



THE HOUSE SPECIAL

Volume XXV, No. 9

www.shuoa.org

September 2004



Board of Directors President, David Tilson

We returned to Skyline House on August 23rd after a two-month stay at our summer home in New England. Although we certainly enjoyed our summer – despite the somewhat disappointing weather – we were happy to return to Skyline House. The unpleasant sight of the scaffolding around our main lobby entrance is offset, to some extent, by the beautiful new elevator cabs and by the feeling of confidence that comes from knowing that our long-term problems of building maintenance are being addressed systematically and competently by a knowledgeable and conscientious staff.

A few days ago, on Sunday evening, August 29th, a fire broke out in a unit on an upper floor of the West Building. The speed and competence displayed by our Management and Engineering staffs in handling this event and its deleterious consequences – especially the flooding of so many units below the unit affected by the fire – were exceptional. I am sure I speak for all members of the Board and for all the residents who were present when I say that we really appreciate how well the desk clerk, the Management staff (including Tania, as well as Gusbey and Darryl) and the Engineering staff handled all aspects of this affair.

There has been – and continues to be – considerable turnover in ownership of Skyline

House units. Many new unit owners have not lived in condominium communities before and therefore may not fully appreciate the importance that all unit owners must attach to participating in the governance of this condominium. I urge all new unit owners to attend meetings of our key committees, the next Board meeting, and the monthly TGIF receptions where they can get acquainted with their fellow unit owners and neighbors. New people are welcome on all the committees; becoming a voting member of any committee simply entails regular attendance and a decision to join. We will plan on having a regular orientation meeting for new members starting later in September. Skyline House is a great place to live, but ensuring that it continues to be so requires good governance. As a democratic, self-governing community, the responsibility for good governance is shared by all of us.



General Manager Gusbey Silva

Restoration of North & South Façade:

The façade repairs currently being done on the north wall will be completed by the end of September; the work to be done during this time will generate a minimum amount of noise. The façade repairs on the south wall that were stopped at the end of May due to the opening of the pool will resume Tuesday, September 7, 2004. Please be prepared to tolerate very loud noise during the first two weeks of work while the concrete

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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
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Greg Grimm, Chief Engineer	gregg@shuoa.org
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CHIEF WEB DEVELOPER

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EDITOR

Louise Albin	lalbin2@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.

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

spandrel repairs are completed on tiers 01&16, on floors 11 through 17.

Supplemental Brick Retaining Wall:

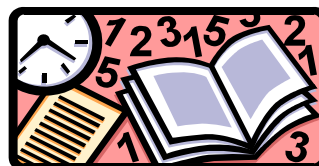
The construction of a front supplemental retaining wall in front of the existing brick retaining wall near the bus stop on S. George Mason Drive began on Monday, August 23rd and will be completed by Friday, September 10th, 2004. The space between the two walls will be used as a planter.

This wall is being constructed according to the specifications provided by the Association's Consultant Engineer and as recommended by the PPOC.

Replacement of Passenger and Garage Elevator Floor:

During the last week of August, the floor covering of the garage elevators was replaced with a top of the line vinyl tile with the look of authentic stone. This floor tile was designed for a care-free maintenance and everlasting beauty with a solid construction that will not chip or crack with extra heavy commercial usage.

The flooring was replaced in two of the East passenger elevators using the same product installed in the garage elevators. This project was suspended after the installation of the first two elevators. This project will continue after an alternative color/material to be used (either vinyl, wood, ceramic or carpet) is selected in the near future.



**Editor
Louise Albin**

George Mason Friends Used Book Sale

George Mason Regional Library
7100 Little River Turnpike
Annandale, VA

703-642-9487 or 703-256-3800 x 220

Thursday, September 30: 5:00 p.m. – 9:00 p.m.
Friday, October 1: 10:00 a.m. – 6:00 p.m.

Saturday, October 2: 10:00 a.m. – 5:00 p.m.

Sunday, October 3: noon – 5:00 p.m.

Rare and unusual books, Children's books, and much, much more!



**Financial Management
Committee**
Wynfred Joshua & Chuck Ruby
Co-Chairmen

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

Total income: \$272,970.

Total Expenses: \$225,883.

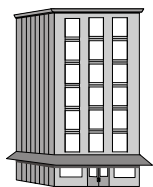
Reserve Contributions: \$93,259.

