



THE HOUSE SPECIAL

Volume XXVII, No. 8

www.shuoa.org

August 2005



Board of Directors President, Johnnie Moore

This is my last report as President of the SHUOA. It has been my distinct pleasure and an honor to serve as a member of the Board of Directors, and as President of this Association. The Board held a closed session at the conclusion of the regular meeting for July 2005 and elected Mr. Budd Coutts as President and Mr. Norman Baker as Vice President. I will continue to serve as a member of the Board until we go to settlement on our unit, which should occur before the next Board meeting scheduled in September. A resident owner, well qualified to serve, has volunteered to serve in the position I now occupy upon my departure from the Board, and the new President will make that announcement at the appropriate time.

There was much discussion by Board members concerning how to get more residents and owners to engage in the governance of Skyline House. There are a large number of you, like myself, who have been residents for ten years or less and do not attend meetings or otherwise participate in the affairs of the association. I strongly encourage you to reconsider this position and become engaged. I am absolutely confident that you have much to offer that could improve the operation and potentially reduce our common expense (Condo Fee). Many of you have expressed that the fee is too high. My parting thought on this is to invite you to become a member of a Committee or run for a position on the Board so that you may have an opportunity to

directly understand the cost elements and make suggestions for savings without sacrificing quality.

Thank you for allowing me the opportunity to represent you for the past four years.



General Manager Gusbey Silva

Restoration of the North and South Façade of the West Building:

The removal of the form boards on the south wall tiers 02, 03, 04, 05 and on the north wall tier 07 was completed on Thursday, July 7, 2005. The ceiling restoration on these tiers was completed on Tuesday, July 26, 2005.

Mobilization to the remaining tiers: 06, 08, and 09 is scheduled to begin during the first week of August; the demolition phase of these tiers should be completed by the middle of September.

The completion date for this project is now scheduled for the beginning of December. This represents an extension in the schedule of approximately two additional months. Year-to-date, 15 days has been lost due to inclement weather, the increase in quantity of concrete spandrel repairs, and the additional time added to the contract of the repairs needed to the back wall.

OFFICE DIRECTORS

PRESIDENT	Budd Coutts	1607 E	931-3165
	bcoutts@metronets.com		
VICE PRESIDENT	Norman Baker	915W	671-6759
	nbaker@fjc.gov		
TREASURER	Wayne Krumwiede	606 W	998-0251
	waynek@metronets.com		
SECRETARY	Jean Orben	205E	845-0119
	rorben@msn.com		
DIRECTOR	Johnnie Moore	1105 W	998-5650
	johnniemoore@worldnet.att.net		
DIRECTOR	Maria E. Schacknies	1302W	820-2239
	cultura@att.net		
DIRECTOR	Toska Prather	1003W	379-7849
	jpral19055@aol.com		

COMMITTEE CHAIRS/CO-CHAIRS

COMMUNITY RELATIONS

COVENANTS,	Joseph Livingston	814 W	931-6923
FINANCIAL MGT,	Wynfred Joshua	1414W	820-4471
	diawin@metronets.com		
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,	Vacant		
EDITOR,	Louise Albin	903W	379-1645
	Lalbin2@metronets.com		

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 Shaw, Admin. Assistant	terezinha@shuoa.org

CHIEF WEB DEVELOPER

Joyce Routt	jlroutt@metronets.com
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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.

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Residents have been taking advantage of the party rooms for peace and quiet while the drilling is going on. Management was informed by one of our residents that wearing head phones like the ones used for CD players and/or ear muffs like the ones sold at Home Depot to be used on construction sites (a \$10.00 item) will reduce the noise significantly, allowing you to stay at home during the demolition time.

Pool Overhaul Project:

Based on the appreciation of all four lights in the pool (using anchors to avoid them moving to the corners), Management choose to purchase two additional lights to increase the light reflection. There are now a total of six floating lights illuminating the pool.

Renovation of the Circular Driveway:

The circular driveway repair or replacement, including the circle landscape renovation, has been postponed due to the high cost of the proposals received. In the meantime, Management will proceed with the replacement of the deteriorated curbs in front of the Main Lobby entrance.

