



THE HOUSE SPECIAL

Volume XXVI, No. 2

www.shuoa.org

February 2006



**Board of Directors
President, Budd Coutts**

Need Candidates to Run for Election to the Board of Directors:

We will have four vacancies on the Board of Directors to be filled at the annual meeting of the Skyline House Unit Owner's Association on Tuesday, March 28, 2006. I hope we can recruit at least six qualified candidates who will be willing to serve if elected.

As members of a self-governing community, all unit owners must take governance seriously. The elected Board of Directors is responsible for selecting and overseeing Management, approving the budget (which means setting the condo fees), establishing rules and regulations that affect many aspects of life in this community, and approving contracts for the variety of services we need. In other words, the decisions of the Board ultimately affect the quality of life and, to some extent, the value of the property in our community.

We have 556 units in Skyline House. Among the resident unit owners are many well-educated, highly qualified professionals and business people whose knowledge and experience are needed both on the Board and on the key committees on whom we all rely for good governance. Each year we need a few to volunteer for this important community service. If you feel you are qualified to serve, please

obtain an application form the Management Office. Nominations will close in early February.



**General Manager
Gusbey Silva**

Restoration of North & South Façade on the West Building:

This project now has a completion and demobilization date scheduled for March 6, 2006. A total of 39 days YTD has been lost due to inclement weather. Work on the tiers located on the south wall, and on the tiers 7 and 9 on the north wall has been completed.

The completion of the work on the remaining tiers of the north wall is estimated as follows: Tier 6 will be completed by the middle of February and tier 8 will be completed by March 1, 2006, weather permitting.

Emergency Repairs of Balcony Edges:

The repair of the balcony edges in the East Building was completed prior to Thanksgiving. The repair of the balcony edges in the West Building was completed only on Tiers 14 and 15 during the month of December. Due to the cold temperatures experienced this winter, the repairs needed in the remaining tiers will be accomplished in the spring. However, during the first week of November, the loose concrete was removed from

OFFICE DIRECTORS

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	cultura@att.net		
DIRECTOR	Toska Prather	1003W	379-7849
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DIRECTOR	Charley Roberts	914E	998-6080
	charley.roberts@prodigy.net		

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
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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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all tiers where emergency balcony edge repairs were needed in the West Building. This measure was taken due to the excessive amount of repairs needed in the West Building and in case the work could not be completed before the end of the year.

Façade Repairs on East Building:

The completion of the façade repairs in the West Building is estimated for March 1, 2006. The contractor has been advised that the mobilization to the East Building as recommended by PPOC, will not be approved until all work is completed satisfactorily in the West Building.

The contractor is using historic quantities from phase I and phase II to prepare the schedule for phase III; as a result, the completion dates contained in the schedule will be as accurate as possible. Any changes in the schedule should be done only for days lost due to inclement weather. This phase is estimated for completion by the middle of March 2007.

In order not to jeopardize the pool season, work on tiers will be 4, 5, 6, and 7 will begin on the east side of the East Building and will be done on both north and south walls simultaneously. This measure is being taken in order to avoid a unit experiencing noise twice during the phase III repairs. Work on tiers 2, 3, 8, 9, and 10 will start approximately at the end of July 2006. Form boards will be installed inside each unit above the windows during the two weeks prior to the start date. Notices will be sent to each unit a week in advance.

Inspection of Emergency Keys:

As requested by the Board of Directors, all the emergency keys kept in the Management Office were inspected during the week of January 9, 2006. A total of 64 keys did not work (30 West, 34 East), which represents an 11.5% of the total unit owner's locks.

Letters were sent to the unit owners where one or more keys do not fit the locks, requesting that they provide us with a working key.



Financial Management Committee Wynfred Joshua

The Financial Management Committee met on January 23, 2006. We were delighted to see a number of guests; we did not get a chance to greet them but we welcome them again at our next meeting.

Total income for the month of December 2005 was \$287,334 with expenditures of \$235,202. Total income less expenditures amounted to \$52,132. The total Reserve Contributions were \$94,746 leaving a negative net income before taxes of \$42,614.

While we do not yet have the audit report with final figures, at this point it appears that we will end 2005 with a deficit. This is largely the result of unexpectedly high utilities bills and an increase in our insurance, which went up some \$20,000. Notably, the water bill for the East Building increased about \$15,000. Some of the savings on other accounts have reduced the deficit, but we are still expecting to end the year with roughly \$13,000 in the red. This deficit will be made up from our Working Capital Fund.

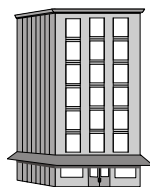
We are taking steps to prevent a deficit. We have switched insurance companies and are now with one which gives us a similar policy at a lower rate. Our Manager is checking what caused the increased water use in the East Building and will then propose corrective measures.

