

The House Special



Volume 30 Issue 4

Skyline House

April 2010



BOARD OF DIRECTORS

President, Norman Baker

The 30th Annual Meeting and the Board of Directors Election were held March 23, 2010.

Election Results

Upon conclusion of the election, Inspector General Jack Prather announced that Barbara Thode and Norman Baker had been elected to the two, three-year seats on the Board. As I did in my report that evening (see following page), I again extend thanks to all the candidates for their willingness to serve.

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

Voting Statistics

As I stated in my report at the Annual Meeting, thank you to the owners who voted on the 23rd, or, even better, before that date. Early voters helped us achieve our required 25% quorum well before election night.

For your information, sadly, as in 2009, less than one third, yes, only 170, of the 550+ owners 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 2011 election.

President's Report Presented At The March 23rd Annual Meeting

Good evening. Welcome to the 30th 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. 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.

As you know, the election is for two seats on our Board of Directors. My term is ending this year. The other member whose term is ending is not seeking re-election. He is current Board Director and former Board President Mr. Budd Coutts.

As in prior years, allow me to spend a little time this evening saying some thank yous.

Although he is not present tonight, I will start by offering a huge thank you to Budd Coutts for his many years of dedicated service to our Association. We have all been fortunate to have Budd looking out for all of us so diligently during those years. I hope Budd will remain active on our Committees so we do not lose entirely, the benefit of his knowledge and experience.

The Association is also fortunate to have six owners not currently on the Board who have volunteered to run this year for the two (3-year) seats to be filled tonight. I, the current Board, and the Association thank each of them (Gary Akin, David Cavey, Tina Dove, Katie JangDhari, Lytton Stoddard and Barbara Thode) for their willingness to serve. Good luck to all of you this evening. I remind each candidate that if you are elected, there will be, immediately following adjournment of tonight's meeting, a closed meeting of the new Board to elect officers and assign committee liaison duties.

I and the Board also thank Covenants Chair Joe Livingston, his Committee and all the volunteers, especially Sonya Livingston, who assisted in the many tasks essential to insuring we have a successful election this evening.

Thank you also to owner Jack Prather for agreeing to serve as Inspector General of the 2010 election and again to Sonya Livingston for serving as our Proxy Representative.

I am pleased to report the overall state of our Condominium and our Association remains excellent and our financial status quite sound. Previous Board Vice-President Maria Elena Schacknies will provide details on our financial health shortly in her report as Board Treasurer

In the other various reports to be presented this evening, you will hear of many of the accomplishments in our community over the past 12 months and of some of those to be addressed and/or completed this year. The list is quite impressive.

Many people assist in bringing those accomplishments to fruition and to otherwise making life in Skyline House so enjoyable. First, 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 and Operations Committee, chaired by Al Lambert; the Financial Management Committee, chaired by Winny Joshua; the Security, Safety, & Neighborhood Watch Committee, chaired by Bob De Mayo; and, as I previously mentioned, the Covenants Committee, chaired by Joe Livingston;

Beyond those, there are other Committees, groups and individuals who also contribute significantly to our quality of life in Skyline House:

In the past few years, there was the Ad Hoc Front Circle Landscape Design Committee and the Ad Hoc Decoration Committee Chaired by Maria Elena Schacknies and Co-Chaired by Maria Elena and Alina Gonzalez respectively. With respect to the later, I continue to be pleased every day when the elevator doors open and I am again presented with the beautiful redecoration of our first floor galleries and mail box areas.

This past Saturday, the recently formed PPOC Landscape Sub-Committee chaired by PPOC member Howard Haymes conducted a planning walk around in which all residents were invited to participate.

There is the group of individuals who are always there for us when we are in need -- The Good Neighbors -- Coordinated by Toska Prather and Virginia Fissmer.

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

There is also Joyce Routt who does an excellent job as our web site developer.

Speaking of our website, if you have not done so, take time to log on. Among other things, you will find current and past copies of our newsletter, copies of our by-laws and our rules and regulations, a contact directory of staff and volunteers, floor plans for every Skyline House unit, information on our in-unit maintenance program, an up-to-date "Did you Know?" fact sheet about Skyline House developed by current resident and former Board Secretary Evelyn Haight and much, much more.

