



THE HOUSE SPECIAL

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April 2006



Board of Directors President, Budd Coutts

Due to the Skyline House Unit Owner's Association annual meeting being held on Tuesday, March 28, 2006, there was no regular meeting scheduled for the Board of Directors during the month. The election of new Board members took place in conjunction with the annual meeting. Four members of the Board, whose terms had expired, chose not to seek re-election. Six candidates ran for those positions. New members elected were Julie Campbell, John Warren, Evelyn Haught, and Jane Johnston.

I would like to thank all of the candidates who ran for office for their participation. It is active involvement that will keep our community robust and healthy. At the same time, congratulations to those newly elected Board members.

Shortly after the election results were announced, and the annual meeting adjourned, the new Board met and elected the following officers: Norman Baker, President; Maria Elena Shacknies, Vice President; Julie Campbell, Treasurer, and Jane Johnston, Secretary.

In my last official duty as outgoing President of your Association, I presided over the well attended annual meeting. My report to the attendees at the meeting follows:

SKYLINE HOUSE UNIT OWNER'S ASSOCIATION PRESIDENT'S REPORT Annual Meeting, March 28, 2006

Good evening ladies and gentlemen:

Welcome to the Skyline House Unit Owner's Association annual meeting, and thank you for your participation in this year's Board of Directors election.

Later in the meeting you will hear reports from our Treasurer, Wayne Krumwiede, and the various Committee Chairpersons.

I am happy to report your Association is in sound financial condition, which can be attributed to practicing very conservative management strategies.

Our home is now some 27 years of age; it is wearing well, and with proper maintenance programs, we can expect it to retain its first class operation and appearance. And, of course, those are factors in keeping our values up.

We have had to live with the noise and inconvenience of major repairs, such as those being performed on the building façades. Those façade repairs will continue for another one and one-half to two years. I understand it is not a pleasant experience to have concrete drilling near your unit during the day. West Building residents are having their ordeal come to an end now.

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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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East Building residents (of which I am one) will have their turn to enjoy the music of the drills starting soon. Let's hope the weather is favorable, and all goes well so the project can proceed uninterrupted.

All of you, who have lived here for some time, know that as a self-governing community of 556 units, we unit owners are dependent on those who volunteer to do the many tasks involved in ensuring our condominium is well managed, financially sound, well maintained, and attractive.

These things do not happen by chance. For the benefit of those who have arrived recently, let me summarize briefly why your active participation in condominium affairs is so important.

The condominium governance structure is set forth in the by-laws which, in turn, are legally based on the Virginia Condominium Act. We are in effect a sub-unit of local government. Thus, the decisions made by your elected Board of Directors are critical in affecting the quality of life in this community.

The Board is responsible for hiring and overseeing the General Manager, who in turn hires and oversees the staff, and the numerous contractors we retain to perform various essential services.

WEST BUILDING

MARCH 26, 2006 INCIDENT

On Sunday, March 26, 2006, about 9:00 .a.m., a resident of the 7th floor in the West Building called the Front Desk to report seeing a man lying on his back behind the West Building.

The Front Desk Receptionist immediately called 911 and informed Management of this incident. The Paramedics who had arrived on site called the Police Department, who, upon their arrival at the property, informed the Deputy General Manager that the person was deceased.

After reviewing the video recording of all the cameras located around the building, revealed that the young man, 20 years old as reported by the police department, arrived at the front of the West Building mail lobby entrance at approximately

1:00 a.m., waited until a person came out of the building, grabbed the open door and entered the building, used the passenger elevators, and proceeded to the Penthouse roof sun deck

According to information received by the police, this young man was familiar with the building when, two years ago, he had visited a former resident. The young man informed his family around 11:30 p.m., before leaving his house on Leesburg Pike, he was planning to commit suicide.



**General Manager
Gusbey Silva**

Restoration East Building North & South Façade:

The East Building façade repairs project started on March 15, 2006 with the installation of the form boards above the windows of tiers 4, 5, 6, and 7. The sounding of the concrete on these tiers and the installation of the overhead protection needed above the loading dock will be completed during the last week of March 2006.

The second phase of the repairs on the tiers being worked on includes the concrete demolition, brick removal, concrete repairs, and flashing replacement. This phase will begin on April 1, 2006 and is estimated to be completed by the end of August 2006, weather permitting. Please be aware that this phase will generate a high volume of noise. The party rooms will be available to escape the noise while the repairs are being done outside your unit between 9:00 a.m. and 5:00 p.m.