New Computer Software:

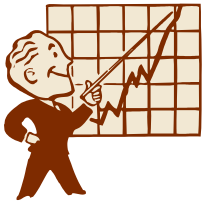
New computer software for the Unit/Occupants Information and the Work Order system has been installed at the Front Desk and in the Management Office. Management, in conjunction with the Computer Consultant, has been working on the conversion since May 2005. The conversion took longer than anticipated due to corrupted data in the old DOS system. Management apologizes for the mistakes made at the Front Desk with new residents and their guests during the conversion time and for the delay in mailing invoices for Work Orders completed during this time.

Party Room – Noise Issues:

On several occasions, it has been brought to Management's attention that excessive noise is being generated in the party room while in use. Management wants to remind our residents that according to Skyline House Rules and Regulations, the resident host is responsible for ensuring that noise levels shall be such as to

safeguard peace and quiet in the rest of the building. Failure of party room users to comply shall result in Management's direction to terminate the party.

Amplifiers and/or loud speakers shall be placed on tables or similar elevated stands away from walls to eliminate transmission of sounds. No stamping of feet or any other kind of noise made by the impact on floors will be permitted. Live bands also are not permitted.



Financial Management Committee Wynfred Joshua

The Financial Management Committee (FMC) met on 21 July 2005. Total income for the month of June was \$281,751 with expenditures of \$207,150. Total income less expenditures amounted to \$74,601. The total Reserve Contributions were \$94,746, leaving a negative net income before taxes of \$20,145.

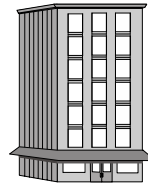
Concerned about the high prices submitted by the bidders and aware of budget restrictions, the FMC advised to limit at this time the front entrance circular driveway project to fixing the most urgently required repairs only, such as repairing the curbs at the entrance. The full repaving of the driveway should be postponed to 2006 when new bids can be invited from different contractors in an effort to obtain reduced project costs. Recognizing that the currently available \$54,000 may not be sufficient, the FMC expects to submit a 2006 budget that will provide for additional funds.

The FMC endorsed awarding the contract for the pool deck restoration project in the amount of \$128,253 to Alfred Chavies Construction.

The FMC supported the PPOC's approval to let a contract for \$6,725 to BFPE for the replacement of the Fire Department Connection (FDC) in front of the West Building. Warranty is one year for the FDC and labor. BFPE, like other bidders, would not undertake the digging up of the existing FDC and preparation of the stone drainage bed for the new pipe. The General Manager recommended having

Al Chavies Construction perform the additional work.

Inasmuch as the FMC will be starting in August with the meetings for the 2006 budget review, and since the Board will not be meeting that month, we decided to cancel the regular August session of our Committee. The next regular FMC meeting is scheduled for Monday, 19 September 2006. We urge all residents interested to join us at the meeting.



Physical Plant And Operations Committee George Beams And Kurt Bedenbaugh

The Physical Plant and Operations Committee met at 7:00 p.m. on July 14th. A discussion concerning the replacement of concrete at the main entrance to Skyline House was the first item of business. The consensus of members present was that there is no urgency to do this project and it should be delayed a year or two. At the same time the driveway is expected to be replaced, the landscaping within the circle should be accomplished.

Two action items were presented for the Committee's approval as follows:

Contract to Re-coat the Pool Deck:

After discussions, the Committee recommended that the Board of Directors award a contract in the amount of \$128,252.98 to Al Chavies Construction for re-coating the Pool Deck. This firm has a previous history with Skyline House and was the lowest bidder.

Replacement of the Fire Sprinkler Connection in Front of the West Building:

After discussion among the Committee, it is recommended to the Board of Directors to award a contract to BFPE International in the amount of \$6,725.00 to replace the Fire Sprinkler Connection in front of the West Building.

The Contract with BFPE International does not cover the excavation and compaction of the earth to bury the pipes. It is anticipated the contract for

this will not exceed the General Manager's contract expenditure limit.

