

The House Special



Volume 26 Issue 12

Skyline House

December 2006

Board of Directors

President, Norman Baker

Thank you to Management and staff for working with me the past few months to temporarily distribute the newsletter via the front desk boxes and thank you residents for allowing me to do so. This “controlled” distribution provided readership data that might prove useful in future decisions regarding the newsletter, its timeliness and its content -- especially in light of the increasing use of electronic e-mail delivery. You will note we have resumed distributing the newsletter via the tables in the mailbox lobby areas.

Due to holiday schedules the Board did not meet in November. Instead it will meet for a combined November/December meeting at 7:00 p.m. on Tuesday, December 5th. I will report on that last meeting of 2006 in the January 2007 newsletter.

In the coming year we will see the beginning and ending of many important projects in our community: the start of the fourth and final phase of the four year facade repair project; the installation of the new electronic access system replacing all the blue common area keys with electronic keys; the long awaited renovation of the circular driveway and the replacement of the carpets in the galleries and first floor corridors.

We will also be conducting, in March 2007, an important election to fill two vacancies on our Board of Directors, each for a three year term. I implore you to consider running for one of these vacancies or joining one of our key committees. Your knowledge and experience are much needed to help maintain and improve the quality of life and the value of the property in our community. Please make 2007 the year you get involved!

As 2006 comes to an end, I would like to thank all of the dedicated volunteers (Board, Committee, Subcommittee, Working Group, and Library members) that work so diligently to govern and oversee the physical, fiscal, and administrative operations and functions of our Association. I would also like to recognize and thank our Skyline House Management and Staff for all their hard work throughout the year to maintain, protect and improve our buildings and community so that we can be comfortable, safe and happy in our homes.

This month you will, for the first time, or once again, depending on how long you have lived here, be able to enjoy, in the main lobby, our incredible Skyline House Christmas tree, standing tall and beautiful. It is no small feat for Betty McGauran and her staff to erect this wondrous decoration. When the tree and decorations were purchased in the early eighties, the representatives of the companies showed Betty how to put it together and decorate it. She and her staff have accomplished this daunting task themselves every year since. They take great pride in the result of their efforts and rightly so. The tree stands 12 feet tall, weighs approximately 250 pounds and displays roughly 350 ornaments. Make sure to visit the lobby and enjoy the beauty of our tree (and all the many other lights and decorations) during this holiday season. By the way, many of you probably know how difficult it is to get a good group picture in a crowded condo livingroom. Keep in mind, when family and friends visit during the holidays, our amazing Christmas tree serves as a wonderful background for a group photograph.

Finally, December is the month when many of us in the Skyline House community celebrate special holidays and the coming of the new year. I know I speak for the entire Board and Skyline House Management and Staff when I wish you and yours Happy Holidays and best wishes for the New Year.

A special appeal for the second month in a row:

Guest Parking Please, for the sake of our guests, reduce or better yet, cease your personal use of guest parking spaces. Ask yourself before parking in a guest space, “do I really need to take up this space even though it is for only a brief amount of time?” Promise yourself, if you forget to remove your car in the allowed amount of time, you will be understanding when you find your vehicle has been towed at your expense.

West Lobby Door Please, DO NOT hold or prop this door open as doing so will damage the mechanism and, more importantly, **creates a severe breach of our security**. If you see this door being held open please try to close it and report it immediately. No one should enter through this door without a key. Please help by referring all guests to the front lobby.

This door is not for loading and unloading. Use the loading dock for such purposes.



Management

General Manager, Gusbey Silva

East Building North & South Façade Restoration

The flashing replacement has been completed sooner than anticipated. This task was required prior to the removal of the form boards installed on each window. The removal of the boards has been scheduled to be completed on all tiers where the façade repairs are taking place, between Wednesday, December 6th and Friday, December 15th. The ceiling restoration above these windows will take place during the third week of December 2006. Notices will be sent to each unit at least one week in advance. The total completion of the façade repairs on these tiers is estimated by the end of January 2007, weather permitting.