Again, thank you to all the volunteers who help to make Skyline House such a great place to live.

The actual work of keeping Skyline House an attractive and desirable place to live continues to be well accomplished by 20+ full-time staff members ably led by our General Manager, Gusbey Silva, and her Deputy, Tycia Haight. Their staff includes:

the engineering, maintenance and paint teams led by Chief Engineer Greg Grimm and his assistant, Tettie Moore, all of whom work so hard to maintain all the mechanical and electrical systems and common areas on our buildings and also to 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 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. Their effort to get here and dig for us during this winter's record storms is a great example of their care for us.

Finally, I want to express appreciation to fellow Board members: Charley Roberts, Maria Elena Schacknies, Jean Orben, Al Lambert, Bob De Mayo, and Budd Coutts. It has been an honor and a pleasure serving with you this past year.

Again this year, I feel confident in asserting to all owners, your condominium is financially sound, 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 all 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 self-managed and self-governed community.

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

As you are all aware, Skyline House Unit Owners Association maintains the value of our homes through proper management and excellent maintenance of its physical structures.

Every year an audit is performed on the Association's financial records. Goldklang, Group CPAs, P.C recently completed the audit for the year ending December 31, 2009. Since 1999 this CPA firm has performed our yearly audits. This year as in the past, the auditor has given a favorable opinion of the financial statements of Skyline House Unit Owner's Association..

After the auditor's recommendations were reviewed and accepted, final adjustments were made to the financial statements. Total income for 2009 was \$3,703,110. Expenses for this period, prior to contributions to the reserves, were \$2,553,772. The fiscal year ended with a net operating loss of \$102,254. Contributing significantly to the loss were utilities \$70,000+ in increased electricity and water costs and \$18,000 in legal fees. The deficit will be funded from the Working Capital Fund that as of January 1, 2009 was at \$172, 254 and as of December 31, 2009 stood at \$69,839. As of December 31, 2009 we had \$389,379 in excess operating funds. And, as of December 31, 2009 we had \$1,679, 061 in total designated reserve funds.

2010 Annual Budget

The budget for 2010 is \$3,805.094; 92.5 percent of this amount represents income from the condo fees, the largest share of the remaining 7.5 percent is income 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 benefits, administration, utilities, maintenance of the common facilities, supplies, service contracts and also fund the annual contribution to the reserve accounts. Funding the Reserve accounts consumes 34 percent of our annual income. Our second largest cost is payroll and benefits at 29.5 percent; followed by utilities at 13 percent and the remaining 23.5 percent is a combination of administrative, maintenance, supplies and contract costs. These percentages are consistent with the 2009 budget.

Replacement Reserves

To preserve our infrastructure we must continue to have adequate funding for replacement, periodic maintenance and consulting services. 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. As required by law, every five years a reserve study is conducted by a third party consultant. That study is complemented by a yearly in-house analysis to determine where we stand. The reserve study consultant most recently recommended a four percent increase to the reserve contributions until the next study is conducted in 2013. The reserve study focuses on three key areas; 1) the cost to repair or replace common elements, 2) the estimated life of common elements, and 3) the needed funds for capital projects. The most recent study was completed in the fall of 2008. The reserve study is based on known facts and assumptions prepared by an independent professional. This reserve study is a projection and as such some changes could occur that would affect original estimates and the monthly reserve contribution.

Delinquent Assessments and Occupancy

We are successful as an Association because our level of delinquent assessments is well below the recommended industry standard of no more than five percent of annual assessments. As of December 31, 2009 our assessments receivable balance was less than two percent. We have fair, but very aggressive collection policies which protect all of us. In 2009, the Board of Directors took legal action and also held suspension of privileges hearings for several unit owners who were more than 60 days past due paying their assessments.

At the end of December, the property was 78% owner occupied and 22% rentals. This figure has been constant within 1% throughout the year but is 2% higher than last year.