Security, Fire and Safety Committee



The Security Fire and Safety Committee met on Wednesday, July 13th, at 7:00 p.m. but due the lack of a quorum the Committee did not conduct a meeting.

There was a discussion held concerning the water damage in the East Building caused by a sprinkler head set off by the heat emanating from a light fixture that was increased in size and in wattage during a renovation. We urge all residents to consult a professional when making renovations in your home to ensure that the safety of your unit and the building is preserved.

We would like to remind everyone that security is everybody's business. Be involved in your neighborhood; introduce yourself to your neighbors, know your neighborhood and its surroundings, and report all suspicious persons and activity to the police.

We invite you to join your neighbors to help keeping your community safe by joining the Security Fire and Safety Committee. The next meeting will be held on Wednesday, September 14th, at 7:00 p.m. in the West Card Room. Please plan to attend. Currently, the Security Fire and Safety Committee is without a chairperson. If you would like to Chair this Committee, please contact the President of the Board of Directors, Mr. Budd Coutts, at the listed information. Your volunteerism is greatly appreciated.



Covenants Committee Joseph Livingston, Chairman

First, the good news. The Committee, working with the Election Committee, expects to complete

the review/revision of the SHUOA election procedure by the end of August 2005.

Now the bad news. The Committee did not hold the scheduled July meeting because of the lack of a quorum. Unfortunately, this is the second scheduled meeting to be cancelled this year for that reason. Not good!

We recognize that summer provides us with an opportunity to do things that would not otherwise get done. At the same time, the good governance, which we enjoy at Skyline House, requires all of us to get involved. Support one or more of the Committees by becoming a member or just by attending the meetings, and by participating in the discussion of its business would be most helpful.

Please continue to do whatever you can to support the Board of Directors and the Committees. Remember, they are all volunteers.

One last thing, please call to Management's attention, preferably in writing, problems noted and suggestions you believe might increase the security and enhance the living conditions in our community even more.

Don't forget to check the bulletin boards for events and if you have any questions, please feel free to contact the Covenants Committee. The next Covenants Committee meeting will be September 21st at 7:30 p.m. in the West Card Room.



Neighborhood Watch Judith York, Coordinator

We welcome our new Neighborhood Watch volunteer, Ms. Elaine Black, and encourage all residents of Skyline House to join our program, which consists of an hour a week walking around the building and grounds. It is great exercise as well as a feeling of accomplishment when you actively participate in keeping your home safe. The schedule is yours – you can choose the day(s) of the week and the hour(s) that you prefer. A free T-shirt is given once you become a member. Neighborhood Watch Training is given at the

Mason District Police Station on Tuesday, October 4th, and Tuesday, December 6th. Please call me on 703-671-2267 if you are interested – we welcome new members, as well as returning volunteers.

Tuesday, August 2, was “National Night Out” (NNO) and Skyline House’s Neighborhood Watch volunteers put luminaries – candles in brown paper bags – out in front of the building, as well as by the fountain. “National Night Out” is an annual event where Neighborhood Watch Groups throughout the United States, Canada and on Military bases worldwide take this one evening to show their solidarity against crime. Involved citizens come from a variety of groups: law enforcement agencies, civic groups, neighborhood organizations, businesses, and local officials. Last year, over 34 million people participated in National Night Out activities, which is America’s Night Out against crime.

Meetings at the Mason District Police Station are open to everyone; please see below for meetings during the rest of the year:

September 6th: Neighborhood Watch
Coordinators at 6:30 p.m. and,
Citizens’ Advisory Committee (CAC) at 7:30 p.m.
October 4th:
Neighborhood Watch Training at 7:00 p.m.
CAC at 7:30 pm
November 1st:
CAC at 7:30 pm – CAC
December 6th:
Neighborhood Watch Coordinators at 6:30 pm
Neighborhood Watch Training 7:00 pm
CAC (and Holiday Party for All) at 7:30 pm

I would like to take this opportunity to thank all who participated in “National Night Out.” It not only confirms our community’s solidarity against crime but also helps us to get to know our fellow Neighborhood Watch neighbors.