The remaining tiers in the East Building, 11, 12, 13, 14, 15, 16 & 01 will be completed during the fourth phase of the project, scheduled to start in March 2007.

Access Control System

Greg, the Association's Chief Engineer, began the installation of the wiring needed for the Access Control system, during the second week of November with the help and direction of the Contractors' Director of Installation. After the wiring is completed, estimated for the second week of January 2007, the contractor will install the hardware needed on each door included in the project. This phase of the project is estimated for completion during the second week of February 2007.

At least one week prior to the installation of the access control system on the first door, Management will distribute the new key fobs to all residents. Notices will be posted during the month of December 2006 informing residents of the start date of the key fobs distribution. For a couple of weeks residents will be using both systems: the security/blue key on the doors that have not been completed as of the day of the key fob distribution and the key fob on all doors where the reader has been installed.

The number of key fobs given to residents will be consistent with the number of security keys (blue keys) previously assigned to each unit. The replacement cost of a lost key fob will remain \$25. Lost key fobs will be canceled in the computer and no longer be useable. This will allow only authorized residents, and their guests, to access the building.

Garage Painting

The painting of the ceiling of the center ramp in the B Level was completed during the first week of November. Unfortunately, due to the cold weather and/or rain days the painting of the ceiling beams on the B and C levels has not started yet. Removal of cars from the garage will not be necessary when painting these beams. Antonio, the Association's Head Painter, will use his judgment to start the painting of the beams when the weather allows it. Since it will be almost impossible to schedule ahead of time, any car located under the portion of a beam being painted will be properly covered to avoid any paint droppings on the car. With the number of beams that need to be painted it will probably take a few months to complete this task.

Garage Entrance Door

Since the price of the garage remote control was reduced from \$35 to \$16 each, due to a change in suppliers, we have sold controls to 20 of the 80 residents who were using only the garage card reader. We hope that with this measure we will be able to remove the garage card reader by early next year. We are encouraging owners of rented units to purchase a remote control for the use of their tenants; several renters have approached the office with their desire to purchase a remote but Skyline House Rules and Regulations permit only owners to purchase keys, garage cards and/or remote controls.

Removal of the card reader will not only eliminate maintenance of two different systems for the same purpose but will also allow us to install an arm at the garage entrance that will help prevent cars from hitting and damaging the door. The installation of the arm was approved along with replacement of the doors in 2003 but due to the location of the garage card reader the installation of the arm was not possible.

Washington Cable

Effective January 2007, Washington Cable will remove the Music Television Network (MTV) channel due to its high cost and replace it with the History Channel. The History Channel was chosen by Washington Cable as a result of a resident survey taken in 2002 in which the majority of the participants of the survey requested the History Channel

YOUR ASSISTANCE IS NEEDED

In recent weeks, we have experienced an increase in vandalism (and littering) inside the buildings: spitting on the west passenger elevator doors and on the mirrors located in front of the passenger elevators, damage to the wall by the pay telephone on the G level, damage to the phone located in the West loading dock area and spilling of yogurt on one of the west residential corridor walls.

Fortunately, our numerous 24-hour security cameras do assist in resolving some of these problems but you can help too. Please, confidentially report to Management anything unusual you observe on the premises as soon as possible after you observe it.

IMPORTANT ANNOUNCEMENT

SKYLINE HOUSE ANNUAL ELECTION FOR THE BOARD OF DIRECTORS

MARCH 27, 2007

**The Skyline House Annual Election for the Board of Directors will be held on
Tuesday, March 27th, 2007.**

Two vacancies will be filled, each for three (3) years.

