



THE HOUSE SPECIAL

Volume XXVI, No. 6

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June 2006



Board of Directors President, Norman Baker

The Board did not have any old or new business to conduct at its May 24th meeting. I am therefore using my report to address a few general items and to spotlight a very important aspect of condominium living – importance of performing routine maintenance in one's unit.

Maintain Your Unit at Very Little Cost and Avoid A Very Big Expense:

You are responsible for any water damage to other units caused by water leakage in your unit. A burst washer hose, a leaking water heater, or a clogged air conditioning unit can cause serious damage, not only to your unit, but also to many, many units below yours. The cost of all the repairs will be your responsibility. Please think of yourself and your neighbors. Sign up in the Management office to have our Skyline House personnel perform a preventative maintenance inspection on your unit. Yes, there is a modest fee for the service, but you will rue the day you did not have it done when one of your appliances springs a leak and it costs you far more than this inspection. Routine preventative maintenance will save you money over the long run. Be a good neighbor; don't procrastinate. Make an appointment for a preventative maintenance inspection today.

I believe this message is so important for all of us that I am asking Management to consider a

special mailing to all nonresident owners reminding them that they could be at high risk of causing their tenants and neighbors much hardship and, also, of incurring large repair bills. This mailing is to encourage these nonresident owners to make greater use of our in-unit services, not to just react to problems once they occur, but to perform routine inspections and repairs that will prevent problems from happening in the first place.

A SECOND APPEAL:

Again this month, I appeal to all residents to please, for the sake of our guests, make every effort to reduce your personal use of our guest parking spaces (even when it is only for a brief amount of time).

COMMITTEES:

Security, Fire and Safety: Good news! At the May meeting, a resident with a relevant background expressed interest in joining the Committee and even possibly chairing the Committee.

Physical Plant and Operations: We are in dire need of additional members and a new co-chair. Kurt Bedanbaugh's departure has left co-chair George Beams carrying the full load, and he is eager to have new members step up to support him. Among many other things, this Committee oversees the maintenance and upkeep of our building's physical structure, its equipment and even the grounds of our property. At one time, we had over 20 members on this Committee. We are now down to under 10. You can help maintain and

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COVENANTS,	Joseph Livingston	814 W	931-6923
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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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improve the quality of your home as well as its value by stepping forward to serve as a member of this important Committee. Please decide it is time to get involved!

BOARD OF DIRECTOR'S INITIATIVES:

The new Board intends to work with the Committees and Management on many new and old initiatives. Some of these, in no particular order, are:

- Aggressive enforcement of parking rules and regulations;
- additional information requirements for guest and contractor registration at the front desk;
- alternative off-site parking to replace spaces no longer available directly across the street;
- using e-mail and the Skyline House web site as additional ways to disseminate information to residents;
- reviving a community relations/external outreach position/Committee within our governance structure;
- increasing contributions to, and the balance in, our reserves;
- modifying voting procedures for the Board of Directors election to make the process more efficient.

HAVE A GREAT SUMMER AND ENJOY THE SWIMMING POOL!



**General Manager
Gusbey Silva**

Restoration of East Building North and South Façades:

The concrete demolition, which began on April 1st 2006, has been completed on tiers 4, 6, and 7 and the repairs are on-going on these tiers. Tier 5 demolition will be completed by Friday, May 26th. Flashing replacement is estimated for completion by the end of June 2006. The form boards installed at the units' window ceilings will be removed; the ceiling texture will be restored, and the window sills painted where needed. Notices will be sent at least one week in advance. The next phase is the brick installation and

pointing, and is estimated for completion by the middle of August.

Unfortunately, the repair process imposes a real inconvenience to the residents of units on the side that is being worked on. 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. To escape the noise while the repairs are being performed outside your unit, the party rooms will be available between 9:00 a.m. and 5:00 p.m.

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 on 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.

Restoration of West Building Landscaping:

The landscaping restoration needed as a result of the façade repairs performed in the West building was completed during the third week of May 2006.

Bike Disposal:

New bike racks were installed in the East and West bike room, 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.

Maintenance of Trash Chute:

The East and West trash compactors were steam cleaned during the month of May. This service was performed free of charge as part of the trash removal contract renewal negotiations signed in December 2005. At the same time, Management proceeded to sanitize the trash chutes in both

buildings. PLEASE HELP US MAINTAIN THE CLEANLINESS BY SECURING ALL TRASH IN CLOSED/SEALED PLASTIC BAGS PRIOR TO PUTTING IT DOWN THE TRASH CHUTE.

Unfortunately, the residents of the West Building will be inconvenienced again since this procedure will be repeated during the second week of June 2006 in order to complete the necessary repairs to the trash container in that building.



Financial Management Committee Wynfred Joshua

Wayne Krumwiede Chaired the Financial Management Committee (FMC) on May 22, 2006.

- Total income for the month of April was \$290,135.42 with expenditures of \$163,222.00.
- Total income less expenditures amounted to \$126,913.42.
- The total Reserve Contributions were \$96,167 leaving a net income before taxes of \$ 30,746.17.

