

The House Special



Volume 27 Issue 6

Skyline House

June 2007



BOARD OF DIRECTORS

President, Norman Baker

The Board of Directors met on Wednesday, May 23, 2007. Attendees were informed of three personnel changes in the Management Office. These include the departure of the Deputy General Manager and the assumption of the duties of the Deputy, in acting status, by Ms. Tycia Haight. During times when General Manager Gusbey Silva is not in the building, Tycia will, per the duties of the Deputy, serve as Acting General Manager.

More information on the personnel changes can be found in the Management Report.

These personnel actions, but more importantly, the individuals who will now occupy the positions, will only serve to better assist Management to provide owners and residents with the quality of service expected here at Skyline House.

Security Contract

As recommended by the Security, Fire and Safety Committee and the Financial Management Committee, the Board approved a contract to local Falls Church security company, American Security and Control, to provide guard services to Skyline House during the coming 12 months. Additional information can be found in the relevant Committee reports in this issue.

Circle Driveway Renovation

In April 2007, the Board approved a contract to NVM Contractors for the (now) July/August 2007 renovation of the circular driveway and sidewalk in front of the main lobby. At its May meeting, the Board approved the Physical Plant and Operations Committee's (PPOC) design recommendation (a "herringbone" pattern preferable for vehicular traffic) and, also approved the PPOC's paver brick color recommendation (natural/charcoal blend with solid charcoal for pattern). That approval was subject to change pending the Board's consideration of larger color samples than those used by the PPOC to determine its recommendation. Upon viewing the larger samples, the Board's final decision remained unchanged and Management was authorized to begin the project as approved at the May 23rd Board meeting.



Management

General Manager, Gusbey Silva

Management Office Personnel Changes

Several personnel changes occurred during May 2007, to include the departure of Mr. Darryl Hall, former Deputy General Manager. Ms. Tycia Haight is now the Association's new Deputy General Manager in an acting status. Ms. Haight brings to the position 15 years of experience in Finance, Customer Service and Mediation. Ms. Terezinha Shaw has taken the Bookkeeper position, in charge of all the Association's accounting duties. Ms. Alice Rodrigues has been transferred from the Front Desk to take the Management Office Administrative Assistant position. A new receptionist is being trained for the support shift at the Front Desk.

East Building North & South Façade Restoration

The contractor is working on the final steps of the façade repairs of tiers 9 and 10 for the completion of Phase III of the façade repairs project, estimated for the beginning of June 2007.

Work on tiers 12, 13, 14 and 15, is on schedule. The remaining work in these tiers include the tuck pointing in tier 13, brick installation on tier 12 and concrete placement on tier 11. The work on the top floors of these tiers was completed by the end of May 2007. The contractor will continue the work on the remaining floors with the understanding the work can be done without restrictions prior to 11:00 am every morning. After 11:00 am when the pool opens the contractor will not be able to perform work on these tiers if the weather conditions, such as high winds, could result in dust and debris reaching the pool area. Demolition on tiers 01 & 16 is scheduled to start at the beginning of June 2007, as soon as the rig remaining in phase III gets released. This decision was made in order to complete as much work as possible on the tiers facing the pool, prior to the Memorial Day Weekend.

The reminder of the work on the Phase IV tiers is estimated for completion by the middle of September 2007, weather permitting.

Circle Renovation

The Circle Renovation project was approved during the Board of Directors meeting held on the April 25, 2007. This project includes the removal of all the existing concrete, replacing it with vehicular rated pavers. It also includes the replacement of the surrounding concrete sidewalk and curbs. During the same meeting, the Board of Directors requested Management solicit a recommendation from a Landscaping Designer for the selection of the paver brick color and design to be used for the circle renovation.

The landscaper designer used the samples provided by the pavers' manufacturer to make his recommendation to use the Natural/Charcoal blend with the solid Charcoal pavers for the pattern. His recommendation was made taking into consideration that there are many browns in the vicinity of the circle, including the building façade bricks and the entrance pavers.

