

The House Special



Volume 29 Issue 4

Skyline House

April 2009



BOARD OF DIRECTORS

President, Norman Baker

The 29th Annual Meeting and the Board of Directors Election were held March 31, 2009.

Election Results

Upon conclusion of the election, the Inspector General, Wayne Krumwiede, announced that Robert "Bob" De Mayo, Al Lambert and Jean Orben had been elected to the three, three-year seats on the Board. As I did in my report that evening, I again extend thanks to our fourth candidate, Linda Council for her willingness to serve.

In the Board's organizing meeting later that evening, Jean Orben was elected Secretary, Maria Elena Schacknies was elected Treasurer, Charles Roberts was elected Vice-President, and I was re-elected President. Budd Coutts, Al Lambert and Bob De Mayo will serve as Directors.

Voting Statistics

As I stated in my report at the Annual Meeting (and below), thank you to the owners who voted on the 31st, or, even better, before that date. Early voters helped us achieve our required 25% quorum well before election night.

For your information, sadly, less than one third, yes, only 31% or 170, of the 550+ owners who are eligible to participate in the Association's governance by voting, bothered to do so.

The 380 owners who did not cast their ballots really need to think about how they feel about their home and the community in which they reside. Are you concerned about your homes value and upkeep? Are you interested in you and your family living in a safe environment and enjoying a first class quality of life? Not casting your vote states loudly that you care little about those things and those who willingly volunteer to try to uphold and improve those aspects of our home and neighborhood. Ask yourself, 'is that really true about me?' If it is not, then ask yourself "why did I not participate in my community, at least to the extent of doing something as EASY TO DO as voting in the annual election? If you do not have a good answer for that question, then commit to yourself that you will strive to be more involved in your community during the coming year. Read the newsletter thoroughly, attend committee and Board meetings, possibly join a committee and share your experience and knowledge. At least, vote in the 2010 election.

President's Report Presented At The March 31st Annual Meeting

Good evening. Welcome to the 29th Annual Meeting of the Skyline House Unit Owner's Association. My name is Norman Baker. I am the current President of the Board of Directors on which I have served the past six years in three capacities. Thank you for attending this evening. Thanks also to everyone who cast their vote in this year's election and to all who voted early.

We are conducting an election this evening for three seats, each for a three-year term, on our Board of Directors. Those currently occupying those seats are not seeking re-election this year. They are current Board Treasurer Julie Campbell (from whom you will be hearing shortly) and Directors, John Warner and Toska Prather. Toska has been serving out the last six months of the term of former Director Evelyn Haught who served for over two years before travel obligations forced her to step down.

Allow me to spend a little time this evening saying thank you.

I offer my personal thanks to Julie, John, Toska and Evelyn for their dedicated service to our Association. We all were fortunate to have them serving our community and so diligently looking out for us these past few years.

I also offer my thanks, the thanks of my fellow Board members and, of the entire Association, to Jean Orben, Linda Councill, Bob De Mayo, and Al Lambert all of whom have volunteered to be candidates for the three seats on the Board to be filled by this election. You are commended for your involvement. I look forward to working with those of you elected.

I and the Board thank the members of the Election Committee (as well as the many other volunteers who help) but especially we thank its Chair, Sonya Livingston for the planning and effort required to perform the essential function of organizing and conducting the election.

I thank long-time owner and former Board Treasurer Wayne Krumwiede for agreeing to serve again this year as Inspector General of the election.

I offer a great big thank you to Judith York, who, after years of overseeing and cheering on our Neighborhood Watch Group, has stepped down to enjoy retirement. Our neighborhood would not be as safe as it is had Judith not toiled and recruited so hard and attended so many Mason District Police meetings as she did over the years. As Judith always says when she signs off on messages, CHEERS. Judith. Enjoy your retirement.

Thank you to our late, good neighbor, Ernest Loyola, who served years as co-coordinator of the Good Neighbors Group. Ernest was a shining example of a "Good Neighbor."

And let us not forget a thank you to the late, great Barbara Michelman, founder of our wonderful in-house library located in the East Penthouse.

I am happy to report that the overall state of our Condominium and Association is excellent and that our financial status is quite sound. Julie Campbell, will provide more detail on our financial health shortly in her final report as Board Treasurer

I wish to mention some of the highlights and accomplishments in our community in 2008 and planned for 2009 and acknowledge the many who assist in making them happen.

The following are just some of the major accomplishments in 2008:

- Garage concrete deck and columns repairs and seal coating of the garage elevated decks.
- Bulk Cable TV agreement with Cox Communications.
- Main Lobby Roof - Perimeter Wall concrete repairs.
- Main Lobby and Connector Corridor Roof Replacement.
- Replacement of the energy management system that controls the air conditioning and heating of most of the common areas and will include the Penthouse card and party rooms.
- Final implementation of the Ad Hoc Committee's front circle landscape design.
- Efforts by the Ad Hoc Decoration Committee to provide cohesive planning and direction for redecoration of the public areas.
- Last, but certainly not least, the 2009 condo fee increase was a conservative 2%.

