators interior cabs.



**Editor
Louise Albin**

Stolen Washington Post Newspapers:

Management has received several complaints from residents about newspapers disappearing from their doorways.

We called the Washington Post for feedback on a solution to this problem. We were told residents should call their distributor, Mr. Eric Axibund, to set up an appointment. Mr. Axibund will bring a bag with a key and lock and will show the residents how to use the bag. This service and bag, which will prevent theft, are free of charge. Mr. Axilbund's phone number is (703) 354-9654.

Resident Information Updates:

We have been experiencing some difficulty contacting residents. When the front desk staff and Management try to call residents, we find a lot of information that we have is old and needs to be updated. For the year 2004, we urge all residents to please take the time to update your information with the Management Office, i.e., current home and work phone numbers, emergency contact persons, current vehicle information, etc.

Tania Saib, Resident Services Coordinator

Fairfax County Presidential Primary:

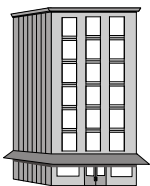
Margaret Luca, Secretary of the Electoral Board of Fairfax County (703-324-4754), asked me to inform residents that voting for the Fairfax County Presidential Primary to select the Democrat candidate for president will be held at the Skyline Sport and Health Club on February 10, 2004. Because the parking spaces on the ground level are closed for the duration of Target store construction, free parking will be available in the garage below the club. The Sport and Health Club will validate your ticket if you bring it to the counter.

Security, Fire and Safety Committee

Terry G. Sakellos, Chairman



The Security, Fire and Safety Committee did not meet in December 2003. The next meeting will be held on Wednesday, January 14, 2004, at 7:00 p.m. in the West Card Room.



Physical Plant And Operations Committee George Beams And Kurt Bedenbaugh

The PPOC Committee did not meet in December 2003. The next meeting will be held on Thursday, January 8, 2004, at 7:00 p.m. in the West Card Room.



Financial Management Committee Wynfred Joshua & Chuck Ruby Co-Chairmen

The FMC did not meet in December 2003. The next meeting will be held on Monday, January 26, 2004, at 7:00 p.m. in the West Card Room.



Covenants Committee Joseph Livingston, Chairman

The Covenants Committee did not meet in December 2004. The next meeting will be held on Tuesday, January 20, 2004, at 7:00 p.m. in the West Card Room.



Neighborhood Watch Judith York, Coordinator

I wish you all health and happiness in the New Year of 2004. Some well-deserved thanks go to the Neighborhood Watch participants. First to Helen and Sophie for keeping an eye on our outside grounds during their daily walks, and next to Chris for attending the meetings every two months for the Open Training Session for Watch Patrol Members and the Neighborhood Watch Coordinators Meeting. The first meeting is Tuesday, January 6, 2004, at 7:00pm at the Mason District Police Station, 6507 Columbia Pike, Annandale VA 22003.

If Skyline House residents have questions about crime and security concerns in our area, they phone the main crime prevention phone number at 703-354-5889, or contact our community police officers MPO Chip Conner (chris.conner@fairfaxcountry.gov), and MPO Alan Kivi (alan.kivi@fairfaxcountry.gov)

Officer Kivi has been e-mailing me information on crime in our area, which I have been sending to Neighborhood Watch participants with e-mail addresses. You may also check the blue folder at the front desk, which contains similar information. This information may be read in the lobby area but not removed from there.

The work of the Neighborhood Watch volunteers has made the Skyline House community more secure. They list repairs in the maintenance log, turn off lights, lock doors that

are left open, report suspicious activity, and make sure entrance and exit doors close properly. These actions ensure a safer, better-run condominium, and help keep costs down.

As always, I welcome new volunteers to the Neighborhood Watch Program. If you are interested in spending one hour a week walking the buildings and grounds, please contact me at your convenience at 703-671-2267. Leave a phone message if I'm not in. Your participation is good for our security, for exercise, for getting to know other residents in Skyline House, and for meeting our hard-working Skyline House staff.



Recreation Committee
Tony DiSalvo
Chairman

The Skyline House Annual Holiday Party held on Saturday, December 13th was a great success. The question always asked is: "how many people attended?" The answer is, "the best people of Skyline House."

First of all, I thank all residents and visitors who attended. From the comments I received, everyone had a great time. There were many new faces and we hope you will join us for the TGIF in January. Thanks for coming,

Thanks to Carroll Thompson who coordinated the decorating of the party room. His little elves that assisted were Margaret Jaffee, Sophia Anderson, and a couple of newcomers, Diana and Ralph Huppert. Diana and Ralph, along with my wife Nancy, assisted in the cleanup after the party. Thanks to Victoria and Gerado for decorating the Christmas tree. I apologize if I have omitted anyone.

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 any hors d'oeuvres, just your own liquid refreshment.

The Post Annual Holiday Party is scheduled for January 9, 2004, at 6:30 p.m., in the East Party Room. **Note the change from the first Friday to the second Friday.**

The February TGIF will be Friday, February 6, 2004, at 6:30 p.m. in the West Party Room. Come join us. The next meeting of the Committee will be Wednesday, February 11, 2004, at 7:00 p.m. in the West Card Room.



Good Neighbors Committee
Co-Chairs
Toska Prather 703-379-7849
Ann Preston 703-931-7679

Good Neighbors for January 2004

Ernest Loyola	703-671-0384
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 always welcome new members to assist those in need. If you are interested in serving your neighbors, call one of the co-chairs listed above and join us.

SPECIAL EVENTS AT SKYLINE HOUSE January 2004

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

**Skyline House Unit Owners' Association, Inc.,
3711 South George Mason Drive
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