The FMC agreed with the PPOC to award this year's pool management contract again to Sunset Pools for the amount of \$26,450. We have been with Sunset since 2001 and have been satisfied with its service. This year's price, moreover, is the same as last year's and turned out to be the lowest of the three bidders on the contract.

The FMC commends our Treasurer, Wayne Krumwiede, for his study on the salaries of Skyline House personnel. He looked at surveys of salaries of various occupational categories of employees. The surveys were based on data from Human Resource Departments of a wide span of employers.

A median range for the salaries in each category was established. Wayne Krumwiede's study indicates that gross salaries of our staff in each occupational category fall not only within that median range, but at its high end. We have a very dedicated and loyal staff and it is reassuring to know that they get a fair compensation.

The next regular FMC meeting is scheduled for the second Monday of the month, February 13, 2006, instead of the usual third Monday because that day is a holiday. We strongly urge residents to join us; we welcome anyone interested and any fresh ideas.



Physical Plant And Operations Committee George Beams And Kurt Bedenbaugh

The PPOC met on January 12th at 7:00 p.m. Al Lambert, a Committee member, had sent an e-mail with his concerns regarding the façade repair contract. One of his concerns was the Association not knowing how many persons are working for the contractor. The General Manager explained that the Association has records of how many are working, which is a minimum of 14 workers, as per contract. The Association controls where and when the work is scheduled.

Another concern Mr. Lambert had was the Association did not have a method of corrective action. It was explained that a letter of nonconformance is sent as soon as a problem is discovered and the Contractors are also informed at progress meetings.

Another concern was the contractors' performance. The General Manager stated that we did not have any problems with the technical performance of the contractor. Actual repairs are well performed and supervised by the Consultant Engineer. The problems we have experienced with the contractor are with administration of the contract. This has nothing to do with the technical. A letter has been presented to them regarding pending items that have to be finalized in the West Building before work on the East Building will begin.

An owner brought up an issue regarding work not properly done on her balcony and stated that even though she reported it three times to the Management Office, nothing was done until today. The General Manager explained that the contractor had already been notified by the Consultant Engineer with repair specifications. A discussion ensued regarding improper repair issues and how they are being reported and rectified.

No façade repairs on the East Building will start until all work has been satisfactorily completed on the West Building.

The only other item of business was to request approval of the pool contract for 2006. Based on previous performance and the low bid of \$26,490 by Sunset Pool Company, a request for approval was submitted to the Board.

The Committee approved the following motion to the Board of Directors: Based on their past performance and being the low bidder, it is recommended that the Board of Directors accept the bid by Sunset Pool Company in the amount of \$26,490 for the 2006 pool season.

The meeting adjourned at 8:00 p.m.



Covenants Committee **Joseph Livingston, Chairman**

The Covenants Committee met on January 18, 2006. Attendance was and that was good. Perhaps it was due in part to a determination made that with the New Year, more residents should get involved in the governance of the Association. In any event, it was an opportunity to remind those in attendance of the upcoming election for members of the Board of Directors, and to urge them to consider becoming a candidate and to ask a neighbor or friend to do the same. Application forms may be obtained at the front desk or the Management Office. Completed applications must be returned to the Management Office not later than February 8, 2006.

As previously noted, attendance was up but it wasn't until we reached new business on the agenda that a "light went on" and the connection was made.

The subject wasn't roses; it was "...the exercise room schedule."

After an extended discussion which included comments and suggestions from just about person in attendance, two themes emerged. One was that the exercise room was underutilized. Although no criteria and no data were offered to support that point. The other theme was that there was insufficient time allowed under the current schedule for "couples" or for men and women to use the facility together, i.e., co-ed.

While it was noted that the current schedule had been in effect for almost three years, and few complaints, it did not seem reasonable to revisit the subject.

The Committee agreed to attempt to address the concerns raised with a clear understanding that the method and results must be fair. To that end, it was decided this item would appear in the February *House Special* inviting residents to submit their suggestions, including specific and detailed proposed schedules for consideration; that Management would be requested to develop whatever statistical data it can, and other information, to address the underutilization claim and to offer its suggestions; and that the Covenants Committee would consider all the material received on the subject and make a recommendation to the Board. However, at the January 25 meeting of the Board of Directors, the members decided to refer this matter to the Physical Plant and Operations Committee (PPOC) for review of the statistical data developed by Management and that the PPOC should make a recommendation to the Board; and that the suggestions pertaining to this matter should be sent to the Management Office.

For information about the time and place of the next Covenants Committee meeting check the Bulletin Board or *The House Special*.

Security, Fire and Safety Committee



The Security Fire and Safety Committee met on January 11, at 7:00 p.m., since the Committee

is still without a chairperson, and Mr. Charles Roberts, the Board of Directors Liaison to the Security Committee who usually chairs the meetings was not present; the meeting was voluntarily chaired by Mr. Norman Baker, Vice President of the Skyline House Board of Directors.

There was discussion held concerning Rule 18 and there will be a recommendation to the Covenants Committee to consider revising the Rule.