The following major items are planned and budgeted for 2009:

- Balcony concrete slab repairs, walls and ceiling seal coating, and railings repair/replacement.
- East garage bridge roofing.
- Upgrading security cameras.
- Repointing and repair of brick on all planters on the pool area deck (ongoing now).
- First Floor redecoration to include replacement of the carpet and wood window boxes.
- East and West Building trash compactor replacement.
- Repair/Replacement of sound insulation and flooring in both party rooms.
- Broadcasting of House channel on Cox channel 95 effective early April.

The Board and Management would not be able to do all that is required of them without the assistance of four key committees and their few (and I emphasize FEW) dedicated members: the Physical Plant & Operations Committee, chaired by Al Lambert; the Financial Management Committee, chaired by Winny Joshua; the Covenants Committee, chaired by Joe Livingston; and the Security, Safety, & Neighborhood Watch Committee, chaired by Bob De Mayo.

There are a few other Committees, groups and individuals who contribute significantly to our quality of life in Skyline House:

The Recreation Committee, chaired by Betty Turner, continues to strive to bring fun and exciting social activities to our community.

This year and last, there are also the Ad Hoc Landscape and Ad Hoc Decoration Committees Chaired by Maria Elena Schacknies and Co-Chaired by Maria Elena and Alina Gonzales respectively.

The Good Neighbors Group, coordinated by Toska Prather and Virginia Fissmer.

The wonderful group of volunteers, coordinated by Carol Cataldo, who ensure our in-house library is open and operating almost every Monday evening of the year.

You should also know that Joyce Routt does an excellent job as our chief web site developer. Log on and find current and past copies of our newsletter, our rules and regulations, a contact directory of staff and volunteers, floor plans for every Skyline House unit and much more.

Thank you all.

The actual work of keeping Skyline House an attractive and desirable place to live is accomplished by 20 full time staff members ably led by our General Manager, Gusbey Silva, and her Deputy, Tycia Haight. These include,

The engineering and maintenance staff led by Chief Engineer Greg Grimm and his assistant, Tettie Moore, who maintain all the mechanical and electrical systems in our buildings and also provide superb in-unit repair and maintenance services.

The housekeeping staff Supervised by Betty McLaurin and her assistant Gerardo Carranza, who do a wonderful job of keeping our buildings and grounds clean and neat.

The office staff consisting of three capable professionals: Alice Rodrigues, Administrative Assistant, Noemi Najera, Resident Services Coordinator, and Lincoln O'Gilvie, Accountant.

And finally, the dedicated 4 FT & 5 PT front desk staff who, 24 hours a day, 365 days a year, serve on the front lines of Skyline House and look out for all of us in so many different ways.

I know everyone shares my strong feelings of appreciation for the excellent services Management and staff provide to our community and our home.

I would like to take a moment to cite an excellent example of just how well served we are by our Management Team. This example also highlights what Management does for us that is not easily observable by us and yet, consumes immense amounts of their time.

Many of you will recall, on a bitter cold and wet Friday in early December 2008, we suffered a major break in a Water Main Line in front of the East Building near S. George Mason.

General Manager Gusbey Silva was on a long planned vacation. Deputy Manager Tycia Haight and our engineers Greg Grimm and Tettie Moore were all over the problem right away. Besides contacting me at the office, they quickly contacted the Fairfax Water Authority (FWA) to seek repairs. The FWA informed us that we, the Association, were responsible for the repairs even though we noted the location of the break as beyond our property line. Furthermore, the FWA stated that water to all 272 East Building units would be shut off until the repair was completed.

Again, our team was all over the problem. They hurriedly contacted our insurance company only to learn we might, or might not, be covered for the very costly repairs but that would not be determined until the exact problem was identified and, even then, we would have to meet the \$10,000 deductible first. The insurance agent also noted that not only did we run the risk of having no water until we completed the repair was but also of being heavily fined by the FWA if we did not repair the break ASAP.

Our team then turned to quickly finding a plumbing firm that could immediately mobilize workers with a back hoe tractor to dig through the sidewalk and earth to the main line, identify the problem, resolve it and, using heavy metal plates, safely shore up the area until it could be properly restored. Amazingly, by 6:30 p.m. that day, the problem was resolved and the East Building was assured a water supply as the weekend began. Our team was incredibly effective.

But, the final cost to us? Over \$12,000 in unbudgeted funds! Not to mention the cost to resurface the sidewalk and curb and restore the damaged grounds.

We paid the bills but our Team did not give up. Over the past couple of months General Manager Gusbey Silva and her staff diligently sought a different ruling from the FWA by submitting numerous letters, documents, and even digital photographs of the break site.

Remember, the problem occurred back in early December 2008. On the 17th of this month, General Manager Gusbey Silva sent me the following message:

“Great news! The FWA General Manager just let me know that, indeed, Fairfax County was responsible for the break repair. He apologized for the way the problem was handled and for his employee not clarifying all of the issues before determining it was up to us to make the repair. He said that a check will be issued to us for the total amount we paid to the plumbing firm. He also said that he is aware we have called the VA DOT for the sidewalk repairs and that if they do not take care of it, the FWA will reimburse us for that expense as well.”

That is but one great example of the Management and Engineering team we have in place at Skyline House and the extra efforts they go to to look out for us and to be good stewards of the Association’s finances.

Finally, I want to express appreciation to fellow Board members: Vice-President Maria Elena Schacknies, Treasurer Julie Campbell, Secretary Charley Roberts, and Directors Toska Prather, Budd Coutts and John Warner. It was an honor and pleasure to serve with you this past year.