Net Income before taxes: - \$46,172.

The negative income reflects payment of bills covering projects paid in July but funded in previous months as well as increased utility costs. The Year-to-Date net income, however, is \$67,760. There were no issues of note to raise any concerns.

There were no new issues requiring a decision or any action. The Subcommittees had met earlier on the 2005 Reserve Budget and on the 2005 Operating Budget. The FMC is currently working on the overall budget for 2005 which it intends to submit in September to the Board for its consideration.

The next meeting of the FMC is scheduled for Tuesday, September 21, 2004. We urge our new residents and anyone else interested to join us.



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

The PPOC met on August 12th at 7:00 p.m. in the West Card Room.

The meeting began in the light but ended in the darkn due to the power outage. The only discussion concerned rental of the party rooms by residents on an hourly basis for either business meetings or to play cards.

Management recommended residents be allowed to use these facilities Monday through Thursday from 9:00 a.m. to 9:00 p.m. at a rate of \$20 an hour with a maximum number of 12 guests, providing there were no prior reservations. The hourly rate covers the cost for room set-up, clean-up, and security.

The Chair questioned the need for PPOC's approval and felt it was a matter for the Finance Committee and the Board. The majority agreed and no further action was taken.

The Committee meets the 2nd Thursday of the month. All are welcome.

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



Fire in the West Building:

On Sunday, August 29th, Skyline House experienced a fire on the 14th floor of the West Building. This was a kitchen fire contained in one unit. As bad as this may seem, it could have been much worse if it had not been for the quick thinking of the resident calling the front desk and the fire department. We are very fortunate that the sprinkler heads in that unit functioned as they should. The fire was doused quickly, which prevented it from spreading.

Although there was very little fire damage, the water damage was pretty bad; this can and will be cleaned up as soon as possible. It is important to remind residents and renters that it is very wise to make sure you have renter's or home owner's insurance. This is a good time to make sure you have the proper coverage for your condo unit, your personal property, and your assets for any major disturbance.

The next Security, Fire & Safety Committee meeting will be on Wednesday, September 8th, at 7:00 p.m. in the West Card Room.



Covenants Committee **Joseph Livingston, Chairman**

The Covenants Committee did not meet in August. The items of business have been deferred until the September 15th meeting. All members are urged to attend; all residents are also invited. The meeting will be held on Wednesday, September 15, 2004, at 7:00 p.m. in the West Card Room.



Neighborhood Watch **Judith York, Coordinator**

The Neighborhood Watch Coordinators meeting is scheduled to meet Tuesday, September 14, 2004, at 6:30 p.m., followed by the CAC meeting at 7:30 p.m. at the Mason District Police Station on Columbia Pike. The next Open Training Session for Watch Patrol Members (new member orientation or a refresher course for current members) is scheduled for October 12th at 7:00 p.m.

September is designated as the “National Preparedness Month and Fairfax Prepares Month,” and the article below contains information received from the Mason District Police Station. Also, please remember there is a blue covered folder at the Skyline House front desk for anyone to read which contains Mason District Police newsletters.

September is National Preparedness Month And Fairfax Prepares Month

The Fairfax County Citizen Corps has asked the Board of Supervisors to proclaim September as “Fairfax Prepares” month. The council helps coordinate and promote the country’s four citizen corps programs: Neighborhood Watch, Volunteers in Police Service (VIPS), Community Emergency Response Team (CERT), and Medical Reserve Team (MRC), as well as those of the American Red Cross and other organizations.

The United States Department of Homeland Security has designated September as “National Preparedness Month” and is asking Americans to

get a kit, make a plan and be informed (www.Ready.gov).

September is the third anniversary of 9/11 and the first anniversary of Hurricane Isabel. The images of Hurricane Charlie’s destructive path are fresh. This is a good time to evaluate how our communities can be better prepared for all kinds of emergencies – terrorism, technical, health, crime, weather, and accidents.

The County’s Citizen Corps Council would like to encourage you and your Neighborhood Watch organization to join with your neighbors in observing “Fairfax Prepares” month and with millions of people across the country for National Preparedness month by planning your own programs that could include:

Sponsoring a Family/Neighborhood Preparedness Night to:

- learn about making an emergency supply kit;
- learn about making a family/neighborhood communication plan; and
- be informed about the different kinds of threats.