MANAGEMENT

General Manager, Gusbey Silva

IMPORTANT

ALL RESIDENTS

READ, READ, READ THE NEW BULLETIN BOARDS

Since we no longer have the Management bulletin board on the column near the mailboxes, please make sure you routinely check the new bulletin boards located on the side wall of the passenger elevator lobbies. The first two bulletin board sections as you come from the East garage bridge and west mail lobby entrances are used by Management to post meeting agendas and IMPORTANT NOTICES, such as those recently posted for the garage power washing which residents claimed they did not see and only saw when they were posted on the garage bulletin boards, after the Annual Meeting. As a result many cars were not moved and not all areas of the garage could be properly power washed. **BE SURE TO FREQUENTLY READ THE NEW BULLETIN BOARDS FOR IMPORTANT INFORMATION.**

Balcony Concrete Repairs and Railing Replacement Project

The mobilization for the balcony repairs and railing replacement on the North side of the West Building was completed during the third week of March. The contractor proceeded to install a fence along the North Side of the West Building, five feet from the driveway curb, followed by the installation of the overhead protection needed above the West Mail Lobby entrance and circle sidewalk and driveway. The last four guest parking spaces on the north side are being used by the contractor for the dumpster needed for the disposal of the old balcony railings and the concrete debris. During the last week of March, the

Consultant Engineer accessed the balconies, after the rails were removed in each tier, to perform the survey of the concrete. The concrete demolition is scheduled to begin on the 6th and 7th tiers Monday, April 5th, weather permitting, and to continue two tiers at a time each day. Concrete demolition on all tiers (6 through 13) should have started by Friday, April 9th, starting on floor 17 and progressing down. The estimated time to complete all concrete demolition and repairs is 30 days, weather permitting.

Notices were delivered under the doors of all units in tiers 6 through 13 of the West Building, on January 29th, February 19th and, a final reminder, on March 11th, notifying residents all furniture and screens must be removed from their balconies prior to the contractor setting up the rig equipment on March 15th.

Notices will be posted on all bulletin boards at least 48 hours in advance, alerting residents of the closing of guest parking and/or the front driveway, as needed, due to possible hazards to drivers and pedestrians during concrete demolition and during the new concrete delivery which requires a large truck with crane.

West Building Hallways Cycle Painting

The residential hallway walls are scheduled to be entirely painted every three years during the fall and winter months. The residential halls of the East Building were painted during the fall of 2009. The In-House Paint Team began painting the halls in the West Building residential corridors (from the 17th floor down) at the end of February with an estimated completion date of April 9th.

Toilet Replacement/Water Conservation Project

The Association is currently offering through the In-House Maintenance Program free installation for the replacement of any original toilet (5.02 gallons) with a new water efficient toilet (1.6 gallons or less) as water conservation measure. This program will continue through the end of April 2010. More than 100 toilets were installed by the end of March. Some units have had two to three toilets replaced. The Association secured a great price for a 17" high, Gerber toilet, at \$151.19, seat not included. You may contact the Management Office as soon as possible. The parts needed for the job are available. You may also purchase any toilet you prefer and arrange for its installation free of charge. The disposal fee has also been discounted to \$15 per toilet during this project.



INFO FROM THE ENGINEER

Chief Engineer, Greg Grimm

Air Conditioning Season

Cooling season is almost here. If you haven't scheduled a preventative maintenance servicing of your HVAC unit, please do it as soon as possible to ensure your unit operates at peak performance during the coming cooling season. This small expense keeps your unit running at it's best. Also remember to check and change the filter in your unit as needed.

Toilet Replacement/Water Conservation Program

Many units have already taken advantage of the toilet replacement program. The "no installation charge" program was expanded to include shower heads and aerators for faucets. Help conserve as much water as possible by taking advantage of this program through the end of April. Call the Management Office for more information and to schedule the replacement of your toilet(s). The replacement schedule is filling up quickly.



PHYSICAL PLANT & OPERATIONS

Chair, Al Lambert

Chair's Report Presented At The March 23rd Annual Meeting

Good Evening! I would like to say "Thank You!" to residents (past and current) who have allocated time to participate as a committee member or visitor in the monthly Physical Plant and Operations Committee (PPOC) meetings.

As many of you know, the PPOC is charged with the oversight of the operation and maintenance of the buildings, equipment and grounds of Skyline House. To this end, it reviews these areas and recommends appropriate action to the Board.

