



# THE HOUSE SPECIAL

Volume XXVI, No. 5

[www.shuoa.org](http://www.shuoa.org)

May 2006



## Board of Directors President, Norman Baker

I am honored the Board of Directors elected me to serve as President in 2006. I have served on the Board previously as a Director and as Vice President.

My wife, Marilyn, and I have lived in Skyline House West for 26 years, and we believe Skyline House is a great "Home."

On April 26<sup>th</sup>, I welcomed our new members to their first Board meeting: Directors, Evelyn Haught and John Warner; Secretary, Jane Johnston; and Treasurer, Julie Campbell. I thank each of you as well as candidates Marina Veljanovska and Bert Rappaport for running in the 2006 election.

I would also like to acknowledge our returning members Director, Tosca Prather, and Maria Elena Schacknies, and to thank Maria Elena for agreeing to serve as our elected Vice President.

I am convinced this Board is comprised of energetic, knowledgeable, and dedicated individuals who will work hard to make a difference in our community.

### **MARCH 2006 ELECTION:**

Thank you Sonya Livingston (Chair of the Election Subcommittee) and Joe Livingston, (Chair of the Covenants Committee) for all your hard work in support of the election. Many thanks also to all the others who volunteered to work the election. Finally, thank you to Gusbey Silva, Darryl Hall and the Skyline House staff for all their supporting efforts.

### **A CALL TO RESIDENTS:**

I encourage owners of Skyline House to please step forward and volunteer for a committee. We need more residents to get involved. Serving on any of the committees will ensure your voice is heard and that will help to ensure we have the views of more residents in the decision-making process. I strongly urge you to become involved.

All you need do is attend a committee meeting and express your intention to join. After attending just three consecutive meetings, you automatically become a member.

As a previous Board President stated, "it is the owners who take an interest in the operation of this organization that have ensured that Skyline House continues to be a preferred location for those seeking a residence of this type in the Northern Virginia area." Please become an involved owner.

My thanks to all the residents currently serving on our committees.

### **GUEST PARKING:**

The new Board clearly recognizes the limited guest parking problem here at Skyline House and is prepared to work aggressively with Management to try to improve the situation.

Much anecdotal evidence has convinced me that a few inconsiderate residents are seriously abusing our guest parking.

### **Rule 18 C. 2 of the Skyline House Rules and Regulations states:**

**"No vehicles owned by residents shall be parked in guest parking spaces for more than one hour. Vehicles in violation are subject to being towed without warning at the owner's risk and expense."**

## **OFFICE DIRECTORS**

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RECREATION, Tony DiSalvo 502 E 824-1958

SEC/FIRE & SAFETY, Vacant

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## **EDITOR**

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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 23<sup>rd</sup> 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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If you are abusing the use of guest parking spaces, as defined by this rule, consider yourself warned that you will suffer the removal of your vehicle from the property, without warning, at your own risk and expense.

I encourage all residents who believe they have identified a guest parking violator to confidentially report to Management the date, time frame, and car information (make, model, and license plate) of the alleged violation. If we are all more vigilant and report what we see, we just might resolve a large part of our overused guest-parking problem.

AS FOR THE ONE-HOUR CONVENIENCE PARKING GRANTED BY THE RULE, I APPEAL TO ALL RESIDENTS TO PLEASE, FOR THE SAKE OF OUR GUESTS, MAKE AN EFFORT TO REDUCE YOUR PERSONAL USAGE OF THE GUEST SPACES (EVEN WHEN IT IS ONLY FOR A BRIEF AMOUNT OF TIME).

### ***NOTE: From the Editor***

*I failed to put all of the outgoing President's report in the April newsletter. Following are the remaining words from Budd Coutts:*

...The Board approves the budget (which includes setting the condo fees), and sets the Rules and Regulations to which all residents must adhere. In addition, the Board establishes and makes adjustments to a policy framework for Management to ensure the quality of service to residents is as high as possible; the maintenance of our buildings and grounds is excellent; our finances are handled properly; and our records are accurate, current, and complete.

The Board cannot do all of these things without the assistance of four key committees: the Physical Plant and Operations Committee (PPOC), co-chaired by George Beams and Kurt Bedenbaugh; the Financial Management Committee, co-chaired by Dr. Winnie Joshua and, until recently, Chuck Ruby; the Covenants Committee is chaired by Joe Livingstone.