The work in the remaining tiers: 2, 3, 8, 9, and 10 will start approximately at the end of August 2006. Form boards will be installed above the windows on each of the units in these tiers during the two weeks prior to the start date. Notices will be sent to each unit at least a week in advance.

West Building Façade Repairs:

This project has now been completed, with the exception of the punch list items discovered during the final inspection performed during the third week

of March 2006. All punch list items are estimated to be completed by the middle of April 2006, including the landscaping restoration.

Washing of West Building Windows and Balcony Floors:

After two years of not being able to perform this work in the West Building due to the façade repairs being performed, all balcony and patio floors were power washed during the last two weeks of March. Washing of all windows, including the balcony windows, will be completed during the first week of April 2006.

Construction debris has finally been cleared away. This will allow the residents of the West Building to fully enjoy their balconies during the spring and summer. Repairs to the concrete balcony edges has been postponed until fall 2006.

Bike Rooms:

In order to better serve our residents, Management hired a contractor to install new racks in each of the bike rooms. Residents were requested to remove their bikes for a period of three days Tuesday, April 4th through Thursday, April 6th, while the installation of the new racks is being performed. Notices were posted two weeks in advance. All bikes must be re-registered on a first come first served basis prior to being placed back in the bike rooms. Each room will hold 50 upright regular size bikes. Larger bikes and/or tricycles will not fit in the new racks and will not be allowed in the bike rooms.



**Financial Management
Committee
Wynfred Joshua**

As has become tradition, in March, the month of our annual meeting, we take stock of what we accomplished the past year and where we stand financially. Skyline House residents working with the financial aspects of our condominium have been quite active this year. The FMC worked closely with our treasurer, Wayne Krumwiede, in overseeing the financial and budgetary issues and in recommending accordingly actions to the

Board. Warm thanks are due to Wayne and the dedicated FMC members. The General Manager and her staff have also labored very diligently to get us through various difficult projects. And we did have several vexing issues in 2005.

As you know, the FMC reviews the cost aspect of projects designed to maintain the integrity of the structure of the building or to enhance our living environment appropriate to a condominium of our size and standing. Foremost this past year remained the repairs to the façade. We are now midway in this project, having finally finished the work on the West Building. We are still facing two years of work on the East Building for roughly \$1.3 million. Working on the West building we encountered several unexpected problems increasing both the time and funds for completion. Hopefully, the repairs on the East Building façade will go smoothly.

We did emergency repairs on the lobby and hallway roofs, which were originally scheduled for replacement in 2011. Because of the condition of the roofs, we moved up the time to 2008. We also supported doing repairs on the circular driveway. Our consulting engineer warned us that some 40% of the road deck needed repairs. Because of the high costs involved, however, we decided to do only what was immediately required in 2005 and to wait with repaving the full driveway until 2006. So this project awaits us this year.

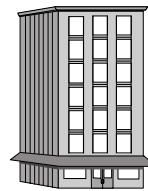
We also endorsed expenditures for a number of smaller, yet important, projects such as the building of a supplemental retaining wall fronting S. George Mason; the replacement of the outmoded PA system; renewal of heating elements for the boilers; fixing the entrance door to the West mail lobby, and so forth.

All these projects and some unexpectedly costly requirements of our daily operating activities caused us for the first time to end the year in the red. We closed 2005 with a loss of \$16,512. This will be charged to our Working Capital Fund, an account available for these types of deficits.

To summarize our financial status for 2005: Our total income for 2005 was \$3,399,530; our total expenses were \$2,279,085; contributions to the reserve funds were \$1,136,953 leaving us with a

modest net loss. We did, however, sustain our monthly contributions to the Replacement and Periodic Maintenance Reserve Funds which kept our reserves slightly above \$1 million.

At this point, we expect to end 2006 in the black again while maintaining our reserves at a level above \$1 million, which is about the minimum for a building of our size and age. The judicious operations of Management and oversight by the Board and Committees will allow us to achieve these objectives and meet required expenditures with only a moderate increase in the condo fee of 2.89% for 2006.



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

The PPOC did not meet in March. The next meeting will be on April 13th at 7:00 p.m. in the West Card Room.



**Covenants Committee
Joseph Livingston, Chairman**

Congratulations to the new members of the Association's Board of Directors. On behalf of the members of the Covenants Committee, our best wishes for every success in being elected members of the leadership team of Skyline House.

We are also thankful for the work of a wonderful group of volunteers and members of the Election Committee and the combined effort of both for an outstanding job in conducting the Association's 2006 election of members to the Board of Directors. The election was both expeditious and error free. Great Job!!