**Nominations will open Tuesday, January 2nd, 2007, and close at 6:00 p.m. on Friday,
February 9th, 2007. Applications may be picked up at the front desk. Completed
applications must be returned to the Management Office on or before close of
business Friday, February 9th, 2007.**

**Condominium governance affects all of us. Please consider running for office to
ensure that Skyline House remains a first-class community.**



COVENANANTS

Chair, Joseph Livingston

Greetings and best wishes for the coming year. To the members of the Election Committee, the Covenants Hearing Subcommittee and the Covenants Committee, my thanks for your contribution to the successful completion of a number of difficult assignments in a timely manner. Clearly, the work of these committees could not have been accomplished without your unstinting cooperation.

It cannot be said enough that our Association is most fortunate to have such committed residents participating in Covenant Committee activities. The same can be said for members of other Association committees. Again, thanks to all and a request that you continue your support during the coming year.

Now, with respect to the recent specific activities of the Covenants and Election Committees. At the November 15th meeting of the Covenants Committee, the following actions were taken on agenda items listed: (a) the Committee recommended the approval by the Board of the Association's resolution, without change, which established procedures for the enforcement of the Association's Rules and Regulations, previously approved in 1982; (b) the Committee reviewed and recommended to the Board the Election Committee's recommendation relative to the 2007 election for two members to the Board of Directors. Included in the recommendation were provisions for a "mail in" ballot for all Unit owners and provisions for in person voting on the day of the annual meeting of the Association in March 2007; and (c) the recommendation of the designation of an Inspector General for the 2007 election.

In preparing for the 2007 election, the Election Committee met on November 1st, 2006 with a representative from the League of Women Voters (LWV) who made a presentation of the services the LWV offer for the conduct of elections for Associations, such as ours. On November 16th, 2006 the Election Committee met with Ms. Deborah C. Ribis, Budget Analyst and Independent Vote Administrator, who made a presentation of the services she offered, which included the automated counting of weighted votes. The Election Committee considered both presentations and voted to recommend that the

Association retain the services of Ms. Ribis for the 2007 election. The Covenants Committee concurred in this recommendation.

More information about the 2007 election for two members to the Board will follow in the coming weeks and months. We plan to use a variety of avenues to keep you informed, and hopefully, to increase both interest and participation of more Unit owners. One way you may consider getting more involved is to become a candidate for the vacancies to be filled. More to follow.... Meanwhile, please discuss the election with family members, friends and neighbors, and stay tuned.



SECURITY, FIRE, & SAFETY

Chair, Robert De Mayo

The Security, Fire and Safety Committee (SFS&C) met at 7:00 p.m. Wednesday, November 8th. Minutes of the prior meeting were approved after some word clarification was adopted. A suggestion was made to keep the minutes of the prior SFS&C meeting as a comprehensive record of open discussion by residents and SFS&C on the new electronic access system to be installed in January 2007.

A Committee member noted that an ambulance and a pickup truck were parked in the circular drive on Sunday, November 5th. After a second ambulance arrived, the pickup truck worked its way through the parked ambulances, backing forward and back again, and then zooming away and out the driveway. No security guard appeared to be present to control the situation (i.e., direct traffic and bring order). Our Management liaison did not know if a call for the security guard was placed while he was on patrol elsewhere on our grounds but assured us that such a duty - the security guard will be immediately called and respond to control the traffic situation whenever an ambulance or other emergency vehicle arrives in the driveway area – will be added and/or reinforced to our front desk and security guard responsibilities.

A Committee member noted that speeding in the garage is still very much a problem. All present discussed how difficult it is to get a license plate number when a car zips by in the darkened garage. This safety issue remains of high concern to the SFS&C and we welcome all resident observations and views at our meetings. Our security guards are trying hard to catch violators. The SFS&C urges all residents to continue to be vigilant in the garage: first, for their own safety and that of their families; next, to promptly report speeders to the front desk security for follow-up action.

The Board liaison asked for an update on the idea of Mr. De Mayo contacting the Fairfax County Police for a presentation on the appearance of gang signage in the Bailey's Crossroads area. There remains concern about whether or not Fairfax County guest speakers could be guaranteed a reasonably sized and interested audience to justify their time to make the presentation. Our Management representative suggested that the Chair, Mr. De Mayo could possibly use the Fairfax County Police lesson plans to make the presentations himself. This will remain an open action item for follow-up.