**The Chief Engineer
Greg Grimm**

We are still experiencing medicine cabinet mirrors falling off the medicine cabinets. This is

caused by the glue holding the mirror onto the cabinet drying out over time and making it possible for the mirror to fall off the cabinet.

In-unit maintenance can replace the mirror for around \$30.00. Also, Home Depot has medicine cabinet that fits the existing opening of the current medicine cabinet. It is white painted wood with a mirror that cannot fall out, as it is framed into the door of the cabinet. This cabinet costs about \$40.00.

Fire Sprinkler System Information:

Several common misconceptions about sprinkler systems exist. Typical misunderstandings include:

- **When one sprinkler operates, all will activate.** *Only those sprinklers in direct contact with the fire's heat will react.* (Statistically, approximately 61% of all sprinkler controlled fires are stopped by two or less sprinklers.)

- **Sprinklers operate when exposed to smoke.** *The presence of smoke alone will not cause activation.* (Sprinklers function by thermal impact against their sensing elements. i.e. the heat melts the link and the water pressure pushes off the cap.)

- **Sprinkler systems are prone to leakage or inadvertent operation.** *Statistics indicate a failure rate of approximately 1 head failure per 16,000,000 sprinklers installed per year.* (Sprinkler components and systems are among the most tested systems in an average building. Failure is very unlikely.)

- **Sprinkler activation will not cause water damage to contents and structure.** *Water damage will occur when a sprinkler activates, in almost every single instance. This is better than the alternative of damage by fire.*

Sprinkler System Benefits:

Fire sprinklers are most effective during the fire's initial flame growth stage. A properly selected sprinkler will detect the fire's heat, initiate alarm, and begin suppression within moments after flames appear. In most instances sprinklers will control fire advancement within a few minutes of their activation. This will in turn result

in significantly less damage than otherwise would happen without sprinklers.

Sprinkler systems offer several benefits to building owners, operators, and occupants. These benefits include:

Immediate Identification and Control of a Developing Fire:

Sprinkler systems respond at all times, including periods of low occupancy. Control is generally instantaneous.

Immediate Alert:

In conjunction with the building fire alarm system, automatic sprinkler systems will notify occupants and emergency response personnel of the developing fire.

Reduced Heat and Smoke Damage:

Significantly less heat and smoke will be generated when the fire is extinguished at an early stage.

Enhanced Life Safety:

Staff, visitors, and fire fighters will be subject to less danger when fire growth is checked.

Enhanced Security: A sprinkler controlled fire decreases demand on security forces, minimizing intrusion opportunities.

Decreased Insurance Expenditure:

Sprinkler controlled fires are less damaging than fires in non-sprinklered buildings. This results in lower insurance reimbursements. Insurance underwriters will usually offer reduced premiums in sprinkler protected properties which can save a large amount of capital. This is especially important when funds are limited.

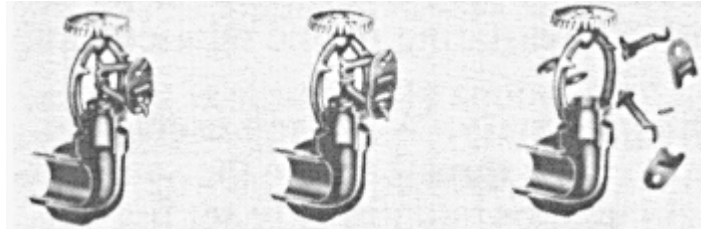
Sprinkler System Operation:

For most fires, water represents the ideal extinguishing agent. Fire sprinklers utilize water by direct application onto flames and heat. This action cools the combustion process and prevents ignition of adjacent combustibles.

Sprinkler systems are essentially a series of water pipes which are supplied by a reliable water supply. At selected intervals along these pipes are independent, heat activated valves known as

sprinkler heads. It is the sprinkler which is responsible for water distribution onto the fire. Most sprinkler systems also include an alarm to alert occupants and emergency forces when sprinkler activation (fire) occurs.