In looking back on Committee actions for 2009, the scope of involvement in projects has included:

- Recommendation to award the contract to Concrete Protection & Restoration for replacement of the balcony railings and repair of the concrete slabs.
- Recommendation on the replacement of one Trash Container and two Trash Compactors.
- Participation in the landscaping upgrades to replace the Pachysandra in the front circle.
- Recommendations on the Ad Hoc Decoration Committee's 1st floor decoration proposal.
- Recommendation of the contract award to a firm to inspect and perform maintenance of all Skyline House electrical service entrances.
- Recommendation to approve the initiative to offer to all residents the purchase of a water efficient toilet at a reduced retail price, and the Association's offer for free installation of any water efficient toilet replacing an original toilet.

2010 will be another year during which the PPOC will review and undertake projects that have a profound impact on our quality of life and which influence the investment value of our home. Some of these infra-structure initiatives are:

- New wall covering in the Penthouse galleries.
- Resurfacing of the asphalt pavement.
- New computer hardware.
- Renovation of hydraulic elevators.
- Annual landscaping tasks with input from a newly formed PPOC sub-committee.
- New Security Cameras predicated on recommendations from the Security Committee.

Incidentally, one responsibility in the PPOC charter is to work with Management to develop an energy management plan. In that regard, our utility bills have significantly increased and the PPOC will be looking at steps to improve conservation of utilities and thus lower expenditures.

The PPOC continues to fulfill its mandate to provide oversight of the operation of the buildings and grounds. The loyal and dedicated PPOC volunteers are always on the job making a difference in our Home. Their motto is "Deeds above Words". Thank you!

The Physical Plant and Operations Committee will next convene at 7:00 p.m. on Thursday, April 8th. The Committee's next walk around will be, as always, the last Thursday of the month (April 29th) beginning the the Front Lobby at 7:00 p.m.

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.

**MOST IMPORTANT OF ALL, NO MATTER IT'S SIZE,
NEVER THROW ANYTHING FROM YOUR BALCONY
(especially cigarettes)**

APRIL 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.

NORMA ANDERSON 703-931-0850

GWEN PETIJEAN 703-820-4260

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.



SECURITY, SAFETY AND NEIGHBORHOOD WATCH

Chair, Robert J. "Bob" De Mayo

Chair's Report Presented At The March 23rd Annual Meeting

Good evening fellow residents, owners, Board members, Committee members and Neighborhood Watch volunteers!

Your Security, Safety & Neighborhood Watch Committee (SS&NWC) does not oversee vast sums of your monies such as the Financial Management Committee, or the maintenance of our infrastructure such as the Physical Plant and Operations Committee, or the Rules and Regulations established for the common good as the Covenants Committee continues to do so vigorously. In contrast, the SS&NWC is razor-focused on establishing and maintaining the highest-standards for the physical safety of you and your family members, as well as assuring all is done that can be done to provide the best security for you, your family, and our Skyline home.

As your appointed Chairperson of the SS&NWC, I can report to you that we have discharged our responsibilities very well and very conscientiously over the past year. In our view, the overall security of Skyline House is robust and well executed; the safety oversight we have exercised in the areas of both general physical safety and individual, personal safety practices within our housing complex have been timely in follow-up and attentive to detail; and, your Neighborhood Watch volunteer effort has been active and involved, almost daily, in assuring your common welfare is well-maintained. Now, permit me to quickly recap significant committee involvement and activity over the past year.

First, on April 8, 2009, the Security & Safety Committee was renamed the Security, Safety & Neighborhood Watch Committee (SS&NWC); this milestone established our Neighborhood Watch (sic: NW or N-Watch or Watchers) as a viable, sanctioned element of our Skyline House Committee structure which is now eligible for resourcing support from the Board of Directors; in turn, it is now responsible to the BoD for a measure of consistent performance by its volunteers. Making the transition from a loose band of volunteers to a more formal committee structure has not been without active membership challenges and consistent patrolling concerns. Regardless, I will continue to fan the enthusiastic sparks that flew at our recent February 4, 2010 NW meeting for several hours! What a large and impressive turnout! That meeting embodied to me the solid, abiding spirit of our NW motto: *"Neighbors Who Care"*. I'm now, more than ever, confident in 2010 that we will achieve a much-higher level of volunteer membership and very active patrols than ever before.