A Committee member suggested that the SFS&C "charter" – 10 years old – be reviewed for possible updates/revisions/additions. Another Committee member offered to provide some written historical background/perspectives on the charter for consideration.

NEIGHBORHOOD WATCH

Coordinator, Judith York

The holiday season is upon us. We need to be aware to keep ourselves safe and secure when in crowded places, to be mindful of careless and opportunistic people and to make sure our vehicles are locked (with packages stored in trunks where they are not visible). Also here at Skyline House, please do not let strangers enter behind you as you enter the

building and report any suspicious activity to the front desk so security guard can investigate.

Recent incidents reported on the monitoring reports carried by Neighborhood Watch volunteers include graffiti in the corridor (please find another way to express yourself), boxes left in the disposal rooms on several floors (please flatten them and take them to the loading dock area) and newspapers outside apartment doors (please remember, especially if you are traveling, to either suspend your newspaper subscription or ask a neighbor to pick it up for you). It's easy to forget about newspapers but important not to let any unscrupulous characters know you are not at home.

Our last 2006 meetings at the George Mason Police Station will all be on Tuesday, December 5th as follows: at 6:30 p.m. the Neighborhood Watch Coordinators, at 7:00 p.m. Neighborhood Watch Training and at 7:30 p.m. the Citizens Advisory Committee Christmas and Holiday Party. Everyone is welcome to attend one or all of these meetings, or just drop by during the festive get-together after the meetings to meet our local law enforcement officers. It's a great opportunity to meet the people who work so hard to keep us safe and able to enjoy our family and friends.

Lastly, I want to thank the Neighborhood Watch volunteers for their help during the year. They participate in the Neighborhood Watch Program and by doing so keep our community (Skyline House) safer (by reporting repairs or hazardous incidents and securing countless doors left ajar) and more attractive (by making sure debris or discarded boxes not taken to the trash rooms are reported to the management office to be removed). And I do want to take this opportunity to wish all residents and staff in our community a HEALTHY AND HAPPY 2007.

* * * * *

Editor's Note: the following is a personal appeal from Judith York, our Neighborhood Watch Coordinator.

I can understand the quandary - and I have great sympathy for - those residents, mainly our newer neighbors, who must scramble to rent or buy extra parking spaces when they move in and require more than one space. I understand an individual parking space can sell for over \$20,000, which I find exorbitant. I would like to request those with extra parking spaces - for instance long-time residents who bought several parking spaces when the buildings were new - to be moderate when renting or selling these parking spaces if they don't really need that extra money. In other words "getting the top dollar" may not be as satisfying as helping solve a very difficult day-to-day problem for the many families and singles new to Skyline House. Thank you, Judith York.

'HOUSE' HINTS

GARAGE REMOTE CONTROL

If your remote control is more than a couple of years old, and you have never changed your battery, I suggest you do so soon in order to prevent being left stranded outside the garage entrance door. The remote control uses a standard nine-volt battery that can be easily replaced via the small compartment on the back of the remote.

SKYLINE HOUSE E-MAIL NEWS DELIVERY

More than 100 residents/owners have now signed up for electronic e-mail delivery of Skyline House information items including bulletin board notices, under the door notices, Committee announcements and The House Special newsletter. It is so easy to do! Just stop by the Management Office and register your e-mail address. It will be used only for sending you notices like those described above. Don't miss any announcements ever again. Receive them right in the convenience of your own home. **SIGN UP TODAY!**



FINANCIAL MANAGEMENT

Chair, Wynfred Joshua

The Financial Management Committee (FMC) met on November 20th. Total income for the month of October was \$291,121 with expenditures of \$171,267. Total income less expenditures amounted to \$119,854. The total Reserve Contributions were \$96,167 leaving net income before taxes of \$23,686.

