



THE HOUSE SPECIAL

Volume XXIV, No. 3

www.shuoa.org

March 2004

MEET THE CANDIDATES FOR THE BOARD OF DIRECTORS

**NORMAN BAKER
LINDA COUNCILL
JEAN ORBEN
TOSKA PRATHER**

**TUESDAY, MARCH 16, 2004
7:00 P.M. - WEST PARTY ROOM**

Meet the candidates and hear their presentations.
Questions and comments from unit owners welcomed
Refreshments will be available

RESUMES OF CANDIDATES INCLUDED IN THIS ISSUE

**ELECTION AND ANNUAL MEETING
TUESDAY, MARCH 30, 2004
WEST PARTY**

6:30 p.m. - Beverages and Canapés - Pool Room
7:00 P.M. - Register and pick up ballot
Annual Meeting begins when a quorum is reached



Board of Directors President, David Tilson

The regular monthly Board meeting was held on Wednesday, February 28, 2004. Since there were no candidates as of January 28th, I opened the meeting by noting with relief that we have four candidates for the three Board vacancies that are to be filled at the election to be held the night of our Annual Meeting on Tuesday, March 30th. All unit owners will have an opportunity to meet and ask questions of the candidates at the Meet the Candidates town meeting on Tuesday, March 16th. Biographical information about each of the candidates has been mailed to all unit owners.

The major matters discussed at the meeting were as follows:

Financial Status:

Both the Financial Management Committee and the Treasurer reported that the financial statements are in order and that there are no problems to report. The draft audit report has been received and reviewed by the FMC and the Treasurer. The final report will be available shortly to all unit owners at the Management Office. The auditors' review of the Association's Balance Sheets and other financial statements concluded that our statements represented fairly, in all material respects, the financial position of the Association as of December 31, 2003.

Passenger Elevator Cab Refurbishing

At the January Board meeting, Management was authorized to contract for refurbishing of the passenger elevator cabs in both buildings. The walls and floors of the elevators were to be done, but the ceilings were to be left as is. Since then, the PPOC inspected the completed freight elevators and, among other things, was pleased by the higher ceilings and better lighting in those elevators. Management then contacted the contractor and obtained a bid for the added cost of re-doing the ceilings in the passenger elevators. This was done. After some discussion, the Board asked the PPOC and the FMC to consider whether to recommend

adding the refurbishing of the passenger elevator cab ceilings to the contract already-approved and to make its recommendation to the Board by March 5th. The Board will then act promptly to authorize Management to proceed. The reason for the urgency is that the contractor is in the process of drawing up the design specifications and expects to do so in the next two weeks. Therefore, if we want to alter the contract in accordance with his supplemental proposal without incurring additional design costs, we must act promptly.

Replacement of Penthouse Hallway Carpeting:

Both the PPOC and the FMC recommended replacing the carpeting in the hallways of both the East and West buildings and to let the contract for doing so to Floors, Inc., the same company that is redoing the carpeting in the residential corridors. The choice of colors will be made by PPOC. The Board authorized Management to contract for this work as soon as the color choice is made by the PPOC.

North and South Façade Repairs:

Based on the recommendations of the PPOC and the FMC, the Board authorized Management to contract with Eastern Waterproofing for \$2.5 million to repair the north and south façades of both buildings. This authorization was made contingent on Management's obtaining a 10-year warrantee from the contractor on the proper placement of the flashing and the weep holes on each tier.

Landscaping Upgrade:

A \$38,710 contract to upgrade our landscaping – which had been recommended by both PPOC and FMC – was approved. The contractor is Stadler's Nursery.

Finally:

This was the last regular meeting of the 23rd Board of Directors of the Association. On March 30th; three Board members will be elected at the Annual Meeting. When that meeting adjourns, the new Board will meet in executive session to elect its officers. The first regular meeting of the new Board will be on April 27, 2004.

OFFICE DIRECTORS

PRESIDENT	Dave Tilson	805W	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	202-307-9477	
TREASURER	Wayne Krumwiede	606 W	998-0251
	waynek@metronets.com		
DIRECTOR	Norman Baker	915W	671-6759
	nbaker@fjc.gov		
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	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	greg@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	jlroutt@metronets.com
-------------	--

EDITOR

Louise Albin	lalbin@metronets.com
--------------	--

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.

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

I hope many unit owners will attend the Town Meeting on March 16th to meet the candidates. And I look forward to seeing you at the Annual Meeting.