Joining and encouraging participation in one of the County’s Citizen Corps volunteer programs to update first-aid and other emergency preparedness skills.

Be prepared to sign up for the County’s Community Emergency Alert Network (CEAN) coming in October.

The council or your Neighborhood Watch coordinator can help you with speakers for your event, where to download or obtain brochures, and other information you may need.

For more information, please visit the County’s Citizen Corps Web site at: www.fairfaxcountycitizencorps.org. You can also call our partners at Volunteer Fairfax, 703-324-3460. Other resources include <http://www.usaonwatch.org/research/fema.aspx>.

If we all do our part in September and the months ahead, we will have a strong, safe, and ready Fairfax County.



The Chief Engineer Greg Grimm

Heat Pumps:

Several residents have been asking about their heat pumps and how long they will last. If you have the original heat pump in your unit, it is more than 25 years old. When any HVAC unit gets this old, the user is running on borrowed time. If you have experienced problems in the past, these problems (low freon, bad switches inside the cabinet, etc.) are an additional sign of what's coming. One day these old units will cease to operate.

If you haven't replaced your unit, now would be a good time to consider replacing it. Remember when your unit fails, no one has this type of unit in stock; they are usually made to order. The HVAC units we replace with have almost three times the EER rating of the original units. This means your electric costs for heating and cooling would be about one third of the cost of the old units.

If you want Skyline House staff to replace your unit, contact the Management Office for more information. Of course, you are free to use any contractor you wish, but keep in mind we are usually more than one thousand dollars less than an HVAC contractor.

The recent fire alarm on Sunday, August 29th, raised several questions. Here are as many of the answers as I can remember.

When there is an alarm, the system sounds the alarm only on the alarming floor, the floor above, and the floor below.

The alarm we had on this date was affected also by a flow switch malfunctioning on the 12th floor, resulting in the alarm ringing from the 11th through 15th floors. The faulty flow switch was repaired on August 30th.

When the alarm is over, we do not announce over the system that it is okay to return to your units because everyone who followed the directions of the fire system should be outside; therefore, no one would hear the announcement.

During the alarm on August 29th, we noticed several residents using the elevators. Please follow the directions the fire alarm system gives you and evacuate the building by using the stairwells. DO

NOT USE THE ELEVATORS WHEN THE FIRE ALARM IS RINGING. Using the elevators hinder fire department and building staff from responding quickly, limiting use of the elevators for fire/rescue operations and hindering the fire control system from controlling the elevators.



Recreation Committee Tony DiSalvo Chairman

Because of the Labor Day holiday, the September TGIF will be on the second Friday and not the first Friday. Therefore, the next TGIF will be on September 10th at 6:30 p.m. in the East Party Room.

Thanks to the residents who reserved tables for the recent Flea Market. Unfortunately, we did not have very many buyers this year. We will have to review the situation of a flea market for next year.

We had a good crowd at the August TGIF and hope we do better in September. 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 October TGIF will be Friday, October 1st, at 6:30 p.m. in the West Party Room.



Good Neighbors Committee Co-Chairs

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

Good Neighbors for August 2004:

Virginia Fissmer 703-379-2901
David Shandloff 703-820-3673

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.

SKYLINE HOUSE SALES 2003/2004

Through courtesy of Hella Grayson of Long & Foster, Realtors, and Gladys Ponce-Manrique of Century 21, the Financial Management Committee is pleased to provide data of Skyline House apartments sold from January 2003 to June 2004 via multiple listings.

Note that not only did your condo fee go up over the years, but so did the value of your apartment.