We would like to encourage CONFIDENTIAL reporting of rule violators by all residents to the Management Office by using the resident action form, which can be obtained at the front desk. It is the only way to be non confrontational and to help everyone in the community enjoy harmonious living.

We would also 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 in helping to keep your community safe by joining the Security Fire and Safety Committee.

The next meeting will be held on Wednesday, March 8, 2006, 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.



Neighborhood Watch **Judith York, Coordinator**

Completed reports written by the Neighborhood Watch volunteers over the last few weeks show that Skyline House is a very safe community that is well maintained. I thank the volunteers for their reliable service and appreciate their taking the time to walk the buildings and grounds.

Please see separate list of Mason District Station meetings for 2006. The next two meetings will be held on Tuesday, February 7th at 6:30 p.m. for the

Neighborhood Watch Coordinators and, at 7:30 p.m. for CAC (Citizens' Advisory Committee). The first training session of the year will be held on Tuesday, March 7 at 7:00 p.m. All meetings are open to the public so bundle up and venture out to the Mason District Police Station (6507 Columbia Pike, phone 703-354-5889) to see what is happening in our area and to learn what steps are being taken to fight crime.

Officer Brendan Murphy, one of our community police officers, contacted me with a request to let him know if any one is interested in free training for the CERT Program. CERT stands for "Community Emergency Response Team, a program sponsored by FEMA regarding disaster preparedness. Fairfax County will be receiving grant money to train a limited number of people. If you would like more information, please see the following link: <http://training.fema.gov/EMIWeb/CERT/certfaq.asp>.

You can let Officer Murphy know you are interested in taking the training by phoning him on 703-256-8035, ext. 2256, or e-mail him at Brendan.murphy@fairfaxcounty.gov.

Fairfax County Police Dept. **2006 Meeting Schedule** **Mason District Station**

Neighborhood Watch

Note: All meetings are the first Tuesday of the Month

February 7 th	6:30pm	Neighborhood Watch
Coordinators	7:30pm	CAC
March 7	7:00pm	Neighborhood Watch
Training	7:30pm	CAC
April 4	6:30pm	Neighborhood Watch
Coordinators	7:30pm	CAC
May 2	7:00pm	Neighborhood Watch
Training	7:30pm	CAC
June 6	6:30pm	Neighborhood Watch
Coordinators	7:30pm	CAC

July	Summer Vacation	
August	National Night Out!	
September 5	6:30pm	Neighborhood Watch
Coordinators	7:00pm	Neighborhood Watch
Training	7:30pm	CAC
October 3	6:30pm	Neighborhood Watch
Coordinators	7:00pm	Neighborhood Watch
Training	7:30pm	CAC
November 7	7:30pm	CAC
December 5	6:30pm	Neighborhood Watch
Coordinators	7:00pm	Neighborhood Watch
Training	7:30pm	CAC (Holiday Party)

All community members are welcome to attend



Recreation Committee
Tony DiSalvo
Chairman

I am glad to say that the Post Holiday TGIF in January was a great success. We had a very good number of Skyline House residents who all enjoyed themselves. Why not join us in February!

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, February 3rd, at 6:30 p.m. in the West Party Room

The next Committee meeting is scheduled for Wednesday, February 8th, at 7:00 p.m. in the West Card Room.



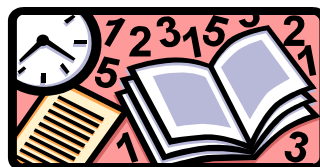
Good Neighbors Committee
Co-Chairs

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

Good Neighbors for January 2006:

Wayne Krumwiede 703-998-0251
Raymond Mills 703-820-7438

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.



Editor
Louise Albin

Thank you to everyone who dropped off donations for the families adopted for the holidays!! Both families were referred to me through Annandale Christian Community for Action and were extremely happy with the food and gifts!

I have decided to continue to help one family as much as I can throughout the year. The family consists of a single mom with five children. Although she is trying very hard to make ends meet, it is very difficult for her. If anyone else is interested in purchasing an extra can of food, boxed food, juice, or any other non perishable item, you may drop it off in the Accounting office, it would be gratefully appreciated by the family. Each time I go the grocery store, I will pick up a food item for the family. I plan to visit the family once a month, sometime around the 15th or after, to deliver items to them.

Thank you again and may 2006 be a peaceful and wonderful year!!

Tycia Haight, Accountant

SPECIAL EVENTS AT SKYLINE HOUSE February 2006

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3 TGIF 6:30 P.M. WCR	4
5	6 LIBRARY OPEN 7:00-8:00 ECR	7	8	9 PPOC 7:00 WCR	10	11
12	13 FMC 7:00 WCR LIBRARY OPEN 7:00-8:00 ECR	14	15	16	17	18
19	20 PRESIDENTS DAY LIBRARY CLOSED	21	22 BOARD 7:00 WCR	23	24	25
26	27	28				