After a well deserved break, the Election Committee will critique the election and follow with its analysis and recommendation. We will use this guidance in our efforts to further improve the conduct of the election. We welcome any suggestions.

A cursory look at the results of the election showed a slight significant increase in the number

of residents and non-residents who voted in this year's election. We hope to do even better next year. There will be more about that at the next meeting of the Covenants Committee on May 17th at 7:00 p.m. in the West Card Room.

In other Committee matters, the Hearing Subcommittee conducted one hearing regarding an alleged infraction. The hearing was concluded, and a decision was made disposing the matter.

In my report to the Association at the annual meeting, I made special plea for more unit owners to become members of the Covenants Committee. I renew that plea here.

Finally, again, I want to thank all the volunteers for your help in the election process. Needless to say, without your help, it could not have been done. And, thanks to you, the unit owners for your continued support.

Security, Fire and Safety Committee



The Security Fire and Safety Committee met on Wednesday, March 8th, 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, 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 garage safety and vehicles not using headlights while driving in the garage and traveling well above the 5 MPH POSTED SPEED LIMIT. We urge everyone to please slow down and to use the overhead mirrors located on the ceiling at the up/down ramp to check for pedestrians and oncoming vehicles. These mirrors are a great safety device and allow you to see areas not directly in front of you.

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, May 10, 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. Norman Baker, at the listed information. Your volunteerism is greatly appreciated



Neighborhood Watch Judith York, Coordinator

First, we extend a warm welcome and a "thank you" to our new Neighborhood Watch volunteer, Norma Anderson, for joining the program. Now that Spring is here (or thinks it is), why not join us for some exercise and help the community remain safe and in good shape – pun intended – by walking around the East and West Buildings and strolling the grounds!

Many of the reported incidents by the Neighborhood Watch volunteers concern common area doors left opened, even though we were warned of this (see March 2006 newsletter) by the Security Fire & Safety Committee; volunteers close them in order to secure the premises. There are also reports of large items left on the trash room floors or just outside, and I ask that you either take these items down to the loading dock area or alert the office staff if you are physically unable to remove them – there may be a fee for removal. However, if you have had work done in your unit, it is up to you to make sure your contractor removes any old or unused items when he leaves, and if you have furniture you no longer

need, then please arrange to have these items taken away.

Our meetings for April and May at the Mason District Police Station (6507 Columbia Pike, 703-354-5889) are: (1) **April 4th** at 6:30 p.m. Neighborhood Watch Coordinators and 7:30 p.m. CAC, and (2) **May 2nd** at 7:00 p.m. Neighborhood Watch Training and 7:30 p.m. CAC. All meetings take place on the first Tuesday of the month.

Thanks to the Loyola and the Negash families who represented Skyline House Neighborhood Watch for the Officer of the Year Award at Mason District Police Station in March. This award was established in 2000 to honor the memory of Officer Ed Smith for his many years of public service to the community and the Police Department, and it is given annually to a sworn officer or supervisor at the Mason District Station. Detective Thomas Einwechter was the winner of the award this year. Our local community police officer, Chip Conner, kindly gave us information on the three nominations, and I have that information if anyone would like to read it.

Summer may be coming sooner than we expect, and you may wish to check out some of the various activities for your children, grandchildren, and any other children you sometimes take care of while their families are working full-time. Here is the link for the Park Authority, and it shows some Spring break activities but mainly those for summer: <http://www.fairfaxcounty.gov/parks/>

Anyone interested in joining the Skyline House Neighborhood Watch Program, please call me on 703-671-2267, and I'll be pleased to give you a rundown of our activities and take you on a mini-tour of places we include in our volunteer walks.

The Security Committee is still without a chairman, and if you are interested and would like to help, please get in touch with the Management office or one of the members of the Board of Directors. Information on the Office Directors, Committee Chairs/Co-Chairs and Management Office is listed on the inside cover of each House Special publication. Also listed are two of our most important volunteers – Joyce Routt, Chief Web Developer and Louise Albin, House Special Editor. Thanks and gratitude go to both these ladies for

their hard work and countless hours to keep us informed of Skyline House events.



Recreation Committee **Tony DiSalvo** **Chairman**

Another great TGIF. Thanks to all Skyline House residents who attended the March TGIF. It was a wonderful large group of residents. I am sure all who were present enjoyed themselves. Join us on Friday, April 7th, in the West Party Room.

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.