The circle renovation is scheduled to start during the week of July 9, 2007 and should be completed by August 3, 2007, weather permitting. During this time residents must be dropped and picked up either at the loading dock areas or at the bus stop located in S. George Mason Drive by the ramp to the lobby entrance. Residents and guests parking in the guest parking spaces will be able to walk to the main lobby entrance using a section of the sidewalk that will remain available during construction.

Notices will be posted at least one week in advance

Recyclables List

Effective March 30, 2007, recycling law has changed to allow commingling of trash including newspapers and junk mail. Skyline House has acquired additional containers for the additional acceptable items. Newspaper recycling racks are no longer necessary and have been removed.

ACCEPTABLE ITEMS

Newspapers and junk mail
Brown paper bags
Cardboard
Catalogs, magazines and phone books
Chipboard (cereal boxes, shoe boxes, etc.)
Colored paper
Computer paper
Envelopes
Glass bottles and jars
Aluminum cans
Plastic bottles and jugs
Tin and steel cans
White ledger paper

NON-ACCEPTABLE ITEMS

Aluminum foil
Auto glass or ceramics
Batteries
Film canisters
Light bulbs
Painted wood
Paper towels
Plastic grocery bags
Plastic wrap
Porcelain
Styrofoam
Treated wood



INFO FROM THE ENGINEER

Chief Engineer, Greg Grimm

Do's And Dont's When Using Your Garbage Disposal

- ☺ DO turn on a strong flow of **cold** water and then turn on the disposal. Continue running water for fifteen seconds after food waste is grinded to flush the drain line.
- ☺ DO grind peelings from citrus fruits to freshen the smell of the disposal/drain.
- ☺ DO use a garbage disposal cleaner, degreaser, or deodorizer as necessary to relieve objectionable odors caused by grease build-up.
- ☹ DON'T pour grease or fat down your disposal.
- ☹ DON'T use **hot** water when grinding food waste.
- ☹ DON'T fill disposal with a lot of vegetable peels at once, instead, turn water and disposal on first and then slowly feed small amounts of food waste into disposal.
- ☹ DON'T grind fibrous materials like corn husks, artichokes, onion skins, potato peels, cigarette butts, any kind of bone, raw meat, eggshells, pasta, and rice.
- ☹ DON'T turn off disposal until grinding is completed and the only sound heard is that of the water and the motor.
- ☹ DON'T be alarmed if a brown discoloration appears on the grinding wheel face, this is normal.

MAGAZINES FOR ALEXANDRIA HOSPITAL

Please bring your magazines to the front desk so Tony DiSalvo can deliver them to Alexandria Hospital. Please do not hold the magazines for long periods of time before doing so as they become outdated. The magazines are much appreciated by the Hospital volunteers. Any questions call Tony at 703-824-1958.

Special Request

Summer is here. Bicycle-riding weather is upon us. Our bike storage rooms in both buildings are at, or almost at, capacity. There are bikes there that have not been moved in ages. Many have completely flat tires. Be honest with yourself and considerate of your neighbors. If you have one or more bikes in one of those rooms, and you have not used the bike(s) in a long time, and are not likely to do so again, please remove it.

If you give Management written permission they will even assist with disposal and or donation to a charity so someone might be able to ride your bike this season.

Please, free up space for others if you are not going to use that old bike again.



FINANCIAL MANAGEMENT

Chair, Wynfred Joshua

The Financial Management Committee (FMC) met on May 21, 2007. Total income for the month of April was \$293,315 with expenditures of \$174,786. Total income less expenditures amounted to \$118,529. The monthly Reserve Contribution was \$98,331, leaving a net income of \$20,198 before taxes.

In discussing some operational items, performance under the landscaping contract was raised. The FMC requested the General Manager to instruct our landscaper to clean out the weeds near the exit of the garage. The FMC further suggested to include in next year's budget funds for the annual washing of the garage floor in order to have a more thorough and professional cleaning of the garage.