The Fire, Safety and Security Committee is currently without a chairman. Safety and security is of vital interest to all unit owners, and we hope a unit owner with some leadership skills will step forward to take on this important job. In addition, the Elections Committee, chaired again this year by Sonia Livingstone, performs the annual task of

organizing and conducting the election of the new Board of Directors.

That group is now hard at work counting ballots under the supervision of our Inspector General, David Tilson. The results will be announced later this evening and the new board will meet soon after to elect four of its members to serve as President, Vice-President, Treasurer, and Secretary of the Association.

There are three other committees, and at least four individuals, who contribute to the quality of life in Skyline House: the Recreation Committee chaired by Tony DiSalvo; the Good Neighbors Committee, co-chaired by Toska Prather and Ernest Loyola; and the Neighborhood Watch chaired by Judith York.

In addition, Louise Albin has been our able Editor of *The House Special*, our monthly newsletter, for many years; and Joyce Rout is our Chief Website Developer; and last but certainly not least, as most of you are aware, we have a library in the card room of the East Building that is open each Monday evening. The library is operated under the volunteer leadership and direction of Barbara Michelman, with the very able assistance of Carol Cataldo.

Would Louise, Joyce; Barbara and Carol please stand and be recognized.

I want to encourage all unit owners to attend Committee and Board meetings in order to learn about our decision-making process first hand. Most Committees meet once a month in the West card room, and the agenda for the meetings is posted on the bulletin boards. All committee chairs are elected by the committee, except for covenants whose chair is appointed by the Board.

The work of keeping Skyline House a desirable place to live is done by 27 staff members ably led by our General Manager, Gusbey Silva, and her deputy, Darryl Hall.

The Maintenance and Engineering staff, led by Greg Grimm and his deputy, Tettie Moore, maintain the mechanical and electrical systems in our buildings and, as necessary, supervise and assist Marcello Quisbert in providing in-unit repair and maintenance services at a reasonable cost.

Betty McLaurin, who has worked here since the buildings opened, leads our housekeeping staff and continues to do a first-rate job keeping the building and grounds neat and clean.

The Front Desk functions well, in spite of the high staff turnover, which seems to be inherent in this position. I do want to mention the outstanding service we have had for many years from Adua Stranere and Mike Coleman, who are both exceptional part-time employees, and have many friends at Skyline House.

The office staff consists of three able persons: Tania Saib, Resident Services Coordinator; Tycia Haight, Bookkeeper; and Terezhina Shaw, Administrative Assistant.

I am sure you share my feelings of appreciation for the excellent services our staff provide to this community.

Finally, I want to express my appreciation to my fellow Board members Norman Baker, Vice-President; Wayne Krumwiede, Treasurer; Jean Orben, Secretary; Directors, Toska Prather, Maria Elena Shacknies, and Charlie Roberts, who agreed to fill the vacancy created by Johnnie Moores' resignation last summer. It has been an honor to serve with all of you.

I leave the Board confident this condominium is well managed, well governed, and will continue to be served responsibly by the new Board that will be taking office later this evening.

Thank you.



**General Manager  
Gusbey Silva**

### **Restoration of East Building North & South Façade:**

Tiers 2 thru 10 are selected for façade repairs in 2006. The second phase of the repairs on the tiers 4, 5, 6, and 7, which includes the concrete demolition and brick removal, began on April 1, 2006, and, weather permitting, should be completed by the end of June.

Unfortunately, the repair process imposes real inconvenience on the residents of apartments on the side where work is being performed. The drilling, which is very noisy, occurs in two separate phases: first, to remove the bad concrete and second, to remove the brick above the spandrel in order to replace the existing flashing. The party rooms will be available between 9:00

a.m. and 5:00 p.m. to escape the noise while the repairs are being made outside your unit.

The following phase includes the flashing replacement and the brick installation and pointing; this phase is estimated for completion by the middle of August.

Please keep in mind that the façade repairs also generate a high volume of dust and debris. Please keep your doors and windows closed while the work is being performed and do not access your balcony during that time.

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.

#### **Repairs to the West Building Façade:**

This project has now been completed with the exception of the landscaping restoration scheduled for the first week of May 2006.

#### **Washing of West Building Windows and Balcony Floors:**

The power washing of all balcony floors in the West Building was completed during the last two weeks of March 2006.

The washing of all windows, including the balcony windows, was completed during the first week of April 2006, with the exception of tiers 8 and 9. These windows will be washed during the second week of May.

In order to allow the residents of the West Building the full enjoyment of their balconies, finally cleaned and free of construction debris, during the spring and summer 2006 season, the balcony edge concrete repairs pending completion has been postponed until fall 2006.