We note that as of the end of October and taking into account our likely taxes, Skyline House has a year-to-date surplus of about \$140,000. Since October, however, we have had various bills and are still expecting major bills that will come due before the end of the year. At this point it is estimated that we will end the year with roughly \$80,000 surplus.

The FMC recommends to the Board that this surplus be used for a special contribution to the Replacement Reserves. Our rationale is: we need to build up our Reserves, particularly because we will reduce the Reserves by no longer counting the Working Capital Fund (WCF) as part of the Reserves; much of our Reserves are tied up in long term CDs; and we are facing major expenditures early in 2007.

The WCF, our other option for the surplus, does not afford us the flexibility we need with the major projects we are facing. Our auditor, who was consulted by the General Manager, recommends building up our Reserves first before building up the WCF which is already close to the recommended 10% to 20% of the annual assessment.



PHYSICAL PLANT & OPERATIONS

Chair, George Beams

The Physical Plant and Operations Committee (PPOC) met on November 9th.

General Manager Silva discussed the procedure to change from the old key system to the new Electronic Access Control System. She reported we are in the process of purchasing the necessary wire, that the wiring should be completed by the end of December beginning of January and that the installation will start immediately after.

GM Silva discussed the façade repairs and the leaks recently experienced during a severe rainstorm. Management is working with SPS to repair some of the leaks on three of the end walls that were already corrected.

The Maintenance Log had 5 entries. All the items were corrected.

The Committee discussed the possibility of making use of solar panels to reduce energy costs. One member expressed concern about panels being installed on the roof and potential leakage. Another member expressed concern about the financial aspects of such a project and its effect on the condo fees.

A Motion was made to recommend to the Board to have Management contract a consultant engineer to survey the property and submit a report on the advantages and costs of installing solar panels and to also clarify if solar panels would be classified a Capital Improvement and/or a Replacement. The Motion was seconded and passed.

The Board liaison asked for an update on replacement unit window panels. GM Silva stated that we will probably be able to implement a window glass panel replacement project in the spring. She stated that the company will come to obtain window data on which to base and submit prices. Once we have all of this in hand then notices will be posted for the resident's information.



RECREATION

Chair, Christine Dozier

October's Annual Halloween Party

The Committee, coordinating with Management, held the Children's annual Halloween Party on October 31st. Children came in costumes ranging from princesses to skeletons. The event was well attended and enjoyed by all. A special thank you to Tania Saib of the Management Office for her dedication, creativity and direction for a well planned and executed event. Also many thanks to Patricia Scharf for her enthusiastic support. Thanks to all the parents who accompanied their children. We appreciate your cooperative supervision. We look forward to more events for the children with your involvement.

December's Annual Holiday Party

The December TGIF gathering will take the form of the Annual Holiday Party on December 9th in the West Party Room at 7:00 p.m. Keeping with the tradition of TGIF this will be an adult (21 and over) only event.

New Birthday and Anniversary Club

We believe it is important to recognize our residents and are forming a recognition program for special events. If you are interested in becoming a part of the Skyline House Birthday and Anniversary Club, please send your name, unit number, special event and date to RECREATIONCOM-SKYLINE@YAHOO.COM

Attention Parents and Children – Holiday Movie Event

Are you interested in spending some time with others and viewing *How the Grinch Stole Christmas* on Sunday, December 10th, at 5pm? Popcorn and movie will be provided. Please e-mail the Committee RECREATIONCOM-SKYLINE@YAHOO.COM to RSVP as minimum participation is required for the event to occur. Adult supervision is required.

Upcoming Events:

| | |
|---|---|
| Committee Meeting | December 6 th 7:00 p.m. WCR |
| Annual Holiday Party | December 9 th 7:00 p.m. WPR |
| Children's Movie Event (proposed) | December 10 th 5:00 p.m. TBD |
| 'Over The Hump' Wednesday (coffee in the lobby) January 17 th , 2007 | |

We welcome your participation. Please check the Recreation Bulletin Board and Channel 12 for announcements and information. We look forward to seeing you at an event soon! Send comments, ideas & feedback to RECREATIONCOM-SKYLINE@YAHOO.COM

GOOD NEIGHBORS

Good Neighbors will assist residents in need of temporary help due to illness or emergency.