The FMC noted that samples of the pavers for the circular driveway were not yet available and would not be here in time for the Board meeting. The FMC endorsed the plans to have a display of the samples which could be viewed by residents and committee members before the Board would select the colors.

The FMC accepted the selection of the Security Fire and Safety Committee Chairman for a new security company. The FMC recommended to the Board to award an \$118,741 contract to the American Security and Control Company for security services at Skyline House. This amount is slightly higher than we had budgeted for the year and amounts to some \$2,900 more for the remainder of the year. The FMC noted that ASC planned to hire additional guards to cover Skyline House duties, but had pledged to hire guards with at least 3 year experience. Security personnel assigned to Skyline House would be partly longtime employees, partly newly hired ones. ASC assured us that all its guards were carefully screened and finger printed for a national criminal history record check.

At the next FMC meeting we plan to discuss the fees charged to residents for using front desk faxing facilities. One of the FMC members was concerned that prices were unreasonably high. The next session of the FMC will be on Monday, June, 18 2007. We urge all interested residents to attend.



PHYSICAL PLANT & OPERATIONS

Acting Chair, Al Lambert

The PPOC met on May 10th to review displays of Paver Bricks and options for pattern design and color associated with renovation of the Octagon (circle) drive in front of the main lobby entrance. Attendees (owners/renters) shared ideas and concerns associated with the selection of a border, accent design, layout pattern of the bricks, and color coordination. Because of the aesthetic impact on the appearance of the building the participants agreed on the pattern of bricks (herringbone) and having accent pavers as an outside border along with dividing the octagon into quadrants with the accent bricks.

The color selection for the Paver/Accent Bricks was narrowed down to three alternatives. Management was requested to obtain *larger* samples of each option with the Paver/Accent bricks that could be viewed outdoors. The purpose of this task was to more easily visualize the result (colors are viewed differently from indoors/outdoors) and assess the impact on aesthetics of the building and landscaping. This undertaking was for those individuals who wanted to postpone deciding their preferences. PPOC members could vote on their decision at any time and others would formulate their own thoughts which would provide supplemental input to the Board for a final decision on color.

As of Friday, May 18th the larger samples had not been delivered to the Association. Due to the logistics (obtaining bricks from the manufacturer, shipment and creating a display board) the date of availability for viewing is uncertain. It did not occur prior to the Board Meeting on Wednesday, May 23rd. The PPOC members viewed the smaller displays, considered visitor's comments at the meeting, and then voted to accept the color recommendation of the landscape designer which was charcoal/natural blend and the charcoal (solid). The latter would be used for the border/patterns.

If you were unable to attend I would like to mention these discussions on projects are rewarding from information learned and exposure to different viewpoints. Everyone added value during the meeting. Throughout the year the PPOC will be addressing similar replacement or maintenance projects. If circumstances preclude you from making a commitment to join the Committee consider attending a periodic meeting to learn processes and decision making an impacting on your Condo (Home). Thank You

PLEASE VOLUNTEER

Our Physical Plant and Operations Committee (PPOC) is without a Chairperson. The PPOC reviews and makes recommendations to the Board on the operations and maintenance of, and proposed changes to, the buildings, equipment, and grounds.

If you have even a little background or just a simple interest in engineering, construction, architecture, or mechanics, your community needs your help. Even if you do not have any related experience, but are interested in helping please step forward. Acting Chair Al Lambert will be willing to Co-Chair for a limited period of time if that would encourage a timid volunteer to come forward.