I feel confident in asserting to all unit owners, your condominium is well-governed and well managed and will continue to be served conscientiously and responsibly by Management, staff, and the Board and its committees.

Thank you for attending and listening this evening. I encourage everyone, and ask that you encourage your friends and neighbors, to attend committee and Board meetings and learn first hand about the decision-making processes in your community. Most committees meet once a month in the West Card Room and the agenda for the meeting is posted on the bulletin Boards.

Treasurer’s Report Presented At The March 31st Annual Meeting

I hope that my report this evening will assure you that the funds of the association are managed wisely and carefully so, let’s take a look at how we did in 2008 and where we are at present.

2008 Annual Audit

Each year, per the by-laws, an audit is performed on the financial records of the Association. Goldklang, Cavanaugh and Associates, P.C recently completed the audit for the year ending December 31, 2008. This CPA firm has performed our annual audit since 1999.

In years past the auditor's have always given a favorable opinion of the Skyline House financial statements. This year is no exception. What this means to us as the Board of Director's and individually as unit owners is the assurance that the financial statements for last year present fairly, in all material respect, the financial position of Skyline House in accordance with generally accepted accounting principles.

After the auditor's recommendations were reviewed and accepted by the General Manager and me the final adjustments were made to the financial statements. Total income for 2008 was \$3,659,544, \$24,749 higher than the budgeted amount while expenses for this period were \$2,594,445, 93,621 higher than the budgeted amount. Increases in electricity and water were the primary factor for this increase in expenses. After final adjustments were made by the auditor's we ended the fiscal year with a net operating loss of \$59,445.

2009 Annual Budget

Aside from this being our home, this is also a business with an annual budget of \$3.7 million for 2009; ninety-two percent (92%) of this amount is assessment funding from the homeowners, the largest share of the remaining eight percent (8%) income is from in-unit maintenance followed by investment interest and then rental of Association owned parking spaces and storage units. The operating budget must provide for payroll and fringe benefits, administrative costs, utilities, maintenance of the common facilities, supplies, service contracts and also fund the annual contribution to the reserve accounts. Funding the Reserve accounts alone for 2009 is slightly over \$1.25 million, which is thirty-four percent (34%) of our annual income. Our second largest cost is payroll and fringe benefits at thirty percent (30%); followed by utilities at thirteen percent (13%) and the remaining twenty-four percent (24%) is a combination of administrative, maintenance, supplies and contract costs. These percentages are consistent with the 2008 budget.

Replacement Reserves

Adequate funding of the Replacement, Periodic Maintenance and Consulting Reserves is paramount to the preservation of the building. This is a long-term commitment to the financial health of the Association and the preservation of our homes. The Financial Management Committee, Physical Plant and Operations Committee, General Manager and Board are committed to the planning and execution of a long-term replacement reserve program.

Every five years a reserve study is conducted to establish where we stand at that point in time. This study is intended to answer three fundamental questions; 1) what will it cost the Association to repair or replace its common elements? 2) When will the common elements likely wear out? And 3) how will we pay for these capital projects? The most recent study was completed in the fall of 2008 and the recommendations were implemented this year. The reserve study is based on known facts and assumptions prepared by an independent professional. Many things can change over time that may affect the original estimates and the monthly reserve contribution.

Delinquent Assessments and Occupancy

One of many reasons that we are successful as an Association is that our level of delinquent assessments is well below the industry recommended maximum of five percent (5%) of annual assessments. At December 31st our assessments receivable balance was less than one percent (1%). We have fair, but very aggressive collection policies that have served us well throughout the year. You can see that those policies protect all of us. The Board of Director's did hold hearings for several unit owners who were more than 60 days past due paying their assessments.

At the end of December, the property was eighty-two percent (80%) owner occupied. This figure has been constant within 1 percent (1%) throughout the year but is 2% lower than last year.

What You Can Do

How does the Association move forward? Can we do more with less? I encourage you to study the budget for 2009 and learn how the assessments are spent. You can help shape the future of Skyline House by volunteering to serve on a committee. Help develop an agenda to bring suggestions and or concerns before the Board for discussion and consideration.



MANAGEMENT

General Manager, Gusbey Silva

Balcony Concrete Repairs and Railing Restoration Project

The engineer submitted the specifications for this project which include the removal of the post pockets and the replacement of the balcony railings in order to comply with the current Building Code. The specifications were reviewed and approved during the March PPOC meeting. Six carefully selected contractors participated in the pre-bid meeting and their bids are due the second week of April. Our goal is to have a contractor selected by the end of April. We expect the work to start by the beginning of June depending on the contractor securing the necessary permits from Fairfax County.

The work is scheduled to start on the south side of the West Building on the balconies of the tiers located at the west end, those being Tiers 2, 3, 4 and 5. Work on the east end of the south side, Tiers 14, 15, 16 & 1, will start by the middle of September after the pool closes.

Balcony Power Washing

The power washing of the balcony floors will be done this month. Notices will be posted at least two weeks in advance. Please do not place furniture and plants on your balcony until it is power washed. The West Building's south side will not be power washed due to the balcony concrete repairs and railing replacement scheduled this year for that façade.