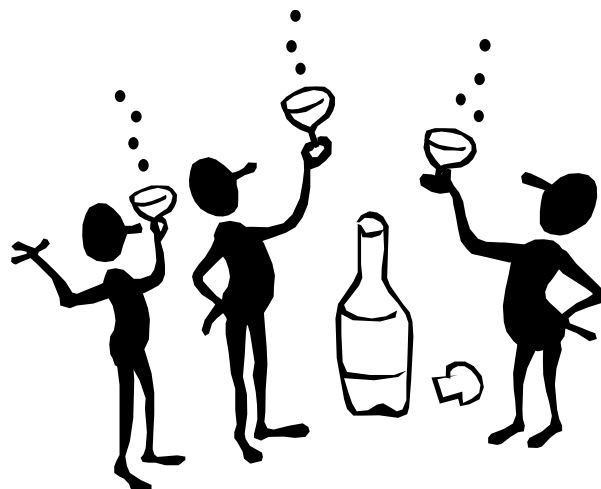
DECEMBER GOOD NEIGHBORS*

LOUISE ALBIN 703-379-1645

DAVID TILSON 703-998-7254

(*GOOD NEIGHBOR CONTACT INFO CAN ALSO BE FOUND ON THE CALENDAR PAGE)

Good Neighbors always welcomes new members to assist those in need. If you are interested in serving your neighbors, please call Coordinator Toska Prather or Ernest Loyola. Their contact information is listed in the newsletter directory on the calendar page.



2006 SKYLINE HOUSE HOLIDAY PARTY
7:00 p.m., Saturday, December 9th
West Party Room

Come one. Come all.

**Join your neighbors for a spirited evening to kick off the
holiday season!**

Don't miss the return of the 50-50 Raffle
Holiday Gift Door Prizes

We Provide:

Party Platters (meats, cheeses, and veggies)

Non-alcoholic punch and coffee and tea

Mixers for drinks

Ambience

You Provide:

Your preferred appetizer or dessert

Your preferred beverage

Spirit

WE LOOK FORWARD TO SEEING YOU THERE!

Please note this is an adult (21 and over) only event



INFO FROM THE ENGINEER

Chief Engineer, Greg Grimm

Free Christmas Tree Disposal Bags

Again this year, tree disposal bags will be available at the front desk free of charge. If you are going to have a live tree, this bag will help keep the pine needles off your floors/carpeting and also off the common areas when you dispose of the tree.

Free Dryer Vent Cleaning

Several residents have had their dryer vents cleaned, and we are finding some vents so clogged with lint, that we have no idea how their dryer even worked. Again, this we do free of charge. The cleaning is performed on the balcony at the vent opening above the balcony door. Call the office for an appointment today.

If you live in tiers 5, 6, and 14 or on floor 17 of either building, your vent is on an exterior wall that is not easily accessible. The Association hires a contractor to clean all of these wall-based vents every 3 or 4 years based on overall need.

Water Leak Detectors

We have water leak detectors in the Management Office for sale at \$17.24 each. These detectors sound a loud alarm when they sense water on the floor of the utility closet. Having one of these could save you many dollars in damages to the units below you if you develop a leak in your utility closet.

A Message From Tycia Haight (Our Skyline House Accountant)



Thank you for all the wonderful donations made for the Thanksgiving holiday for the adopted families! As in the past, I will continue to take donations from residents for the Christmas holiday as well. In addition to continuing the food donations through the Christmas holiday I also try to provide some gifts that the families have wished for.