Please attend a meeting and, if you decide you can help, please contact

Norman Baker at nbaker@fjc.gov or 703-671-6759 or

Al Lambert at myongal@verizon.net 703-931-7314



SECURITY, FIRE, & SAFETY

Chair, Robert De Mayo

The Security, Fire and Safety Committee (SF&SC) met on Wednesday, May 14th. Our core activity for the month (and latter part of April) has been the selection of a new

Security Officer Force for Skyline House (SH). In response to a SH public business solicitation, four (4) proposals were received by the SH Business Office; a copy of each proposal was subsequently referred to the SF&SC members for assessment, evaluation and/or comment. One contractor was subsequently eliminated by the business office due to their high costs. The SF&SC was invited by the SH General Manager, Ms Silva, to actively participate in the interviews with the security company representatives. The SF&SC Chairperson, Mr. De Mayo, accepted and specifically queried each of the company representatives on such issues such as the comprehensiveness of their security officer training, adherence to Virginia State certification, candidate officer screening (i.e., background checks, credit checks, FBI/fingerprint criminal checks, etc), standing procedures to deal with officer absenteeism/lateness, business experience with protecting condominiums vice rental/commercial properties, their own homework on/knowledge of our SH needs, and their acceptance of our on-site training requirements for SH.

The SF&SC, after careful review of the four proposals from both a functional and a financial viewpoint, the aforementioned face-to-face interviews with a total of six representatives from three of the companies submitting bids, and an evaluation of their submitted references, unanimously recommended the selection of *American Security & Control (AS&C)*, a local Falls Church company, as our new SH security guard force. A written report detailing the SF&SC deliberations was subsequently submitted to our SH Board of Directors. Mr. De Mayo verbally outlined the SF&SC's key selection points – especially AS&C's high marks from other condominiums (i.e., The Hermitage/5 years tenure; George Mason Villiage/6 years; Georgetown Park Condominium Association, others; plus 10 solid years with Holiday Inn who was “extremely pleased” with their services), AS&C's “hands on” management approach, and VA state certification of their officers – during his monthly report to the Board. Many thanks to Ms Silva, our General Manager, for her invaluable assistance to the SF&SC during this selection process.

Other Business: Residents expressed concern over the seedy appearance of inoperable or “junk” cars parked on South George Mason Drive, in front of SH. At least one car was quoted as only having three tires and with the fourth, tireless wheel sitting right on the pavement; some other cars appeared severely dented/damaged, perhaps inoperable. Moreover, some of these cars have been reported as sitting in the same spot for months, perhaps years, and may actually be abandoned. Mr. De Mayo has contacted our Fairfax County Mason District Police for guidance and assistance in having them investigated, towed and/or removed from the streets in front of SH. Additionally, he is checking into the feasibility of instituting neighborhood “permit parking” for residents in front of the Skyline complexes.

The Committee's next meeting will be Wednesday, June 13th. All are welcomed.



NEIGHBORHOOD WATCH

Coordinator, Judith York

Several interesting and helpful websites were given out at the April and May meetings of the Neighborhood Watch Coordinators and Citizens Advisory Committee (CAC) at the Mason District Police Station:

(1) www.fairfaxcounty.gov/aboutfairfax/ - gives you interesting information about our county. Did you know, for instance, that our population exceeds that of seven states? This website gives demographic and economic information as well as having a calendar showing public meetings during the month;

(2) www.fairfaxcounty.gov/living/safety/ - shows information on Fairfax County's public safety agencies and the programs and services provided by these agencies (Police Dept., Fire and Rescue Dept., Sheriff's Office, and Dept. of Public Safety Communications, as well as the Office of Emergency Management);

(3) www.fairfaxcounty.gov/police/crime_w.htm - the following information is regularly updated and available for downloading: daily press releases; weekly incident activity summaries; arrested persons; and crime statistics; and

(4) www.fairfaxcounty.gov/police/crime_prev.htm - helpful information on how to prevent crime and steps to take to better ensure our safety. Some subsections include: bias crimes; crime prevention tips; financial crimes; police citizen contact tips; self defense for women; citizens policy academy; and youth gangs.