Cox Cable TV – House Channel

The installation of the equipment needed for the addition of the House Channel was completed at the end of March 2009. You may now select Cox Channel 95 to view the information posted in the Skyline House Channel. Management updates the calendar of events on a weekly basis.

Garage Power Washing

The annual garage power washing was performed during the fourth week of March 2009. Notices were posted two weeks in advance with the scheduled day for each garage level. We thank the residents who volunteered their parking spaces during the days their level was not being power washed. Management was able to assign these spaces to every resident who was not be able and/or have difficulty removing their cars from the garage and requested assistance prior to the start date of the power washing.

Unfortunately there were residents who did not care to follow the instructions and/or did not bother to move their cars from the garage. We had an estimated 65 to 70 cars left in the garage during the time their spaces were being power washed. The majority of these cars were on the East side of the garage with a large number of cars in the lowest D level of the garage. Residents parking on the A level of the West Garage were the ones who really followed the instructions posted by Management.

As recommended by our Consultant Engineer, power washing the garage must be done once a year after the snow season to avoid deterioration of the garage concrete decks due to the chloride contained in the snow removal chemicals which are brought up in the garage by all cars driven during periods of snow.

IMPORTANT INFORMATION FOR OWNERS REGARDING LEASING OF UNITS

At its January 2008 meeting, the Board of Directors adopted the following resolution with regard to Rule 3, Leasing, of the Association's Rules and Regulations.

"No one who has been a tenant or occupant in a unit at Skyline House Condominium, the owner of which unit has been required by the Association to terminate the lease because of the violation by the tenant of the terms of the Skyline House Declaration, By-Laws or rules and regulations, may rent or occupy another unit that is leased at Skyline House.

The Board of Directors shall have the authority to require an owner whose unit is occupied by a person in violation of the previous paragraph to terminate the lease that allows that person's occupancy of the unit.

The Management Office shall keep a record of people who have been tenants or occupants under leases that have been terminated for violating the terms of the Skyline House Declaration, Bylaws or rules and regulations. Owners who wish to rent their units shall be advised to check with the Management Office to ascertain whether the prospective tenant is included in said record, to avoid the possibility that the Association will require the owner to terminate the lease pursuant to this Regulation."

“HOUSE” HINTS

FRONT DESK BOXES

Your Front Desk Box belongs to you. It is your responsibility to routinely check it for anything which might have been left in it.

Yes the Front Desk staff will call you for certain deliveries.

But you never know when someone might leave something (a note, a card, incorrectly delivered mail, etc.) in your box for you.

You will not always be called in those cases.

Please make a habit of checking your front desk box routinely throughout the year.

RESIDENT VEHICLE REGISTRATION

Rule 18 E. 6. Of the Rules and Regulations states

“All vehicles...parked in the garage or outside spaces on a regular basis, shall display the Skyline House registration decal issued by the Association.” If you park inside or outside on Skyline House property, register your car with the Association and display the sticker on your vehicle window as instructed or risk having your vehicle towed at your own expense.

NOISE DISTURBANCE/FLOOR COVERING

Rule 13 B. of the Skyline House Rules and Regulations states:

“In order to reduce noise transference, all Unit Owners/Residents are required to install and maintain carpeting or rugs covering seventy-five percent (75 %) of the walking and living areas of each unit (except kitchen and bathrooms).”

Owners and residents please be certain you are fully in compliance with this important rule. Without proper floor covering, every footstep (even quiet ones) can be heard by your neighbors. The sound/noise is not pleasant and should not have to be endured by anyone.

WEST LOBBY DOOR

**No one should enter the West Lobby Door without a key fob (even a resident).
If you live in Skyline House but do not have a key you must enter through the front lobby.
Refer ANYONE trying to enter without a key fob to the front lobby desk.**

DISPOSING OF OLD BATTERIES AND FLOURESCENT BULBS

Standard batteries and fluorescent light bulbs can be brought to the front desk for safe and environmentally friendly disposal/recycling.

SKYLINE HOUSE E-MAIL NEWSLETTER DELIVERY

300+ residents/owners have now signed up for e-mail delivery of The House Special newsletter. It is so easy to do! Just stop by the Management Office and register your e-mail address. It will only be used for the newsletter delivery. Don't miss any House news ever again, even while traveling. Receive your copy via email before the hard copy is even back from the printer.

DO YOU STORE A BICYCLE IN THE BIKE STORAGE ROOMS?

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 flat tires. Be honest with yourself and considerate of your neighbors. If you have a bike(s) in one of the rooms and have not used it in a long time and are not likely to do so again, please remove it.

BALCONY ETIQUETTE

SPRING IS ALMOST HERE. EVERYONE WANTS TO ENJOY THEIR BALCONIES. PLEASE HELP YOUR NEIGHBORS DO SO BY READING AND PRACTICING THE FOLLOWING SIMPLE 'GOOD NEIGHBOR' BALCONY ETIQUETTE GUIDELINES

Is your balcony a cluttered, unsightly storage area? Rule 15G states, "Balconies shall not be used for storage." Please be sure your balcony is not an eyesore. Clean it up. Remove empty pots, dead plants, trash containers, and other items not appropriate for a balcony.

When watering your plants remember, water running out of your pots rains down on all the balconies below. Not only does it stain and damage balconies and furniture, on occasion, it might even drench a neighbor. Please use saucers under all your plants.