Family One

Joann (Mom)

Bed Bath and Beyond or TJ Maxx Gift Certificate

Keonna Harrison (Daughter 18)

Medium Sweaters

Medium Jacket

Size 3 – Long Spandex jeans

Family Two

Marina (Mom)

Shirts XL, Pants 14 Reg. Shoes 9 ½

Brian (Age 18 Months)

Clothes size 18-24 months

Christina (Age 3)

Shoes 10 ½, Pants/ Dresses size 6

Olvin (Age 19)

36/32, Shirts 16 ½ - or XL

Mike (Dad)

Shoes 8, Men's Large Shirt/ Sweater, Pants 32/32

The names and clothing sizes of the family members are listed because some residents choose to purchase and wrap their own gifts and attach a gift tag to the person the gift is intended for. If you would like to make a monetary donation to purchase perishable items you may bring cash or a check made payable to "Cash" to the office at any time.

The Food drive will begin on Friday December 1st – Outside the Accounting office.

Thank you once again for making the "adopt a family" program a great success!!

Happy Holidays!!! Tycia Haight, Accountant



SKYLINE HOUSE CALENDAR

DECEMBER 2006

(WWW.SHUOA.ORG)



| SUNDAY | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY |
|--|--|---|---|----------|--------|---|
| | | | | | 1 | 2 |
| 3 | 4 Library Open 7:00 – 8:00 pm East Penthouse | 5 Nov/Dec Board of Directors Mtg 7:00 pm W. Card Room | 6 Recreation Committee 7:00 pm W. Card Room | 7 | 8 | 9 HOLIDAY PARTY 7:00 pm W. Party Room |
| 10 | 11 Library Open 7:00 – 8:00 pm East Penthouse | 12 | 13 | 14 | 15 | 16 |
| 17 | 18 Library Open 7:00 – 8:00 pm East Penthouse | 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 31 | | | | | | |
| GOOD NEIGHBORS: LOUISE ALBIN (703-379-1645) and DAVID TILSON (703-998-7254) | | | | | | |

BOARD OF DIRECTORS

President, Norman Baker 915W 671-6759 nbaker@fjc.gov
Vice President, Maria Elena Schacknies 1302W 820-2239 cultura@att.net
Treasurer, Julie Campbell 1005W 933-6010 juliecampbell48@hotmail.com
Secretary, Jane Johnston 901W 578-9666 janeejo@verizon.net
Director, Toska Prather 1003W 379-7849 jpral19055@aol.com
Director, Evelyn Haught 205W 671-1466 evelynhaught@yahoo.com
Director, John Warner 806E 933-1678 johnkemanai@yahoo.com

COMMITTEE CHAIRS

Covenants Joseph Livingston 814 W 931-6923
Fin. Mgt. Wynfred Joshua 1414W 820-4471 diawin@metronets.com
Recreation Christine Dozier T5 W 571-332-8292 recreationcomm-skyline@yahoo.com
Physical Plant/Ops George Beams 710 E 578-9507
Security, Fire, & Safety Bob De Mayo 1213E 574-4464 jusbob2u@verizon.net

MANAGEMENT OFFICE (Central # 703-578-4855)

General Manager, Gusbey Silva gusbey@shuoa.org
Deputy General Manager, Darryl Hall darryl@shuoa.org
Chief Engineer, Greg Grimm greg@shuoa.org
Bookkeeper, Tycia Haight tycia@shuoa.org
Resident Services Coordinator, Tania Saib tania@shuoa.org
Administrative Assist., Terezinha Shaw terezinha@shuoa.org
Chief Web Developer, Joyce Routt jlroutt@metronets.com

GOOD NEIGHBORS COORDINATORS

Toska Prather 1003W 379-7849 jpral19055@aol.com
Ernest Loyola 815W 671-0384

NEIGHBORHOOD WATCH COORDINATOR

Judith York 514W 671-2267 eboracum@verizon.net

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 inappropriate statements. Information for THE HOUSE SPECIAL may be sent by e-mail to the Editor, dropped off at the Management office or the front desk attention EDITOR.

ACTING EDITOR --- Norman Baker 915W nbaker@fjc.gov 671-6759

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Falls Church VA 22041-3711**