There were also presentations by Jessica Beaty (phone 703-333-3549,

jessica.beaty@fairfaxcounty.gov), a Mason District Crime Analyst and by Michael Robins, a Community Outreach Coordinator for the Alexandria branch of the “National Center for Missing & Exploited Children” (phone 703-837.6332, mrobins@ncmec.org).

Topics included child abduction and prevention, communication as an effective tool for parents and guardians when helping children avoid the dangers that exist on the Internet, safety skills to build a child’s self esteem and self confidence. Two websites were given out – one was an online resource for learning about internet safety, computers and the web (www.netsmartz.org/netparents.htm); and the other contains information on missing children, the “Amber alert” and “team Adam” programs, and other relevant issues (www.missingkids.com/).

Our next regular meetings at the Mason District police station will be in September – see below for those and other events:

August 7 National Night Out (most neighborhood watch residents either plan an event with other nearby groups or have their own celebration)

September 4 6:30 pm Neighborhood Watch Coordinators,
 7:00 pm Neighborhood Watch Training,
 7:30 pm CAC

We Are In Urgent Need Of Volunteers For The Neighborhood Watch Program.

I would especially encourage our newer residents to participate. Please help keep our community safe and well maintained by devoting one hour a week to walking the buildings and grounds. It’s a great way to exercise, a good way to meet people and to learn the layout of the two buildings. Feel free to phone me, Judith York, on 703-671-2267. I’ll be happy to walk around the buildings with you and orient you to the program. Thank you.



COVENANTS

Chair, Joe Livingston

The Covenants Committee held its scheduled meeting on May 16, 2007. There were no items pending before the Committee which required action or recommendation to the Board of Directors.

The Committee had been informed that the Election Committee would meet on May 24th to review the results of the 2007 election for members of the Board of Directors and to consider recommending any changes to the current procedures under which the election was held. As Chair of the Covenants Committee, I was invited to the meeting. During the meeting, a number of ideas/suggestions were considered for ways to increase Unit Owner participation in the election for members of the Board.

The Co-Chairs of the Election Committee indicated that an evaluation with recommendations would be made to the Covenants Committee. Upon receipt of the report, the Covenants Committee will review same and make its recommendations to the Board.

Before the May 24th meeting ended, I had the opportunity to thank the Election Committee for its work, and to present to each member, on behalf of the Association, Certificates of Appreciation for their work in conducting the 2007 election in record time and error free.

Before adjourning the meeting, for those Committee members with a “sweet tooth,” there was another treat, a cake!, baked according to the recipe of our late former neighbor, Audrey Williams.

To close on a serious note, the Covenants Committee is always in need of new members, so come visit with us and consider joining the Committee. The Committee will not meet in June. Its next meeting will be Wednesday, July 18, 2007, 7:P.M. West Card Room.

PS, the cake was great.

GOOD NEIGHBORS

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

JUNE GOOD NEIGHBORS*

MARIANNE SOLLAK 703-845-9325

CHARLES ROBERTS 703-998-6080

(*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.



RECREATION

Co-Chairs, Betty Turner and Nadyne McKelvey

The Recreation Committee hosted the regular “Thank God It’s Friday” (TGIF) social on Friday, May 4th. The theme for the evening was “Lilies for the Fillies” taken from the Pre-Derby Races (an idea from **Cindy Judy**, East Building resident). HATS, HATS, and MORE HATS were the fashion of the day. The winners of the hat contest were each given 100 GRANDIn the form of a candy bar, of course! However, two residents did pull the Derby winner, Street Sense, and were rewarded with a nice CASH Prize!!!! We received inquiries from new residents and some not so new who wanted to help with the picnic as well as future events.

Our next TGIF event will be on Friday, June 1st in the WEST PARTY ROOM. Unfortunately, many TGIF gatherings, such as this one, occur so early in the month, that they are over before the monthly newsletter is published. Please monitor the recreation committee bulletin boards in each mail lobby for event dates so you won’t miss a TGIF gathering.

The July TGIF gathering will be held in the East Party Room on Friday July, 6th.