#### **Bike Rooms:**

New bike racks were installed in the East and West bike rooms during the first week of April 2006. Bikes not removed by the residents prior to the rack installation were removed by Management and stored away. These bikes must be picked up as soon as possible. Please contact the Management Office to make the necessary arrangements. Any unclaimed bike will be discarded by the end of July 2006.

#### **Garage Entry Doors into West Building:**

It has been brought to Management's attention by several residents and Housekeeping staff that

some residents are leaving trash on the floor by the trash container located at each garage entry door to the building (i.e. empty cases of soda and/or juices, large mail carrier boxes, etc). Please be considerate to your neighbors and fold and properly place all undesirable items into the trash container or take them to the trash chute located in your unit floor.



### **Financial Management Committee Wynfred Joshua**

The Financial Management Committee (FMC) met on April 18, 2006. Total income for the month of March was \$288,165 with expenditures of \$165,784. Total income less expenditures amounted to \$122,382. The total Reserve Contributions were \$96,167, leaving a net income before taxes of \$26,214. The financial statements did not trigger any major issues for discussion.

The FMC explored the possibility of trying to prevent surprise expenditures, such as occurred in 2005 with regard to the lobby roofs and balconies. We noted that we commission a study every five years of all the major components of the buildings and grounds. Some parts, such as the garage, are checked more frequently. It is an effort that requires professional expertise. Periodic repairs and projected replacements are programmed in our budgets for the next 20 years and are adjusted as required. In addition, we rely on our consulting engineer and in-house expertise to alert us to problems. We plan, however, to institute a joint inspection with the PPOC of selected areas to try to reduce surprises.

The FMC then discussed the issue of installing double doors at the West Building entrance through adding a vestibule such as we have at the main lobby entrance. Some residents were concerned that the single doors did not sufficiently protect against the cold. It was pointed out that such an addition had been discussed at one time or another over the years. Some FMC members noted that it would greatly crowd the West Building lobby and would detract from the aesthetics of the West entrance. Such a project, moreover, would go over the limit established in our by-laws that stipulates approval of the majority of owners for

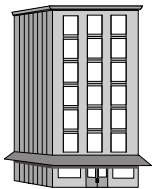


additions for more than \$10,000. The consensus of the FMC was that this was not a realistic possibility.

In response to a request of an owner who wanted to know when we would resume painting of the garage, the FMC pointed out that the 2006 budget provides for hiring a part-time painter this summer precisely for this purpose. The General Manager assured us that resumption of garage painting had been included in the 2006 operations schedule.

The FMC endorsed the PPOC's recommendation to the Board to award to VITO Plumbing the contract for the replacement of the leaking fire department standpipe in the amount of \$15,600. It was noted that work would not affect the storage rooms. The General Manager confirmed that the warrant for the work was the standard one year.

The next FMC meeting will be on Monday, May 22<sup>nd</sup>. We welcome residents to join us and give us the benefit of their ideas.



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

The PPOC met on April 13<sup>th</sup> at 7:00 p.m. in the West Card Room.

The main item of business was the selection and approval of a contractor to replace the leaking fire department standpipe in front of the West Building. The Committee approved a motion to the Board of Directors to award a contract to VITO Plumbing in the amount of \$15,600. An amount of \$15,000 had been budgeted in the Reserve Account for this repair.

The façade repair work in the West Building should be completed in the fourth week of April. The landscaping restoration needed as a result of the façade repairs will be completed by the beginning of May.

The remainder of the pool deck restoration project should be completed by May 15<sup>th</sup>.

New bike racks have been installed and residents may again store their bikes in the designated rooms. Bikes must be registered with the Management Office. Also, about 30 bikes were not removed by the residents prior to the rack installation. Management removed the bikes and

stored them. Notices will be posted requesting residents to claim their bikes by July 31, 2006. After that date, unclaimed bikes will be disposed of.

The Committee meets again May 11<sup>th</sup> at 7:00 p.m. in the West Card Room.



**Covenants Committee  
Joseph Livingston, Chairman**

Since our last report to you, the Covenants Committee members have been busy working with the Election Committee in support of this year's Board of Directors election. In every respect, the election was a successful event. A fine example of democracy in action!

In the last *The House Special*, we indicated that the Election Committee would review its work on this year's election, provide a report, and make recommendations of ways to improve the election process even more.

The Election Committee completed its review and submitted a report with recommendations to the Covenants Committee. The members of the Board of Directors were provided a copy of the report, with the understanding that the Covenants Committee had not yet acted on the Election Committee's recommendations.