Feeding birds on your balcony might seem a nice thing to do but is prohibited by House rules as it creates major problems for your neighbors and the Association. Do not feed birds and if you have a bird feeder please remove it.

No matter how small, never throw anything from your balcony (especially cigarettes).

MARCH GOOD NEIGHBORS

Good Neighbors assist residents in need of temporary help due to illness or emergency. Services provided are typically short term and in the local area. For example, picking up mail or prescriptions or making small grocery purchases.

Anyone experiencing a medical emergency should call 911 immediately.

DAVID TILSON 703-998-7254

VIRGINIA FISSMER 703-379-2901

Good Neighbors welcomes new members to assist those in need. If you are interested in serving your neighbors, call Coordinator Toska Prather or Virginia Fissmer. Their contact information is listed in the newsletter directory.



INFO FROM THE ENGINEER

Chief Engineer, Greg Grimm

Storage Rooms

Reminder: When using your storage bin, if your storage bin bottom is the floor, be sure to put a pallet or something under your items that will hold your items off the floor. From time to time we have leaks into the storage rooms that could damage items left directly on the floor.

Air Conditioning Season

Cooling season is almost here. If you haven't scheduled your preventative maintenance of your HVAC* unit, please do it as soon as possible to ensure that your unit operates at peak performance during the cooling season.

* The HVAC, or heat pump, is the unit in your utility closet, next to your water heater, that produces your heat and your air conditioning.

TIE YOUR TRASH BAGS SHUT

When you throw your trash down the chute, it is required to be in a trash bag, which is sealed or tied at the top. This keeps all trash in the bag on its way down to the dumpster. If the bag is not tied shut, the updraft from the roof fans pulls trash in the bag to the roof fan where it stops up the fan screen, and causes bad odors to accumulate in the hallways. It also allows your personal information to be accessed very easily if there is any in the bag. It can also cause loose trash to blow in to someone's face on the floor above if they should happen to open the trash chute door to dispose of their trash.



AD HOC DECORATION COMMITTEE

Co-Chairs, Maria Elena Schacknies & Alina Gonzalez

Chair's Report Presented At The March 31st Annual Meeting

The Ad Hoc Decoration Committee (AHDC) was entrusted with the task of formulating a plan to renovate the galleries and first floor corridors.

After careful consideration and having in mind budgetary guidelines, the committee developed a request for proposal RFP that included the following items:

- Window Box Replacement (East and West Galleries)
- Column Repairs (Lobby, East and West Galleries)
- Coordinate all wood surfaces (Columns in the Lobby, East and West Galleries, and Mailbox areas, including wood trim)
- Wall Resurfacing (Mailbox area and passenger elevator lobby of East and West Buildings, including columns)
- Resurface or Replace Mail Sorting Counter and Countertop (East and West Buildings)
- Remove and Replace Carpeting/Flooring (East and West Galleries, Passenger Elevators, First Floor Residential Corridors of East and West Buildings)
- Upgrade Artwork (Main Lobby and East and West Galleries)

A Request for Proposal (RFP) was sent to 12 potential contractors. Only one responded, but after negotiations with Management and the AHDC this contractor failed to provide SHUOA with the samples and designs they had promised to deliver.

Consequently, the AHDC decided to re-send the RFP to 20 new contractors. Proposals are due April 13th and once a contractor is selected, residents will be able to look at three computer generated displays to decide which design they prefer.



AD HOC LANDSCAPING COMMITTEE

Chair, Maria Elena Schacknies

Chair's Report Presented At The March 31st Annual Meeting

In June of 2008, the President appointed an Ad Hoc Landscaping Committee (ADLC) chaired by Maria Elena Schacknies who, together with Anna Reich and Alina Gonzalez, would develop a Request for Proposal (RFP) to solicit bids for landscaping services. During the following weeks committee members, after inspecting the grounds, developed an RFP for the maintenance, restoration and improvement of the landscaping.

The RFP was sent to 12 prospective companies and four bids were received. The best bid was selected based on all relevant factors. The contract duration will be for 12 months with the option for the Association to renew the contract for four additional 12 month periods.

The ADLC and PPOC members will walk the grounds to provide feedback to Management on a monthly basis to ensure contract compliance.

For those who might not have noticed, the planter in the front circle is now lighted at night.



PHYSICAL PLANT & OPERATIONS

Chair, Al Lambert

Chair's Report Presented At The March 31st Annual Meeting

Good evening! On behalf of the Physical Plant and Operations Committee (PPOC) members, I would like to say "thank you!" to all residents (past and current) who have allocated time to participate either as a committee member or as a visitor to the monthly meetings.

In looking back on committee actions for 2008/2009 the scope of involvement on projects has included:

- Application of a sealant to the garage floor precluding further salt penetration into the rebar within the concrete. Additionally, recommending supplemental and more efficient washing methods to be scheduled throughout the calendar year.
- Identification of the exterior lamp posts to be added to the reserve fund item replacement. This was necessitated because the company providing ballasts for the lamps has gone out of business and ongoing deterioration of the concrete base supporting the lampposts.
- Installation of cable to replace TV antenna wiring used by Washington Cable and acceptance of the Cox proposal to supply cable TV for 5 years at minimum cost to residents.
- Selection of the firm Mason & Mason to perform an update of the reserve fund expenses.
- Procurement and installation of new Skyline House parking signage.
- Procurement and installation of the urn/planter in the front circle along with illumination lighting.
- Replacement of the roofs for the main lobby and connector corridors.
- Identification of domestic water pipe repairs to be added to the reserve fund along with a program to conduct testing when pipe failure occurs to obtain analysis on the extent of wear and probable cause. Also to budget and schedule an inspection to determine condition of existing pipes via ultra sound and removal of a pipe section for corrosion analysis (base lining the issue).
- Labeling of all unmarked doors as a security precaution in reporting an incident.
- Ongoing project to repair balcony concrete slab and replace balcony railings.