Our next recreation committee meeting will be at 7 pm on Tuesday, June 19th. We invite all interested residents to attend our social events as well as our meetings. Your comments and suggestions are always welcomed.

May 26th Memorial Day and Pool Opening Picnic

What a GREAT DAY for the residents of SKYLINE HOUSE! More than **160** residents took part in the MEMORIAL DAY/POOL OPENING FAMILY PICNIC sponsored by the Recreation Committee. The Committee furnished the hamburgers and hotdogs and the residents prepared the other foods. There were five (yes five!) banquet tables FULL of a variety of foods. A SPECIAL THANKS goes to ALL our helpers: **Gerardo** (Skyline House employee) who setup the tables and chairs and returned to put them away after 8:00 PM, Cooks (**Dave Dozier, Dale Turner, and Bill Lewis**), Children's Activities (**Christine Dozier** entertained the children with water balloons, and other games), Other duties from Check-in to Clean-up were taken care of by the many other **volunteers**. There were so many who helped and we appreciate EVERYONE!!! A peek down to the pool area the morning after, showed nary a scrap of paper, and the pool guard left the pool area neat as a pin. When you've lived here since the Condo opened, it was a pleasure to see so many enjoying the pool.

Betty & Nadyne shout a big "THANK YOU" for making it a great day!!!!!!!!!!



Guest Parking Request

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.

“HOUSE” HINTS

SKYLINE HOUSE E-MAIL NEWS DELIVERY

Many 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 for sending you only 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.

AUTOMOBILE OIL LEAKS

Not only are oil leaks on our property unsightly, the oil eventually makes its way onto other parking spaces, onto the roadway, and into our buildings. It also deteriorates the concrete. If your car is leaking oil you are urged to have your car repaired at once and contact Management to have your space cleaned. If you are routinely witnessing ongoing leakage in a parking space, please report it to Management as soon as possible.

USE YOUR HEADLIGHTS

Always remember to turn on your headlights while driving in the garage. This will not only help you more easily see other cars and pedestrians, it will also help others to see your car. Thus, with such a small effort, and, not exceeding the 5 MPH speed limit, you immensely improve your odds of avoiding an accident in the garage.

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.

FREE DRYER VENT CLEANING

Several residents have had their dryer vents cleaned, and we find some vents so clogged with lint, that we have no idea how their dryer even worked. This service is 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 LEAKAGE ALARM

Just a reminder that you can purchase (for \$13.80 in the Management Office) an alarm to place on the utility closet floor? The alarm will sound whenever it detects water leaks.

PEST CONTROL

The Association contracts for weekly pest control service for all common areas and also, on a first come first served basis, for up to eight individual units. The service is performed every Thursday. If you are experiencing a problem in your unit with roaches, ants, spiders, etc. do yourself and your neighbors a big favor ---- sign up for this service at the front desk. **There is no cost to you.**



SKYLINE HOUSE CALENDAR

JUNE 2007

(WWW.SHUOA.ORG)



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1 TGIF 6:30 p.m. W. Party Room	2
3	4 Library Open 7:00 – 8:00 p.m. East Penthouse	5	6	7	8	9
10	11 Library Open 7:00 – 8:00 p.m. East Penthouse	11	13 Security, Fire & Safety Comm. 7:00 p.m. W. Card Room	14 Physical Plant & Operations Committee 7:00 p.m. W. Card Room	15	16
17	18 Financial Mgt. Comm. 7:00 pm W. Card Room Library Open 7:00 – 8:00 p.m. East Penthouse	19 Recreation Committee 7:00 p.m. W. Card Room	20	21	22	23
24	25 Library Open 7:00 – 8:00 p.m. East Penthouse	26	27 BOARD MEETING 7:00 p.m. W. Card Room	28	29	30
GOOD NEIGHBORS: MARIANNE SOLLAK (703-845-9325) & CHARLES ROBERTS (703-998-6080)						

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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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