**General Manager
Gusbey Silva**

Garage Walls – Vertical Panel Repairs:

The project to repair and seal coat the vertical panels of the garage walls will start on Monday, March 1, 2004, on the north wall of the garage. The contractor will work on both the east and west sides of the garage on all three levels – A, B and C. Notices were posted with the scheduled days for each wall. The entire project will be completed by Friday, May 7, 2004.

The contractor will install a barricade inside the garage, three feet from the wall, to separate the working area from the parking area. All cars will park about one foot away from the concrete stops located in front of each parking space. The contractor will properly mark the area by the Friday prior to the scheduled start day for each wall, indicating where residents must stop when parking their cars.

Elevator's Modernization:

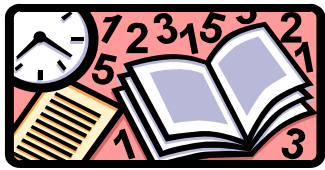
The modernization of both freight elevators is now complete. Fairfax County Elevator Inspection has been scheduled for Tuesday, March 2, 2004.

Lawn Irrigation System Replacement:

The installation of the new Lawn Irrigation System started on Friday, February 20, 2004. The estimated completion date for this project is Friday, April 2, 2004.

The fabrication of the passenger elevator interior cabs will take approximately three months after the drawings are approved and about three days per elevator for the installation. The estimated date of completion for this project is June 30, 2004. The current contract does not include the replacement of the elevator ceilings. The residents that ride the freight elevators will

have the chance to observe the modern design of the new vandal proof walls, floor, and ceilings installed by the same company that will be fabricating the interior cabs for the passenger elevators. Artistic Elevator Interiors have submitted a proposal to replace the ceilings for a total of \$15,552. This amount would be in addition to the current contract price of \$47,046. The Association has until the middle of March to decide if the original ceilings are kept or to make a contract change order to replace them. The total amount budgeted for this renovation is \$72,000, which includes \$3,000 for the floor cover replacement.



**Editor
Louise Albin**

COMMUNITY RELATIONS

BAILEY'S LIONS CLUB NEEDS YOUR HELP!

The Bailey's Crossroads Lions Club provides volunteer assistance and supports a number of essential services for area adults and children who have sight and hearing loss, are homeless, or have certain medical or other needs. The Bailey's Club—an active member of Lions Club International since 1954 – Invites you to help them serve the community in this important work. They have extended an invitation to both recent and long-time Skyline residents to join them on Thursday, March 18th as their dinner guest to learn more about Lionism and the Bailey's Club. The dinner will be held at a restaurant in the immediate area. Visit <http://valions.org.bcr> for additional information on the Club. For specific information about the time and location of the March 18th event, contact Beth James at (703) 451-6257 (lionbeth@cox.net) or Nancy Weisgerber at (703) 566-0859 (nweisgerber@comcast.net.) Unable to make it on March 18? Call anyway! They'll invite you to a future meeting. Join your neighbors in helping ensure that Skyline contributes to the broader community!



Financial Management Committee Wynfred Joshua & Chuck Ruby Co-Chairmen

The Financial Management Committee (FMC) met on February 23, 2004 to review the January 2004 financial statements and other issues. Summary figures for the month of January are as follows:

Total income: \$ 270,489.

Total Expenses: \$168,421.

Reserve Contributions: \$93,259.

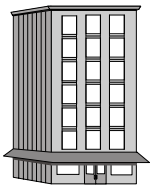
Net Income before taxes: \$8,808.

The FMC endorsed two proposals of the PPOC and recommended these to the Board. The first one was to award the contract for the north and south façade repairs to Eastern Waterproofing in the amount of \$2,488,741, plus an additional \$94,000 for coating the balcony edges and supplying 100,000 bricks. An analysis done by Jeff James, our consulting engineer, indicated that Eastern Waterproofing provided the lowest bid. Mr. James' experience with the contractor in working on a Skyline Plaza project has apparently been good. Eastern, moreover, offered us several incentives, such as 1.5% discount on all invoices paid within 15 days. Skyline House is prepared to fund this major contract which will run for four years. The documentation the FMC received did not indicate the warranty period, but we are assuming that Management will insist on an acceptable warranty.