These are a few areas of involvement by the committee. The committee is also a resident forum to answer the five Ws (who, what, when, where, why) on the appearance, modification and/or operations of the buildings, equipment and grounds.

Our meetings provide a forum where an exchange of ideas, identification of issues, concerns and other relevant factors are examined in formulating recommendations to Management and the Board. To this end, the PPOC has historically, and will in the future, through volunteer owner participation, participate in making Skyline House a sound financial investment, well maintained, aesthetically pleasing and a wonderful place to call home. Thank you!

The PPOC will next meet April 16, 2009.



FINANCIAL MANAGEMENT

Chair, Wynfred Joshua

Chair's Report Presented At The March 31st Annual Meeting

As is customary, we present at the Annual Meeting a review of our activities of the past year. What your Financial Management Committee (FMC) does is to oversee the financial and budgetary issues on which we subsequently base our recommendation to the Board. It has been a privilege for me to do this with such a dedicated group as our committee members. You know then: Al Lambert, Fran Price, Wayne and Grace Krumwiede, Jean Orben, Liza Ruiz, Nadyne McKelvey, Rose DiFonzo, and our two newest members, June Baker and Tom Steinbrunner. I would like to mention Julie Campbell, our most recent Treasurer and Board Liaison, who so often forced us to focus on the basic principles that undergird sound financial policies.

The FMC is grateful to Maria Elena Schacknies and other Board members and residents who attended our meetings and helped us think through key issues. We were also fortunate to have a highly professional General Manager, Gusbey Silva, who cares about what happens to the 'House.' The community owes its thanks to this superb group of volunteers and staff who are dedicated to ensuring our financial welfare and maintaining our living conditions.

Treasurer Julie Campbell will comment on our income and expenditures in her report so I won't repeat those here. I must note that we ended 2008 with a deficit of some \$54,000. Of that amount, some \$30,000 reflects operational losses largely due to increased utility costs and unexpected repairs of a water main break in December 2008. Another \$23,000 was due to losses when we sold our investments in Fannie Mae and Freddie Mac; however, we were able to buy GNMA's at a discount of roughly the same amount we lost, so where investments are concerned, we are ending with, essentially, a wash. Also, I am delighted to announce that General Manager Silva was able to convince Fairfax County to reimburse us the full amount of \$12,150 for repairing the water main break. This figure will appear on the books in 2009. Our Reserves, moreover, have increased to about \$1.4 million, although some this includes 2008 funds for the projected first floor lobby redecoration. We do expect some major expenditures this coming year for the balcony railings project, but even so, we project our Reserves to climb to over \$2 million by the end of 2009. So far, we achieve this with a very modest 2% condo fee increase.

We had a busy year. Some of the projects, while essential, would not generate much interest on the part of our community at large, such as the replacement of our Energy Management System, our Landscaping contract, or the Study to assess our Reserve Fund Plan. Others impacted directly on the welfare of every resident. Our access to Cox Cable TV at very little cost is the envy of condo owners in the area. I would like to thank General Manager Silva for her initiative and negotiations with Cox that led to such a happy result for our community. Another project for which we saw that funds were available was the renovation of the front circle area, completed in 2008 with the establishment of the garden with the urn in the center now illuminated every night.

Equally important, were the discussions about financial policies and practices we had at the FMC meetings. Some if it is of significance for the individual unit. You should attend and listen to these discussions directly. I invite you to join us at our meetings and share your ideas. Please reserve a few hours once a month to participate in our deliberations. We meet every third Monday of the month at 7:00 p.m. in the West Card Room. The FMC will next meet April 20, 2009. You are most welcome.



COVENANTS

Chair, Joseph Livingston

Chair's Report Presented At The March 31st Annual Meeting

Mr. President, members of the Board of Directors, ladies and gentlemen, good evening. On behalf of the Covenants Committee, I submit the following report.

The state of the Covenants Committee is good.

The support the Committee has received from the Board has been most helpful.

Although we lost one member last year, Mr. Omeish moved, we gained two members, Mrs. Betty Turner and Mr. Frank Szumilo. Thus, we are able to do our work.

Generally, the Covenants Committee's work is reflected in recommendations to the Board of Directors. To make those recommendations meaningful, the Committee should have the benefit of greater input from Unit Owners. This will insure that the Committee, through its recommendations, reflects the views of a broad segment of the community.

During last year, the Committee reviewed and proposed changes to the Association's Rules and Regulations. We anticipate the Board's review of our work in the near future. If they approve, the revised Rules and Regulations will be printed and made available to Unit Owners and Residents. You are urged to review those revisions carefully.