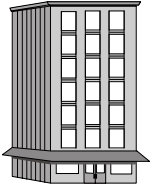
There were a few minor questions about different line items in the financial statements which were answered to the satisfaction of all concerned.

However, the Treasurer brought up the negative items listed in the liability section of the Balance Sheet. We have been preparing these statements based on the opinion of the professionals who set up our accounting program many years ago. The Treasurer may wish to discuss this issue with our auditors to see if it is feasible to make any changes.

The subject of new capital improvements exceeding \$10,000 was discussed again under old business. This is an item that needs about 70% of owners' approval through a by-law change. Changes to the by-laws are not an easy task to accomplish and can be very expensive. The Board may wish to discuss it.

The next FMC meeting will be on Monday, June 19, 2006, at 7:00 p.m. in the West Card

Room. All residents are welcome to join and express their ideas.



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

The PPOC met on May 11th at 7:00 p.m. in the West Card Room. There was no old or new business pending.

A discussion of the shabby appearance of the shrubs and trees of Skyline House property resulted in a suggestion to return to the monthly PPOC walk-around. This was scheduled for June 8th at 6:00 p.m., the day of the next PPOC monthly meeting. We will meet in the main lobby. All are welcome to participate. The Committee meeting will follow at 7:00 p.m. in the West Card Room.



**Covenants Committee
Joseph Livingston, Chairman**

The Covenants Committee met on May 17th to consider the Election Committee's report on the March 2006 election for the Board of Directors. The report contained recommendations for changes to the election procedure, including voting for members to the Board by mail-in ballots, and selection of the Inspector General of the election in advance of the annual meeting.

After discussion of the report, the Covenants Committee voted to recommend the adoption of the Election Committee's recommendations to the Board of Directors. The recommendations were made at the Board's May 24th meeting. The Board voted to accept both recommended changes beginning with the next election cycle.

As soon as the Election Committee completes the necessary revision of its procedure, all unit owners will be informed of the changes in a timely manner. Pending dissemination of more detailed information regarding these changes, you may direct any questions to the Chairman of the Covenants Committee.

As always, all unit owners and residents are invited to attend the meetings of the Covenants Committee. The next meeting will be held July 19th at 7:00 p.m. in the West Card Room.

**Security, Fire and
Safety Committee**



The Security, Fire and Safety Committee met on Wednesday, May 10th, at 7:00 p.m. Since the Committee is still without a chairperson, the meeting was voluntarily chaired by Mr. Norman Baker, President of the Skyline House Board of Directors.

All residents, please advise any contractors hired (by you) that this is private property and we do not allow solicitation/distribution of flyers while on the premises to perform duties for which they were hired. If found doing so, or found having done so during their visit, that act is viewed as trespassing and they will be barred from the building. Consequently, they will lose the benefit of serving the residents of our buildings in the future.

The Security Committee recommends that you visit the Fairfax County website at www.fairfaxcounty.gov/hd for all of your health awareness information, including the pandemic flu information, county planning, and links to other pertinent information.

The Security, Fire and Safety Committee would like to thank Ms. York and her Neighborhood Watch Committee members for their show of support with their attendance at the meeting, as well as joining arm-in-arm with the Security Committee for their tireless effort in helping make Skyline House a safe place in which to live.

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 you 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 Tuesday, July 11, 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

It was a very sad time for everyone when two Fairfax County Police Officers, Detective Vicki Armel and Master Police Officer Michael Garbarino, were gunned down in the grounds of their own police station in Centreville on May 8th. The family, fellow police officers and community had no sooner said goodbye to Detective Armel when Officer Garbarino died on May 17th after initially surviving terrible wounds and the sad procedures were repeated. It is when such tragedies occur that we truly appreciate the dangerous work undertaken by "our men and women in blue" day after day. Both officers are survived by a spouse and two young children.

The next meetings at the Mason District Police Station are on June 6th at 6:30 p.m. for the Neighborhood Watch Coordinators meeting and 7:30 p.m. for the CAC meeting. There are no meetings in July.

National Night Out will be held on August 1st. I will be working with the Neighborhood Watch volunteers to organize an outdoor event for National Night Out. Information will be given out later.

Some of the incidents written up by volunteers on the monitoring forms are:

Newspapers piling up at some residents front door as it could be an indication of a resident being away (or taken ill). Please have your newspaper delivery stopped if you are going to be away for an

extended period of time and also notify the Management Office so that they may have them removed. After entering through a doorway, especially those leading from the outside to inside the building and, if you don't hear the door lock, please pull it tightly behind you and report it in the maintenance log located at the front desk, so that the Maintenance staff can adjust it so that it will close tightly without assistance.

My thanks to Skyline House staff for their prompt attention to incidents reported and to Robert DeMayo and his wife, Linda, who moved into Skyline House less than six months ago. Mr. DeMayo has already taken the challenge of participating in our Skyline House community to keep our buildings and grounds secure, well-maintained and attractive. If anyone is interested in joining the Neighborhood Watch Program, please let contact me at 703-671-2267.