The Covenants Committee will review the report and the recommendations at its next meeting in May. After review and consideration of the report and recommendations, the Covenants Committee will report its recommended action to the Board of Directors.

All unit owners are invited to the Committee's May meeting to participate in the discussion. Check the special events calendar or bulletin boards for time and place.

One last thought on another subject – in a few weeks, the pool should be open for the season. Have fun but just in case you may have forgotten, please review Rule 24 of the Association's Rules and Regulations, pertaining to the use of the pool and don't forget the little ones.

Since we are on the subject of Rules and Regulations, you might give a look at Rules 15, 19, and 22, pertaining to balconies, trash disposal, and TV satellite dishes, respectively. All have been the subject of "informal" complaints to the

Committee. However, absent any specifics, little can be done, except to remind all residents that it is in our own best interest to support the Rules and Regulations which we as an Association freely adopted and revised from time to time. Supporting these Rules and Regulations helps us to enjoy our community and all that it offers and it also helps to protect your investment in your home.

Mark your calendar and attend the next Committee's meeting on May 17<sup>th</sup> at 7:00 p.m. in the West Card Room.

## Security, Fire and Safety Committee



The Security, Fire and Safety Committee remains without a chairperson. While the Chairmanship remains vacant, the Board of Directors liaison will serve as interim chairperson. If you are interested in chairing this Committee, please contact the Board President, Mr. Norman Baker, at the listed information. Your volunteerism is greatly appreciated.

PARENTS please ensure that your children are supervised while on the balconies. We recently experienced children throwing, tossing, and or dropping items from the balcony to the parking lot below. This can hurt, harm, injure, maim or possibly kill a passerby or destroy someone's property that you, not the association, will be personally liable for.

We would like to remind everyone DO NOT give access to the building to persons unknown to you; this is an immediate SECURITY BREACH that puts the entire building at risk. Please direct them to the main lobby entrance so they can be properly screened prior to being granted access.

We would like to extend an invitation to all residents to join the Committee. The next meeting will be held on Wednesday, May 10<sup>th</sup>, at 7:00 p.m. in the West Card Room. Please plan to attend.



**Neighborhood Watch**  
**Judith York, Coordinator**

I've just returned from a two-week holiday in Florida and feel rested and less drab!

It was a real pleasure to see one of the Neighborhood Watch volunteers had written in the monitoring report that "the place looks good." Thanks to the volunteers who participated in keeping our Skyline community safe, secure, and attractive. My appreciation also goes to Betty and Dale Turner who kept Neighborhood Watch volunteers apprised of information sent by the Mason District Police Station during my absence. Thanks to Chris McCaskie who stepped in at late notice to attend the May 2<sup>nd</sup> meeting for Ernest Loyola, and of course, thanks to Ernest, one of our original volunteers, who has been our meeting representative at Mason District Police Station for several years.

Four items to note: (1) the next Security, Fire and Safety Committee will be held on Wednesday, May 10<sup>th</sup>, at 7:00 p.m. in the West Card Room - your attendance is needed; (2) in the past, both Penthouse levels have had doors left open and, while we seem to have cut down on this type of laxity, the construction site on the East Building Penthouse level needs checking more frequently; (3) National Night Out is coming up in August and we need some volunteers to help; and (4) the Annandale Carnival is back in town from May 3<sup>rd</sup> through May 14<sup>th</sup> - for events, see [www.Annandalechambers.com](http://www.Annandalechambers.com). For example, this Saturday, May 6<sup>th</sup>, the Annandale Chamber of Commerce, Special Olympics Virginia, and the Fairfax County Police are hosting the 2<sup>nd</sup> Annual (hospital) Bed Race at 9 a.m. on John Marr Drive (Annandale) in front of K-Mart. T-shirts and water, etc. are supplied. Volunteers are needed to run with the beds - an additional person will be on the bed (there are 5 in each team). So far, there are 17 beds entered in the race. Congressman Tom Davis has already signed up, and Supervisor Penny Gross and Supervisor Sharon Bulova are expected to join in the fun.

Please see below for the upcoming Mason District meetings:

June 6	6:30pm	Neighborhood Watch
Coordinators	7:30pm	CAC
July		Summer Vacation
August		National Night Out!