So what else have we dealt with this past year?

First, our garage issues. We continue to deal with several reports each month of speeders in the garage that have been observed and/or reported to the Management Office. As you may recall, our three-strike rules prevails: first offense results in a call from Management; the second, a letter; and the third a referral to the Covenants Committee for a possible fine. We are focused on

catching "egregious" speeders who carelessly zip up and down ramps and roadways *at excessive speeds* endangering both pedestrians and property.

Next, we have reinforced entering into the record, violators of our standing House rules which mandate: One, "Drive with Headlights On" in the garage at all times; two, make "Right Turns Only" at all times in the garage which translates to "No Left Turn" at any time in the garage day or night; and three, "Yield Right of Way" to other cars and pedestrians. Violations of these three simple rules by some drivers in our garage, I hope you will agree, underscores a lack of common sense and mutual courtesy being exercised by those drivers. I call upon everyone to report any observed violators to me or to the Management Office; such watchfulness on everyone's part could prevent, not only a head-on accident, but also a pedestrian or child from being hit by an auto turning in a most unexpected direction in the garage.

Next, our Watchers during patrols have leant a major hand in checking for Skyline House parking stickers on vehicles on our grounds; every month several vehicles are discovered without stickers or Temporary Passes displayed and have been referred to the Management Office for follow-up. More recently, Watchers have been asked during all patrols to consistently monitor the curb space outside the West Mail Lobby for Standing/Stopping/Parking/Unloading violations which block rapidly entering first responder vehicles as well as exacerbate a traffic hazard for pedestrians on the roadway. Bottom-line: There is no Standing/Stopping/Parking/Unloading of anything or anyone permitted there - except for handicapped persons using the curb handicapped ramp provided. All others will be reported to Management by Security Officers or N-Watchers on patrol and cited for a violation, or possibly towed.

Watchers on patrol have also reported ugly, egregious oil spills from vehicles parked in the garage or on our grounds to Management for follow-up. Such oil spills not only damage our garage surfaces but also pose a slipping hazard to pedestrians and adjacent parking spots.

On an upbeat note, the SS&NWC acted on an excellent suggestion from another Committee to assess keeping the Garage Exit Door open during AM rush hours. After careful analysis, our recommendation to do so was made to the Board and approved. Feedback from residents has been positive. I welcome your continued comments at our meetings should we evaluate keeping the Garage Entrance Door open designated hours (i.e.5 to 7 p.m.) during summer evenings.

Interesting, unusual safety/security violations popped up during the year such as an unauthorized person observed swimming in the pool early in the morning. He was later identified. Also, the discovery by our housekeeping staff of a runaway boy and his female friend in one of our Penthouse restrooms after apparently spending the night there. Fairfax police were looking for him! In July 2009, the committee issued a BOLO - "**Be On the LOokout**" - which is still active for anyone spotted smoking a cigarette in the hallways when a cigarette burn hole was found in the hallway rug outside a freight elevator.

Watchers have consistently proven their worth by reporting numerous maintenance items on their patrol reports for timely Management Office follow-up. Such reports include doors to cable rooms left ajar and unlocked (possibly by cable installers), common doorknobs that are stuck or broken, security and hallway lights burnt out, outside entry doors left ajar, Penthouse doors left unlocked, inoperative elevators, malfunctioning entrance/exit doors, balcony covenant violations, satellite dish violations, and outside perimeter lighting and signage issues. Each such report directly assists management in directing our house staff to maintain the excellent current state of our luxury condominium.

"Scooters" - unauthorized people scooting through our secure doorways behind residents using magnetic house key fobs - are a blatant recurring issue which diminishes the personal security of all of us living here! It can only be stopped by each of us accepting the inherent responsibility which the Skyline House key fob represents - that is, assuring the personal security from harm of everyone living here from a potential criminal trespasser. That magnetic key fob is the key to get to everyone's house! It comes with an inherent responsibility. My committee will continue to emphasize this fact at every opportunity.