Property Type: Residential

Listing Summary

<u>Address</u>	<u>Unit #</u>	<u>List Price</u>	<u>Sold Price</u>	<u>BR</u>	<u>FB</u>	<u>Living Are</u>	<u>Settle Date</u>
3709 S GEO MASON DR	209E	\$129,000	\$131,500	1	1	1043	27-JAN-03
3713 SOUTH GEORGE MASOI	1401W	\$129,990	\$132,800	1	1	1017	31-JAN-03
3709 GEORGE MASON DRIVE	T1E	\$124,890	\$125,000	1	1	1017	08-APR-03
3713 SOUTH GEORGE MASO	T15	\$129,800	\$131,000	1	1	1000	19-MAY-03
3709 SOUTH GEORGE MASOI	1501	\$139,900	\$147,000	1	1	1017	30-JUL-03
3713 SOUTH GEORGE MASO	415	\$155,000	\$160,000	1	1	999	13-OCT-03
3709 SOUTH GEORGE MASOI	TE1	\$149,000	\$149,000	1	1	1017	17-OCT-03
3709 SOUTH GEORGE MASO	909	\$178,000	\$178,000	1	1	1043	06-FEB-04
3713 SOUTH GEORGE MASOI	1301	\$194,900	\$198,000	1	1	1017	04-MAY-04
3709 S GEORGE MASON DR	T15	\$169,000	\$180,000	1	1	1000	27-MAY-04
3713 SOUTH GEORGE MASOI	209W	\$204,999	\$215,500	1	1	1043	27-MAY-04

<u>Address</u>	<u>Unit #</u>	<u>List Price</u>	<u>Sold Price</u>	<u>BR</u>	<u>FB</u>	<u>Living Are</u>	<u>Settle Date</u>
3713 SOUTH GEORGE MASO	1216	\$149,000	\$148,000	2	1	1194	06-JAN-03
3713 SOUTH GEORGE MASO	1316	\$165,000	\$165,000	2	1	1194	28-FEB-03
3709 GEORGE MASON DRIVE	1016E	\$150,000	\$155,000	1	1	1194	14-APR-03
3713 SOUTH GEORGE MASOI	1507W	\$185,000	\$182,600	2	1	1260	23-MAY-03
3709 S GEO MASON DR	1112E	\$180,000	\$186,000	2	1	1286	26-JUN-03
3713 S GEO MASON DR	1303W	\$169,900	\$169,000	1	1	1209	27-JUN-03
3709 SOUTH GEORGE MASOI	1204E	\$174,900	\$172,500	2	1	1209	07-JUL-03
3713 SOUTH GEORGE MASOI	1503W	\$179,900	\$175,000	2	1	1209	18-AUG-03
3709 SOUTH GEORGE MASO	1504E	\$194,000	\$194,000	2	1	1209	08-SEP-03
3713 S GEORGE MASON DR	1403	\$179,900	\$179,900	2	1	1209	30-SEP-03
3709 SOUTH GEORGE MASO	916	\$189,900	\$184,500	2	1	1194	17-OCT-03
3709 SOUTH GEORGE MASO	104	\$194,900	\$200,000	2	1	1209	29-OCT-03
3713 S GEORGE MASON DR	507	\$195,500	\$202,000	2	1	1288	30-OCT-03
3709 SOUTH GEORGE MASO	T7	\$194,900	\$190,000	2	1	1288	05-DEC-03
3713 GEORGE MASON DR S	1016 W	\$248,000	\$205,000	2	1	1194	09-JAN-04
3709 SOUTH GEORGE MASOI	1512-E	\$199,750	\$206,630	2	1	1286	17-FEB-04
3709 SOUTH GEORGE MASO	1104 E	\$195,000	\$205,000	2	1	1209	27-FEB-04
3709 SOUTH GEORGE MASOI	T4E	\$199,900	\$203,000	2	1	1209	02-MAR-04
3713 SOUTH GEORGE MASOI	1407W	\$199,000	\$200,000	2	1	1288	15-MAR-04
3709 GEORGE MASON DRIVE	1707E	\$239,000	\$254,000	1	1	1288	27-MAY-04
3713 SOUTH GEORGE MASOI	103W	\$230,000	\$235,000	2	1	1209	18-JUN-04

<u>Address</u>	<u>Unit #</u>	<u>List Price</u>	<u>Sold Price</u>	<u>BR</u>	<u>FB</u>	<u>Living Area</u>	<u>Settle Date</u>
3713 GEORGE MASON DR	1708W	\$175,000	\$175,000	2	2	1413	24-MAR-03
3709 S GEO MASON DR	403E	\$199,995	\$200,000	2	2	1395	23-JUN-03
3713 SOUTH GEORGE MASO	1313 W	\$179,950	\$181,950	2	2	1373	09-JUL-03
3709 GEORGE MASON DR	1203E	\$205,000	\$205,000	2	2	1398	28-JUL-03
3709 S GEO MASON DR	1708E	\$195,000	\$190,000	2	2	1413	31-JUL-03
3713 GEORGE MASON DR	304	\$215,000	\$218,000	2	2	1395	08-AUG-03
3709 SOUTH GEORGE MASO	1110	\$204,900	\$210,000	2	2	1389	21-AUG-03
3713 S GEO MASON DR	1410W	\$220,000	\$222,000	2	2	1389	28-JAN-04
3713 GEORGE MASON DR	308W	\$217,900	\$217,900	2	2	1413	29-JAN-04
3713 SOUTH GEORGE MASO	1408	\$269,990	\$273,000	2	2	1413	21-MAY-04