The second proposal was to have Stadler's Nursery do the upgrade of our landscape for a total of \$38,710. As with the previous recommendation, Stadler's came in with the lowest bid. We can fund the project as follows: we currently have available \$24,500 from what was budgeted and from what was left from the storm damage insurance payment. Eleven thousand dollars (\$11,000) will be available from what we are saving from the Lawn Irrigation System replacement account, and the remaining \$3,210 will come from the Working Capital Fund that

will be reprogrammed later. Warranty for this project is one year for plants and labor.

The FMC also approved a recommendation to the Board to replace the East and West Penthouse hallway carpet and to let this contract to Floors, Inc. This is the same company that is already redoing the carpeting in the residential corridors. The quality of their work is good. The warranty is 10 years for the carpet and one year for labor. The FMC noted, however, that it did not endorse any of the three samples from which a choice was supposed to have been made. The FMC urged that a wider choice and larger samples be made available and that these could be viewed on the Penthouse floor itself. The FMC's concern in this regard had been discussed with the Chairman of PPOC who agreed. Both the FMC and the PPOC Chairmen subsequently conveyed this to the Board and Management.



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

The Committee met on February 12, 2004. The following subjects were discussed:

A surplus in the amount of \$14,000 will be left from the insurance payment after the replacement and installation of new trees that were lost from hurricane Isabel in 2003. The said funds are enough to complete the needed landscape and upgrades to the property. A proposal was presented to Management by the landscape designer of the new design proposing new trees, shrubs, and ground covering at the property entrance, west side of the West Building, the building entrance garden area, and the strip of land beneath the pedestrian ramp on South George Mason.

The modernization of the freight elevators is almost complete. Immediately after the freight elevator modernization is completed, the modernization crew will be performing the necessary repairs and adjustments to the passenger elevators to correct problems with the hallway call buttons getting stuck.

The garage repairs generated from Change Order No. 1 to install four beams on the soffit of the East lower D level of the garage were completed.

The installation of the lawn irrigation system will occur as soon as the weather permits or improves. Management agreed with the PPOC that the proposed landscape layout should occur after the installation of irrigation system is complete.

As a result of the newsletter article about the suds back up solution to unit owners by having the reducer device installed on the large top loaded washer unit, six unit owners have requested the device on their washers.

Management presented the carpet replacement of the East and West Penthouse hallway. Management recommended Floors, Inc. to perform the carpet replacement in the amount of \$13,357.63 based on their price and excellent work performed from the Association's past experiences.

The PPOC recommends that the Board accept the bid from Floors, Inc. in the amount of \$13,357.63. Although the colors were not selected, Management will have the three color samples posted in the Management Office for PPOC and other Committee members to vote on in the next coming week.

The Skyline House engineering consultant, Garner Engineering, evaluated the multiple bids received for the north and south façade repairs.

Garner Engineering recommended Eastern Waterproofing based on phase pricing, schedule and protection information, and plans to do all work in-house.

The PPOC recommends that the Board accept the adjusted bid cost from Eastern Waterproofing in the amount of \$2,488,741 for the masonry restoration of the north and south façade repairs.

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



The Security, Fire and Safety Committee did not meet in February; our next meeting will be on held Tuesday, March 10, 2004.

We would like to welcome our new security team, AmGuard. They have been providing Security here at Skyline House for a few weeks now, and from my observation and checking around, it has been a very positive change. As it has been just a few weeks, they are still working at getting to know our needs and making sure they are met. Please welcome the new security force to Skyline House as they are here for our safety and security. Be patient and give them some time to get to know you.



Covenants Committee
Joseph Livingston, Chairman

When the Covenants Committee met on January 20, 2004, one matter discussed was whether any Committee action was required to urge cooperation with Management's efforts to correct the problem of excessive suds draining from washers in certain units.

Some unit owners/residents have cooperated. We trust that this voluntary approach will help in solving the problem and require no Committee action.

The Committee will take up the matter of the "second" or additional door bell at the March meeting which will on **Thursday, March 18, 2004, at 7:00 p.m.** in the West card room. The change in meeting date is due to the "**Meet the Candidates**" being held on **Tuesday, March 16th at 7:00 p.m.**, in the West Party Room. The Covenants Committee did not meet in February.

Finally, a request has been made that the Committee consider recommending to the Board,

the establishment of a dress code for the exercise room, particularly during the "co-ed" period. Pending Committee action, Management has been requested to take some action in the interim, particularly with regard to safety. We will provide the Board with our recommendation at the next meeting.