Our National Night Out (NNO) on August 4th 2009 was a tremendous success and resident event; over 80 residents signed in and attended! Many law enforcement-related volunteer activities were discussed such as the Fairfax County Reserve Deputy Sheriff (RDS) Program, the Fairfax County Police Volunteers in Police Service (VIPS), and the Fairfax County Auxiliary Police (AUX). We will plan an even bigger event this coming August!

Speaking of law enforcement, the SS&NWC continued to maintain ties to our Mason District Police force by attending their monthly Citizens Advisory Committee meeting held at the Mason District Government Center during the first week of the month. Every other meeting offers Neighborhood Watch certification training as well as a special NW Coordinator training event. An invite to ride-along to the meeting with me is always open, just let me know.

Finally, as a former aviator in our US Air Force, I recall our #1 tenet which still is: "Safety of Flight is Paramount". And so is your personal "Safety" also our #1 tenet on my committee, as well as that of your Management Office. Do you recall last July when the committee reported an incident to you in the House Special about little children playing after hours by the pool level sundeck while parent sat chatting with each other? They were observed barely squeezing through two bars of the metal pool fence to get to the pool to refill their water pistols. The pool gates were closed, the pool locked; parents inattentive to the potential danger of a little child falling into an unattended, locked pool. Management immediately acted and had metal bars added to the fence and thus sealed the two openings. The pool fence had been that way since it was built!

The lesson learned here is that no matter how long our Skyline House buildings have been around, it is prudent never to be complacent about safety. It is also wise to take a fresh look and periodically reevaluate all security and safety precautions. I pledge your Security, Safety and Neighborhood Watch Committee will be your most faithful guardians and your conscience in this regard. Please continue your support to our small but dynamic Committee; show it by attending our meetings - now held every other month - to be heard on issues. Thank you.

The Security, SS&NWC will next convene at 7:00 p.m. on Wednesday, April 7th.



COVENANTS

Chair, Joseph Livingston

Chair's Report Presented At The March 23rd Annual Meeting

Members of the Board of Directors, ladies and gentlemen, good evening. Our Committee's work generally is reflected in its recommendations to the Board of Directors. To be more meaningful, the Committee should have the benefit of input from as many unit owners as possible. This will insure the Committee, through its recommendations, reflects the views of as broad a segment of the community as possible.

I wish to preface my report by acknowledging and thanking the members of the Covenants and Election Committees for their work during the past year.

My remarks will be brief. A review of the Committees' news briefs for the past year can be found in the House Special. The Covenants Committee met regularly but for the month of September. Attendance of members has been good. Not so for residents generally. Since our last report, we lost one member and we gained two. Mr. David Tilson, formerly, President of the Association and Mrs. Betty Turner, formerly Chair of the Recreation Committee.

Now, for some specifics. Last year, the Board approved our review and proposed revision of the Association's Rules and Regulations. After approval, copies of the revised Rules and Regulations were made available to the Association's membership.

On a regular basis, the Covenants Committee receives information of reported infractions of Association rules and regulations and the disposition of the matter, and where warranted, referrals are made to the Covenants Committee for a Hearing in the matter. Several Hearings were conducted last year. To carry out this responsibility, a panel of members of the Covenants Committee who volunteer, conduct the Hearing. Findings are made and corrective action is taken, and when appropriate, assessments are imposed. Actions taken by the panel may be appealed to the Board of Directors. To improve our performance in this area, training for all members of the Committee was commenced last year.

The Election Committee submitted to the Covenants Committee their report of last year's election. The election was error free. The results were provided to the membership in record time. Following the election, the Committee secured all pertinent data to insure the integrity of the process and to insure availability if necessary for any reason.

As we look back, I am sure that there were things we could have done better. Still, the owners volunteering to perform the work of our Committee are sincere and dedicated to making Skyline House a place where there is civility and respect for the rights of all owners and residents.

Looking forward, The Committee members will be asked to continue to participate in the ongoing training started last year to enhance our ability to conduct hearings more expeditiously.