The Committee noted an increase in the number of reported infractions of Association rules and regulation. The records indicate that for the most part, those cited, responded favorably to either written or verbal warnings. In that same connection, it was necessary to conduct several hearings in response to more serious and repeated infractions.

The Election Committee submitted to the Covenants Committee their report of the 2008 election, together with their recommendations with which the Committee agreed and the Board approved.

Despite efforts to simplify the election procedures, voter turnout declined. Some have suggested that as long as we are able to achieve a quorum, we may have to accept this as general satisfaction with the state of the Condominium or as another put it as a manifestation of declining participation in all areas of local governance.

Earlier, remarks were directed to the Election Committee. My closing remarks are also directed to the Election Committee. Some of those members are still working and will shortly, through the Inspector General, present you with the 2009 election results

I conclude by conveying thanks to the members of the Covenants Committee and of the Election Committee for conducting the 2009 election. We also wish to thank the volunteers and management staff who have supported the Election Committee and Covenants Committee.

Our thanks to the Board and, special thanks to those who are leaving the Board. Our thanks, as well, to all Unit Owners who have supported us and the other Association Committees. I would be remiss if I did not extend an invitation to join the Covenants Committee. Thank you.



SECURITY, SAFETY AND NEIGHBORHOOD WATCH

Chair, Robert J. “Bob” De mayo

Chair’s Report Presented At The March 31st Annual Meeting

Looking back over the past year, your Security, Fire & Safety Committee continued to provide the highest volunteer spirit, focused on our security and safety. A major event in our committee’s history happened when we morphed into the Security, Safety and Neighborhood Watch Committee which has now broadened both our scope and community involvement even more. I am really excited and energized about the next year and the future of this committee!!

What we hope to do in the coming months and over the next year is focus on revitalizing our Neighborhood Watch (NW) membership, give some well-earned recognition to the long-timer Neighborhood Watchers, equip the watchers appropriately with the right gear (e.g., a walkie-talkie to use, flashlights, distinctive armbands, shirts, vests, or headgear) and maybe even create a distinctive Skyline House NW logo! Simply stated, the purpose of the NW at Skyline House needs to be reinforced to all of our residents - *it actually augments our Security Guard force by putting more “eyes on the problems” in our neighborhood and on our property!* I urge you all to lend us your thoughts and, most especially, your creative ideas to revitalize your Skyline House Neighborhood Watch Program to realize and attain the spirit of the vision of the motto – “Neighbors Who Care”. Thanks! The SSNWC Chairman

Chair’s Report on the March 11, 2009 Security, Safety and Neighborhood Watch Meeting

The Security, Safety and Neighborhood Watch Committee (SSNWC) met on March 11, 2009. Committee members present were Mr. De Mayo, Mr. Lambert, Ms. Miller and Ms. Ruiz. The Management Office was represented by Ms Tycia Haight.

A short discussion with members ensued on the need for a separate Neighborhood Watch section of the agenda. All agreed and joined the chairman in urging Skyline House Neighborhood Watchers to attend SS&NWC meetings.

Management Office Incident Report:

- a. Reported speeding in the garage continues to be an issue.
- b. Two teens – one male, one female – were discovered in the West Penthouse Men’s Room by the Housekeeping Staff at 8:15 AM on 3 February; they then retreated to the Front Lobby and left the premises after being challenged by staff. Checking the cameras, the Management Office saw that they entered the property at 4:45 AM and remained until discovered. Returning later in the day, the teenage boy was again asked to leave or police would be called and he complied. It was later determined that he was a resident of Skyline Plaza, a runaway teenager, and has been banned from the Plaza for some time. The Chairman requested that the Management Office contact the Fairfax County Police Runaway Task Force on this current sighting of this runaway teenager since a formal police case probably has been opened. If this teenager is sighted again on

our property, the police runaway squad will be called. How this person gained access to our property and the Men's Room is unclear and undetermined. Both our Security Guards and our Neighborhood Watchers are urged to keep an eye on the West Penthouse area.

Neighborhood Watch Report:

(a) The Chairman summarized his attendance at the recent meeting of the Citizens Advisory Council (CAC); another committee member attended. No NW "training" was scheduled. Two police officers were nominated for Officer of the Month: one had tracked and apprehended a male flasher in a local store; another had researched and busted a major money-laundering scheme in our county. Results will be presented next month. .

(b) Captain Dittmer, Mason District Police, and Lt Perez, his deputy, spoke to the group on his concerns about county budget cuts which may result in the loss of a Community Police Officer in Mason District.

In-House Security Force Update

The golf cart and its flashing light are fixed and operational. We have 4 guards working days & nights plus two that work a "flex" schedule. We have guards on-duty from 3:00PM until 7:00 AM; therefore, Neighborhood Watchers can take note to accomplish special watch patrols between 7:00 AM and 3:00 PM when no guard is on duty. Discussion ensued on the number of guards and their sufficiency for our property. More discussion ensued on the need to improve the appearance of our security guard force and their "dress code"; opinions were expressed that their uniforms currently appear creaseless and baggy (i.e., extra large shirts, no hats, etc). The Management Office later spoke to the CES Director on this view and remedial action will be taken; moreover, CES will order blazers for our security guards.