<u>Address</u>	<u>Unit #</u>	<u>List Price</u>	<u>Sold Price</u>	<u>BR</u>	<u>FB</u>	<u>Living Area</u>	<u>Settle Date</u>
3713 GEORGE MASON DR	602W	\$234,900	\$231,500	3	2	1708	10-FEB-03
3709 SOUTH GEORGE MASO	802	\$224,900	\$218,000	3	2	1708	21-MAR-03
3709 S GEORGE MASON DR	402	\$229,000	\$225,000	3	2	1708	31-MAR-03
3709 SOUTH GEORGE MASO	102	\$239,950	\$239,950	3	2	1708	16-MAY-03
3709 SOUTH GEORGE MASO	1302	\$244,900	\$244,900	3	2	1708	19-JUN-03
3709 SOUTH GEORGE MASOI	1502	\$259,900	\$265,000	3	2	1708	10-JUL-03
3713 GEORGE MASON DR	902W	\$237,000	\$237,000	3	2	1708	11-JUL-03
3713 GEORGE MASON DRIVE	211W	\$239,900	\$239,900	3	2	1706	28-AUG-03
3709 SOUTH GEORGE MASO	202	\$249,950	\$254,950	3	2	1708	30-AUG-03
3713 SOUTH GEORGE MASOI	1211	\$244,900	\$244,000	3	2	1705	24-SEP-03
3713 SOUTH GEORGE MASOI	1602-W	\$289,950	\$289,950	3	2	1708	19-DEC-03
3709 SOUTH GEORGE MASOI	302	\$250,000	\$258,000	3	2	1708	15-JAN-04

<u>Address</u>	<u>Unit #</u>	<u>List Price</u>	<u>Sold Price</u>	<u>BR</u>	<u>FB</u>	<u>Living Area</u>	<u>Settle Date</u>
3709 SOUTH GEORGE MASOI	E1114	\$239,000	\$242,000	3	2	1911	14-MAR-03
3709 S GEO MASON DR	214E	\$289,000	\$280,000	3	2	1911	27-JUN-03
3709 S GEO MASON DR	1006E	\$320,000	\$310,000	2	2	1846	15-JUL-03
3709 SOUTH GEORGE MASO	1414	\$279,900	\$275,000	3	2	1911	29-AUG-03
3713 SOUTH GEORGE MASOI	1614	\$299,999	\$300,000	3	2	1911	01-OCT-03
3709 SOUTH GEORGE MASO	714	\$307,000	\$307,000	3	2	1911	27-MAY-04

<u>Address</u>	<u>Unit #</u>	<u>List Price</u>	<u>Sold Price</u>	<u>BR</u>	<u>FB</u>	<u>Living Area</u>	<u>Settle Date</u>
3713 S GEORGE MASON DR	105W	\$272,000	\$265,000	3	2	2079	19-MAY-03
3709 GEORGE MASON DR	105	\$299,900	\$299,900	3	2	2079	08-APR-04
3709 GEORGE MASON DRIVE	1505	\$322,000	\$335,000	3	2	2079	28-MAY-04

SPECIAL EVENTS AT SKYLINE HOUSE September 2004

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6 LABOR DAY LIBRARY CLOSED	7	8 SF&SC 7:00-8:00 WRC	9 PPOC 7:00-8:00 WCR	10 TGIF 6:30-8:00 ECR	11
12	16 LIBRARY OPEN 7:00-8:00 ECR	14	15 COVENANTS 7:00-8:00 WRC	16	17	18
19	20 LIBRARY OPEN 7:00-8:00 ECR	21 FIN MGT 7:00 PM WCR	22 BOARD 7:00-8:00 WRC	23	24	25
26	27 LIBRARY OPEN 7:00-8:00 ECR	28	29	30		

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