Neighborhood Watch
Judith York, Coordinator

Gang activity is a serious problem in our area, and there are reports of young men coming from as far away as Los Angeles to prey on, and recruit, our school age children into gangs. A special meeting took place at the Mason District Police Station on February 10, 2004. My thanks to Chris McCaskie, who took notes, and Mary McCrae, who went with Chris so I could attend another meeting.

A Gang Coordinating Group was formed in 1993 but soon petered out. In 1998, a permanent group with 11 members was organized. There were 117 identified gangs in the area, 50 active and 30 inactive in Fairfax County. The number of gang members known is 1,131. There have been 837 gang-related cases. In Northern Virginia, there have been 400 cases, 203 cases in schools. Gang activities have moved from the cities to the suburbs, and one favorite criteria for recruiting into a gang is having served in the military, although middle school students are also particularly vulnerable to recruitment (for children under the age of 14, the legal penalties are much lighter).

All types of crimes are committed by gangs in our area, but guns are used less in Virginia than elsewhere because of the more severe penalties, especially for those over 14 years of age.

Graffiti can be the first sign of gang activity, also hand signs or tattoos. Weapons of choice are knives/machetes, guns (54 cases in 7 years) and bats/sticks. Gang members have no respect for people's rights. They believe what they want to

believe and want revenge for any real or fancied slight; they have a revenge mentality and use peer pressure to try and get students and other young people to join their gang, even chasing them down if the intended targets try to avoid them. Now, a Resource Officer is located in each school as a way to combat this ever-growing problem. Each month, there are coordinated meetings of officers from police departments throughout the area. To date, 94 groups have been educated on gang activities.

Our sincere thanks to Representative Wolfe who obtained financing that enabled 950 officers to be trained in six months. This special group of officers interviewed over 600 gang members and broke up 11 gang meetings. Gangs in this area started moving to Maryland. When police officers in Fairfax County gave information to Maryland police, they in turn were able to break up gang meetings in that state. If you have any questions on this criminal issue, please contact one of the following police officers:

Sgt. Greg Smith (Gang Investigations Unit)
Fairfax County Police Dept (tel. 703-246-4548)
gregory.smith@fairfaxcounty.gov

Sgt. Ron Haugsdahl (tel. 703-481-2523)
10th Congressional District Gang Task Force
ron.haugsdahl@fairfaxcountry.gov

Lets all do our part to keep our community safe from gangs. Keep your eyes and ears open and report all suspicious activity to the police. Thank you for your diligence.



Recreation Committee

Tony DiSalvo **Chairman**

The Committee met on Wednesday, February 11, 2004. The discussion took place concerning a covered dish and a flea market later in the year. No dates were set.

It was good to see that a lot of the missing returned to the monthly TGIF. All who came enjoyed themselves. There are still many new residents who have not visited the TGIF.

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.

A BIG THANK YOU again to Fawaz Alami who has updated the Committees TGIF flyers for the remainder of the year, the Holiday, and the Post Annual Holiday Party flyers. Thank You.

The March TGIF will be Friday, March 5th, in the East Party room. Come join us.



Good Neighbors Committee

Co-Chairs

Toska Prather 703-379-7849
Ernest Loyola 703-671-0384

Good Neighbors for March 2004:

Sonya Livingston 703-931-6923
Marianne Sollak 703-845-9325

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, please call one of the co-chairs listed above and join us.

SPECIAL EVENTS AT SKYLINE HOUSE March 2004

SUN	MON	TUE	WED	THU	FRI	SAT
	1 LIBRARY OPEN 7:00-8:00 ECR	2	3	4	5 TGIF 6:30-8:00 ECR	6
7	8 LIBRARY OPEN 7:00-8:00 ECR	9	10 SECURITY 7:00-8:00 WCR	11 PPOC 7:00-8:00 WCR	12	13
14	15 FIN MGT 7:00 PM WCR LIBRARY OPEN 7:00-8:00 ECR	16 MEET THE CANDIDATES 7:00 P.M. WEST PARTY ROOM	17	18 COVENANTS 7:00-8:00 WCR	19	20
21	22 LIBRARY OPEN 7:00-8:00 ECR	23	24	25	26	27
28	29 LIBRARY OPEN 7:00-8:00 ECR	30 ELECTION FOR BOARD 7:00-8:00 WEST PARTY ROOM	31			

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