Now that summer is approaching, I am looking for more volunteers to walk the buildings and grounds. Please let me know if you are willing to spend one hour a week, at your convenience, to

patrol (and admire) the East and West Buildings. If you don't have the time or are unable to physically spend time walking the grounds, I would appreciate hearing from someone who would like to try his/her hand at writing the Neighborhood Watch monthly article or coordinate the Neighborhood Watch Program. My phone number is 703-671-2267, and I guarantee that you will find it hard to match working with such a pleasant and easy going group of people as our Neighborhood Watch volunteers.



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

Another great TGIF. I have been saying that since the first of the year. Thanks to all Skyline House residents who attended the April TGIF. It was a wonderful large group of residents. I am sure all who were present enjoyed themselves. Join us on Friday, May 5 in the East 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, May 5 in the East Party Room for a great TGIF.

#### **MAGAZINES FOR ALEXANDRIA HOSPITAL:**

Just a reminder to keep drop off your magazines at the front desk for magazines to be delivered to Alexandria Hospital. I get nothing but good reports from the volunteers at the hospital. Thank you.



### **Good Neighbors Committee** **Co-Chairs**

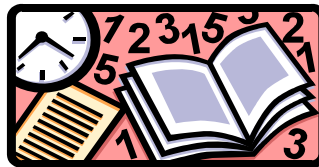
**Toska Prather 703-379-7849**  
**Ernest Loyola 703-671-0384**

#### **Good Neighbors for May 2006:**

**Ernest Loyola 703-671-0384**  
**Christine McCaskie 703-931-2605**

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**

#### **What NOT to Recycle at Skyline House:** **Plastic Bags:**

Recycle at supermarkets.

#### **Some Food Containers:**

Many plastic containers cannot be easily recycled from residential collections because various plastics have different melting points in the remanufacture process or they have been contaminated by food. These plastics should be discarded as trash: yogurt, margarine, and similar dairy tubs; Styrofoam packaging such as "peanuts" and electronics molds; plastic food boxes and trays; and Styrofoam take-out containers.

#### **Computers:**

Fairfax County's recycling web site, [www.fairfaxcounty.gov/depwes/navbar/faqs/recycling.htm](http://www.fairfaxcounty.gov/depwes/navbar/faqs/recycling.htm), provides links to organizations that may be interested in recycling or reusing your used computer.

#### **Paint and Solvents:**

Take to a household hazardous waste facility.\*

#### **Items You Should Trash**

In addition to used products described above, the following should be discarded with trash: aluminum foil, trays, and pie plates; paper plates, napkins, tissue; lids, caps, and bottle tops; pizza boxes; light bulbs; prescription vials; pots and pans; hardcover books; ceramics, such as china and flower pots; Pyrex and Corning Ware.

#### **More Information:**

Fairfax County offers in-depth recycling information on its web site: <http://www.fairfaxcounty.gov/depwes/navbar/faqs/recycling.htm>.

\*Fairfax County operates two Household Hazardous Waste facilities: the I-66 and I-95 complexes. Consult <http://www.fairfaxcounty.gov/depwes/navbar/faqs/recycling.htm> for directions and program hours. **Skyline House thanks you for recycling!**

Also the Annandale Carnival is back in town!!! Beginning Wednesday, May 3, 2006 through Sunday May 14, 2006. The 2nd Annual Bed Race will be held at the K-Mart parking lot on Saturday, May 6th at 9:00 a.m. Come out and enjoy the day!

# ***SPECIAL EVENTS AT SKYLINE HOUSE May 2006***

<b>SUN</b>	<b>MON</b>	<b>TUE</b>	<b>WED</b>	<b>THU</b>	<b>FRI</b>	<b>SAT</b>
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b> TGIF 6:30 P.M. EPR	<b>6</b>
<b>7</b>	<b>8</b> LIBRARY OPEN 7:00-8:00 ECR	<b>9</b>	<b>10</b> SECURITY 7:00 WCR	<b>11</b> PPOC 7:00 WCR	<b>12</b>	<b>13</b>
<b>14</b> MOTHERS DAY	<b>15</b> LIBRARY OPEN 7:00-8:00 ECR	<b>16</b>	<b>17</b> COVENANTS 7:00 WCR	<b>18</b>	<b>19</b>	<b>20</b>
<b>21</b>	<b>22</b> FMC 7:00 WCR LIBRARY OPEN 7:00-8:00 ECR	<b>23</b>	<b>24</b> BOARD 7:00 WCR	<b>25</b>	<b>26</b>	<b>27</b>
<b>28</b>	<b>29</b> MEMORIAL DAY LIBRARY CLOSED	<b>30</b>	<b>31</b>			



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