New Discussion

Ideas on a "recognition program" for our neighborhood watchers were discussed. Some ideas were highly creative such as awards for a certain number of miles patrolled; awards also could take the form of patches or certificates. Ideas were also discussed for certain colorful and distinctive items for our NW to wear: colored vests (bright yellow or orange), armbands, flashlights, walkie-talkie radios, hats, etc. All Neighborhood Watchers are urged to share their thoughts on this on-going topic with the SS&NWC.

Your SS&NWC reminds all to check your bulletin boards for the latest safety bulletins and other security information.

WHILE YOU ARE DRIVING IN THE GARAGE

USE YOUR HEADLIGHTS Always turn on your headlights on while driving in the garage. This will help you more easily see other cars and pedestrians and also help others see your car. This small effort immensely improves your odds of avoiding an accident in the garage.

SLOW DOWN The speed limit in the garage is FIVE (5) miles per hour. Please obey it.



RECREATION

Chair, Betty Turner

Chair's Report Presented At The March 31st Annual Meeting

Our committee is responsible for planning and implementing events to enhance fellowship and socialization among Skyline House residents. The most attended event for 2008 was the children's Halloween Party. Each child was photographed in their costume and some adults dressed up to assist with the party. The "Tattoo Table" seemed to be the hit of the evening operated by East Building volunteers George and Sophia Mazur. Throughout the year the TGIF socials were held usually the first Friday evening of each month. We also hosted a Super Bowl Party, Ladies Tea, Teen Party, served lemonade in the mailbox lobbies, Yoga Classes, Wine Tasting, Thanksgiving Dinner, and a Holiday Party the first Saturday of December.

A “**Welcome Wagon**” package including community as well as Skyline House information is kept current by West Building resident, Evelyn Haught. This package of information is given to each new owner by the Management Office as part of the newcomer orientation.

The mailbox lobby bulletin boards provide the most current information about upcoming events.

Our committee members are: Donna Heflin, Cindy Judy, Gladys Manrique, and Suda Sudanthi

In addition to these committee members, and those already mentioned, other residents have helped out in many ways during the year. We wish to thank June Coutinhos, Suzan Orman, Charley Roberts, Lynn Klubec, Hanna Jones, Shirley Williams, Sittia White, Bill Lewis, Luis Manrique, Dale Turner, and Judith York.

So far this year we have hosted a TGIF Social, a Wine Tasting, and an “Out to Lunch” event at the Pentagon City Shopping Center and have hopes of billiard parties, bingo, game nights, and other activities.

We need your involvement with our committee. If not as a regular member then even on a one time basis would be most helpful. Our meetings are open to all and held on the 2nd Tuesday of each month. Come to a meeting to learn more about how you can help with social activities here at The House!

NEIGHBORHOOD NEWS

MAGAZINES FOR ALEXANDRIA HOSPITAL

This is just a reminder to 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.

Friends of George Mason Regional Library USED BOOK SALE

One huge sale in five areas of the library.

Rare and unusual books, children’s books, fiction and non-fiction books, audio books, foreign language books, recorded music, videos, DVDs and much, much more.

Thursday, April 30, 5 pm to 9 pm

Friday, May 1, 10 am to 6 pm

Saturday May 2, 10 am to 5 pm

Sunday, May 3, noon to 5 pm

George Mason Regional Library 7001 Little River Turnpike Annandale, Virginia 22003

Document Shredding Service Returns to Mason District!

Spring cleaning time is here, and on **Saturday, May 2, 2009, 9 a.m. to 2 p.m.** the Fairfax County Division of Solid Waste is returning for Document Shredding at the Mason District Governmental Center, 6507 Columbia Pike in Annandale. This **FREE** event is hosted by the *Fairfax County Solid Waste Management Program* in partnership with *Covanta Energy*.

Information about this event, and other environmental events in 2009, is available on-line at www.fairfaxcounty.gov/dpwes/recycling/calendar.htm, or call the Fairfax County Recycling Infoline at 703-324-5052.



SKYLINE HOUSE CALENDAR

APRIL 2009

(WWW.SHUOA.ORG)



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	Library Open 7:00 – 8:00 p.m. East Penthouse		1	2	3 TGIF SOCIAL 6:30 p.m. W. Party Room	4
5	6 Library Open 7:00 – 8:00 p.m. East Penthouse	7	8 Security, Fire and Neighborhood Watch Comm. 7:00 p.m. W. Card Room	9	10	11
12	13 Library Open 7:00 – 8:00 p.m. East Penthouse	14 Recreation Committee 7:00 p.m. W. Card Room	15	16 Physical Plant & Operations Committee 7:00 p.m. W. Card Room	17	18
19	20 Financial Management Committee 7:00 p.m. <u>W. Card Room</u> Library Open 7:00 – 8:00 p.m. East Penthouse	21	22 BOARD MEETING 7:00 p.m. W. Card Room	23	24	25
26	27 Library Open 7:00 – 8:00 p.m. East Penthouse	28	29	30		
GOOD NEIGHBORS: VIRGINIA FISSMER (703-379-2901) & DAVID TILSON (703-998-7254)						

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THE HOUSE SPECIAL is published by: Skyline House Unit Owners' Association, Inc.,

3711 South George Mason Drive, Falls Church, Va. 22041-3711 The House Special is printed by Dan Daniels Pioneer Press

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3711 South George Mason Drive
Falls Church VA 22041-3711