See you all on Friday, April 7th, at 6:30 p.m. in the West Party Room for another great TGIF.

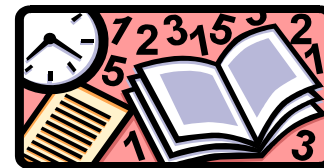


Good Neighbors Committee **Co-Chairs** **Toska Prather 703-379-7849** **Ernest Loyola 703-671-0384**

Good Neighbors for April 2006:

Sonya Livingston 703-931-6923
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.



Editor **Louise Albin**

Help! The façade repairs are moving from West to East! Would the experienced Westerners have any recommendations for coping that would help those of us in East? We're appreciative of

Vera Tilson's recommendation of ear muffs (about \$15 at Home Depot), and we know the Party Rooms will be made available to us – any other tidbits that West people discovered that helped you survive the noise, the dirt, and the disruption? Our profound thanks for your help!

You can send your comments to the Editor by e-mail and I will pass them on in my *May House Special*.

THANK YOU to all that have made donations to the family that I have continued helping throughout the year.

I can really see that our donations bring a little ease to the daily stress of a single mom raising five children. Some residents have inquired about what types of food the family likes. Here are a few things that I know the children like: Peanut butter and Jelly/Jam (grape, strawberry).

Fresh fruit (although I know they also like canned fruits as well), Mac and Cheese, assorted juice (juice boxes are great also), rice. They love to make salads (that is something I buy just before I deliver with any monetary donations I receive).

Please remember that I plan to continue this throughout the year, and if you are able to pick up an extra food item, please drop it off anytime to the Accounting office. If the office is closed, place your donation outside the door – that is not a problem; it will make it inside the office shortly, either by me or another staff member that happens to see it outside the office.

Thanks again for all the support!!!

Submitted by Tycia Haight

BAILEY'S LIONS CLUB NEEDS YOUR HELP!

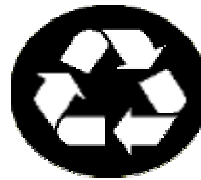
The Bailey's Crossroads Lions Club provides direct volunteer assistance and support to a number of local organizations which provide essential services to adults and children who have sight and hearing loss, are homeless, or have other unmet needs. The club has been an active member of Lions Club International since 1954.

The Bailey's Club invites you to help them serve the community. They have extended an invitation to both new and long-time Skyline residents to join them on *Thursday, April 20th*; as

their dinner guests to learn more about Lionism and the Bailey's club. The dinner will be held at a restaurant in the immediate area. Visit www.orgsites.com/va/baileyscrossroadslions to learn more about the club. For specific information about the dinner on April 20th, contact Beth James at (703) 451-6257 or send her an E-mail note at bethjames@netzero.net. Are you unable to make it on April 20? Call anyway! They'll invite you to a future meeting. Join your neighbors in helping ensure that Skyline contributes to the broader community.

George Ferguson

Skyline Plaza Communications Committee



What NOT to Recycle at Skyline House:

Batteries:

- Alkaline batteries, used in flashlights, smoke detectors, radios, toys, remote controls, etc., have been re-engineered today to reduce toxicity greatly. Discard with your household trash.
- Button batteries from watches, hearing aids, and some cameras must be taken to a Fairfax County Household Hazardous Waste facility.*
- Rechargeable batteries include nickel-cadmium, lithium, and other hazardous materials but can be recycled. These can be taken to the Mason District BOS office nearby at 6507 Columbia Pike, Annandale.

- Automotive batteries should be recycled by your service garage or taken to a county hazardous waste facility.*

Eyeglasses:

Donate to the Lions Club, which recycles them. Some eyeglass vendors will recycle them for you.

(I'll try to complete this list next month.)

SPECIAL EVENTS AT SKYLINE HOUSE

April 2006

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3 LIBRARY OPEN 7:00-8:00 ECR	4	5	6	7 TGIF 6:30 P.M. WPR	8
9 PALM SUNDAY	10 LIBRARY OPEN 7:00-8:00 ECR	11	12 PASSOVER (begins at Sundown RECREATION 7:00 WCR	13 PPOC 7:00 WCR	14 GOOD FRIDAY	15
16 EASTER	17 FMC 7:00 WCR LIBRARY OPEN 7:00-8:00 ECR	18	19	20	21	22
23	24 LIBRARY OPEN 7:00-8:00 ECR	25	26 BOARD 7:00 WCR	27	28	29
30	31					

**Skyline House Unit Owners' Association, Inc.,
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