In closing, I would like to give a special thanks to Budd Coutts who is leaving the Board. Our thanks to the Board and members of the other Committees, and the management staff, as well, to all Unit Owners, who have supported us and the other Committees. And finally, I would be remiss if I did not extend an invitation to join the Covenants Committee. Thank you.



FINANCIAL MANAGEMENT

Chair, Wynfred Joshua

Chair's Report Presented By Alina Gonzalez At The March 23rd Annual Meeting

As is customary, at every annual meeting your Financial Management Committee (FMC) presents a review of the financial developments of the past year. The FMC's job is to oversee the financial and budgetary issues on which our recommendations to the Board are based. It has been an honor to do this with a dedicated group of members -- June Baker, Alina Gonzalez, the Krumwiedes, Nadyne McKelvey, Liza Ruiz, and Gladys Manriques. Regretfully we have lost some members because they moved out of area -- Rose di Fonzo and Tom Steinbrunner, or because other duties called -- Al Lambert, Jean Orben, and Fran Price. The FMC was also delighted to work this year with Treasurer Maria Elena Schacknies and General Manager Gusbey Silva and her staff. The Skyline House community owes thanks to the volunteers and staff who labor hard TO protect our financial well being and to maintain our standard of living.

This year, however, our report is mixed. You have heard the figures from the Treasurer. We ended the year with a sizeable deficit, about twice as much as last year. The deficit is generated in that part of the budget called the operating budget. We had major increases in some of our accounts. Notably the electricity bill rose dramatically. This one cost alone grew some \$30,000. We urge you not to keep the outside doors open unnecessarily long. This was particularly a problem during the long cold spell this winter and contributed to our electric overruns.

We have been unable to reduce our water usage costs even though we stressed the need for this last year. Hopefully the installation of the water efficient toilets will help reduce water usage. The fact we have some units with more occupants than allowed for in our bylaws does not help..

Our legal costs also increased. This was partly due to a lawsuit brought by an owner against the condominium. Several other expenditures increased, basically because prices and services have gone up. All in all, our financial picture has not improved compared with last year and we will have to find ways to reestablish our balance. We plan to focus on this in the coming months.

Lest you think we are pointing to only negative facts for the past year, we can also boast some major accomplishments. We issued a financial endorsement to some key projects such as the completed redecoration of the first floor corridors and mail lobbies (thanks to the Ad Hoc Decorating Committee in charge of this project we can be proud of the elegant décor surrounding us when we enter the building) and the balcony remediation and railing replacement work accomplished on the south side of the West building. Those of you who do not live on the West building's south side, look up when you drive out of the garage and see what a difference it makes to look at the redone balconies with their new railings. Equally important, it is reassuring to know that we are repairing the crumbling cement and are meeting County's safety standards. There were also other less visible projects, such as the installation of new trash compactors. As you know, projects such as these are scheduled and completed on the basis of a legally required reserve component study (conducted every 5 years) which projects the lifetime and estimated cost of each component of our physical plant. So far we have met our reserve requirements as laid down in the study. At the end of this year we hope to meet our financial obligations without affecting drastically our required contributions to the reserves or the condo fee.

The Financial Management Committee will next convene at 7:00 p.m. on Monday, April 19th.



SKYLINE HOUSE CALENDAR

APRIL 2010

(WWW.SHUOA.ORG)



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3
4	5 Library Open 7:00 – 8:00 p.m. East Penthouse	6 Security, Safety & Neighborhood Watch Comm. 7:00 p.m. W. Card Room	7	8 Physical Plant & Operations Committee 7:00 p.m. W. Card Room	9	10
11	12 Library Open 7:00 – 8:00 p.m. East Penthouse	13	14	15	16	17
18	19 Financial Management Committee 7:00 p.m. W. Card Room ----- Library Open 7:00 – 8:00 p.m. East Penthouse	20	21	22	23	24
25	26 Library Open 7:00 – 8:00 p.m. East Penthouse	27	28 BOARD MEETING 7:00 PM W. Card Room	29 Physical Plant & Operations Committee Walk Around 7:00 p.m. Front Lobby	30	
GOOD NEIGHBORS: GWEN PETIJEAN 703-820-4260 and NORMA ANDERSON 703-931-0850						

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