During the incipient fire stage, heat output is relatively low and unable to cause sprinkler operation. As the fire intensity increases, however, the sprinkler's sensing elements become exposed to elevated temperatures (typically in excess of 135-225°F/57-107°C) and they begin to deform. Assuming temperatures remain high, as they would during an increasing fire, the element will fatigue after an approximate 30 second to 4 minute period. This will release the sprinkler's seals allowing water to discharge onto the fire. In most situations less than 2 sprinklers are needed to suppress the fire.

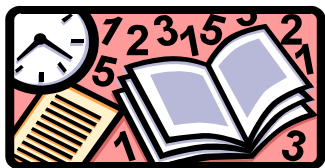


Typical Sprinkler Head Release Sequence:

Additional actions occur when sprinkler activation happens. These include initiation of building alarms, operation of supplemental water supply systems (fire pumps), shutdown of selected electrical and mechanical equipment (air handling equipment and elevators), and automated fire department notification and dispatch.

Home Electrical Safety Audit:

After so many questions about safety and the recent fire sprinkler incident, I started research on how to write this article. The first item I found was a twenty-one year old safety audit prepared by the Consumer Product Safety Commission. It seems to fit perfectly to our situation. Some things in it do not apply, but almost all do. Everyone should use this checklist, even if you think you are safe. Since this checklist is eleven pages there's not room for it here. You may download it from the web at this address: <http://www.cpsc.gov/cpscpub/pubs/513.pdf>.



**Editor
Louise Albin**

Did you enjoy the articles submitted by Ernest Loyola in the last two editions of this newsletter?

If you have anything you would like to add that others might enjoy, I encourage you to get your thinking caps on and send me some input. How about any interesting hobbies! One of our residents wrote a book about hunting that I enjoyed reading. We have all had different experiences that others might enjoy hearing about.

News from Supervisor Penny Gross
Mason District, 6507 Columbia Pike
Annandale, VA 22003
Tel. 703-256-7717, Fax 703-354-8419
Email: mason@fairfaxcounty.gov

2005 Fairfax County Farmers' Market:

The Farmers' Market returned to Mason District on Thursday, May 5th with some new features! This year the Market has added dairy products, eggs, and meat. Along with these new additions, residents will continue to find fresh vegetables, fruits, baked goods, potted plants, and cut flowers. The Market also features a Master Gardener Plant Clinic from 9:00 a.m. – Noon. You can visit the Annandale Farmers' Market at the Mason District Park at 6621 Columbia Pike every Thursday from May 5th to November 3rd, 8:00 a.m. – 12:30 p.m. For information and directions call 703-642-0128 or visit the web at www.fairfaxcounty.gov/parks/farm-mkt.htm.



**Recreation Committee
Tony DiSalvo
Chairman**

Newcomers (new residents) where are you and where have you been? We still await you at the next TGIF which is scheduled for Friday, August 5th, at

6:30 p.m. in the West Party Room. Also where are the residents who have lived in Skyline for ages and ages? Come join us. You will certainly be welcomed.

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 September TGIF is on Friday, September 9th, at 6:30 p.m. in the East Party Room.

The Committee will meet on Wednesday, August 10th, 7:00 p.m. in the West Card Room.

**MAGAZINES FOR ALEXANDRIA
HOSPITAL**

Thanks again to all who have been dropping off magazines at the front desk for INOVA Alexandria Hospital. The Hospital certainly appreciates them. Skyline House has been donating magazines to Alexandria Hospital for the past 10 years; and prior to that, to another hospital long since closed. Tony DiSalvo makes a delivery once a week. Again, thank you.



**Good Neighbors Committee
Co-Chairs
Toska Prather 703-379-7849
Ernest Loyola 703-671-0384**

Good Neighbors for August 2005:

**Toska Prather 703-379-7849
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.

SPECIAL EVENTS AT SKYLINE HOUSE August 2005

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5 TGIF 6:30-8:00 WPR	6
7	8 LIBRARY OPEN 7:00-8:00 ECR	9	10 RECREATION 700-8:00 WCR	11 PPOC 700-8:00 WCR	12	13
14	15 LIBRARY OPEN 7:00-8:00 ECR	16	17	18	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	31			

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