Recreation Committee Tony DiSalvo Chairman

Another great TGIF! I have been saying that since the first of the year. Thank you all Skyline House residents who attended the May TGIF. It was a wonderful large group of residents, even though about 10 regulars were out of town. I am sure all who were present enjoyed themselves. Join us on Friday, June 2nd, 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, June 2nd, at 6:30 in the West Party Room for a great TGIF.

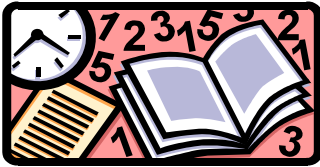


Good Neighbors Committee Co-Chairs Toska Prather 703-379-7849 Ernest Loyola 703-671-0384

Good Neighbors for June 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

2006 Farmers' Market in Annandale Area: Visit your local Farmers Market and find the choicest, freshest, and most desirable fruit, vegetables, plants, baked goods, eggs, dairy, and meats available. Come meet the Market Master and support your local Homegrown Farmers Market. Now there are two locations in the Annandale Area for you to visit! On Wednesdays, try the newest location at Wakefield Park, 8100 Braddock Road, Annandale Farmers Market, 2:30 p.m. – 6:00 p.m., May 10th. – October 25th, or come on Thursdays to the Annandale Farmers Market, 8:00 a.m. – 12:30 p.m., May 4th. – November 9th, at Mason District Park, 6621 Columbia Pike in Annandale. For more information, directions and, other Farmers' Markets in Fairfax County, visit www.fairfaxcounty.gov/parks/farm-mkt.htm or call 703-324-5390.

Free Child Fingerprinting: If a child is ever missing, law enforcement authorities can use a record of the child's fingerprints to help locate the child in a variety of ways. Bring your children to Edgar Allen Poe Elementary School, 7000 Cindy Lane in Annandale, on Saturday, May 20, 2006, from 9:00 a.m. – 4:00 p.m. and get them a free ID from the Fairfax County Sheriff's Office. For further information, click on the following webpage: <http://www.fairfaxcounty.gov/sheriff/news/childid.htm>.

GREEN SPRING GARDENS — WHERE THE PLANTS ARE! The Friends of Green Spring (FROGS) would like to invite you and your neighbors to the following Garden Markets that will make your spring plantings easier:

Garden Day Plant Sale, Saturday, May 20, 2006, from 9:00 a.m. to 3:00 p.m. will feature over 40 vendors of rare and unusual plants, including the Virginia Native Plant Society; descend on Green Spring Gardens to fill your spring gardening needs.

Garden Gate Plant Shop is open until October 30, 2006, Monday through Saturday 9:00 a.m. – 4:00 p.m., Sunday 12 noon – 4:00 p.m.; many of the plants for sale here are propagated from cuttings, divisions, or seeds of varieties growing in Green Spring demonstration gardens. Members of the Friends of Green Spring (FROGS) non-profit organization receive 10% off plants in the Garden Gate Plant Shop located behind the Glass House in the Green Spring Horticultural Center.

All proceeds from the sales will go to support FROGS!

GREEN SPRING GARDENS is located in the Mason District of Fairfax County at 4603 Green Spring Road, Alexandria, VA 22312. For further information please call 703-642-5173; (fax) 703-642-8095; TTY 703-803-3354, or click on the Green Springs Garden webpage at: www.fairfaxcounty.gov/parks/gsgp/.

Recycle Old Computer Equipment: Help keep dangerous materials out of our environment by recycling old computer equipment. A list of local organizations that accept used computers for reuse and recycling can be found at: www.fairfaxcounty.gov/dpwes/recycling/matcomp.htm

One of these organizations, Mason District Service Source, is headquartered at 6295 Edsall Road, Alexandria, VA 22312-2670. As part of the Keep It Green program, ServiceSource processes most computer equipment for free, but charges a \$10 fee for each monitor to offset special disposal costs. Large items, such as copiers and floor model printers, are also accepted for a fee of \$0.20 per pound. People donating computers will receive documentation for tax purposes. ServiceSource is open from 8:30 a.m. through 4:00 p.m. on weekdays.

Fairfax County Public Schools change of telephone numbers: Please note that the School Board and Administration moved to their new facility at 8115 Gatehouse Road, Falls Church, VA 22042, and the phone numbers have changed. The new phone numbers are:

Administrative Offices 571-423-1000

Superintendent: Jack D. Dale 571-423-1010

Mason District Supervisor: Kaye Kory
571-423-1083

SPECIAL EVENTS AT SKYLINE HOUSE June 2006

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2 TGIF 6:30 P.M. WPR	3
4	5 LIBRARY OPEN 7:00-8:00 ECR	6	7	8 PPOC 7:00 WCR	9	10
11	12 LIBRARY OPEN 7:00-8:00 ECR	13	14 RECREATION 7:00 WCR	15	16	17
18 FATHER'S DAY	19 FMC 7:00 WCR LIBRARY OPEN 7:00-8:00 ECR	20	21	22	23	24
25	26 LIBRARY OPEN 7:00-8:00 ECR	27	28 BOARD 7:00 WCR	29	30	

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