

# *The House Special*



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*Skyline House*

*December 2011  
January 2012*



## **BOARD OF DIRECTORS**

**President, Maria Elena Schacknies**

We thank Al Lambert for agreeing to serve as Acting Chair of the Covenants Committee until a permanent Chair is selected. We are also most grateful to Sonya Livingston, who will chair the Elections Sub-Committee. The nominations for the three seats on the Board of Directors will open January 3<sup>rd</sup> and close 9 a.m. on February 9<sup>th</sup>. The Election Packet will be mailed out to owners on the 24<sup>th</sup> of February, and Meet-the-Candidates will take place on March 13<sup>th</sup>. The Annual Election will be held on March 27<sup>th</sup>.

This brings me to the subject of volunteerism, and you have to ask yourself, why *do* people volunteer? Well, there are many motivations: self interest, career advancement, social benefits, idealism and altruism, discontent, giving back, education, personal expression, and recognition. And, why *don't* people volunteer? Again for a variety of reasons: fear of responsibility, complacency, a negative environment, time commitments, poor role models, it isn't fun. I am sure that we could come up with more reasons for and against volunteering. Being aware of the reasons should help us to recruit volunteers. Not everyone responds to an announcement in the newsletter, as we can see from our lack of success thus far in finding a new Chair for the Covenants Committee. We need to do more and lobby those who might respond to a direct request. So, fellow Board members and Committee members, let's work on doing our best to persuade fellow owners to come forth and volunteer. They will learn how rewarding it is to contribute to the common good. And to the potential volunteers who are reading this: **We need you!**

On January 1, 2012 Michelle Brown Slaughter will begin her duties as the new Skyline House General Manager. We are very happy that she is joining us and at the same time sad that Gusbey Silva, our General Manager for the past 12 years, is leaving us to begin a very well deserved retirement on December 31, 2011. To Gusbey we say thank you for your superb work and for leaving us with an

extremely well maintained building and an outstanding Management Office. We will miss Gusbey very much. To Michelle we say, welcome and best wishes for a most successful tenure as the new General Manager.



**Michelle Brown Slaughter** has more than 30 years' career experience in the housing industry. It includes oversight of multifamily portfolios, managing market-rate and affordable properties as well as condos and co-ops. She has managed multiple portfolios in several major metropolitan areas. She has also worked with developers on new construction and major rehab projects. Her experience also includes working at Fannie Mae and Freddie Mac in their Multifamily Real Estate Asset Management divisions. Michelle received her Executive MBA from the University of Maryland, University College, and holds the Certified Property Manager (CPM©) designation from the Institute of Real Estate Management (IREM). She lives in Maryland with her husband.

We welcomed Glorita Adom as the new Administrative Assistant on November 28<sup>th</sup>. Glorita will replace Alice Rodrigues, who will go back to school to finish her degree in Environmental Studies on a full-time basis. We wish them both much success in their new endeavors. Alice will remain an employee until the end of January. She is overlapping with Glorita to ensure a smooth transition. Alice will be very much missed. She has been an outstanding Administrative Assistant.



**Glorita Adom** has been in the administrative assistant position through another agency as well as a front desk concierge for over five years. Glorita has lived in Northern Virginia for more than seven years. She has a great personality and is a team player. Glorita is happy to be part of the team and learn more about property management. Many of you might already have met her on Sundays at the Front Desk on the 7 a.m. – 3 p.m. shift where she has worked the last two months. Please stop by the Management Office to welcome Glorita to Skyline House.

At the November 30<sup>th</sup> meeting, the Board of Directors approved awarding the contract to Virginia Heat Transfer for the reconditioning of the East and West Heat Exchangers.

I take this opportunity to wish my fellow Board members, Committee Chairs and members, Management and all residents Very Happy Holidays and a Great New Year 2012. I will be leaving for Buenos Aires, Argentina on December 14<sup>th</sup> and will return on January 11<sup>th</sup>. While I am away, I will be checking emails on a daily basis and will be able to communicate through Skype, if necessary.

George Ferguson from the Bailey's Crossroads Host Lions Club recently picked up another 36 pairs of eyeglasses from the Lions Box at our Front Desk. He expressed his gratitude to Skyline House residents for their generosity.

## IMPORTANT INSURANCE INFORMATION

Dear Unit Owners and Renters:

As residents of Skyline House Condominium you should be aware that the Association's Master Insurance Program does not satisfy all of your insurance needs. You should purchase personal insurance to fully protect your interests.

**Master Policy Coverage & Personal Insurance Responsibilities:** Building coverage under the Master Policy is written on a single-entity basis, which means that coverage *does* extend within individual units to fixtures, appliances, wall and floor coverings and cabinetry according to the original plans and specifications. The Master Policy *does not* cover any individual unit improvements, betterments, additions or alterations made subsequent to conveyance from the developer. For example, if kitchen appliances or bathroom fixtures have been upgraded in your unit, the Master Policy does not cover these improvements or betterments. If wallpaper has been installed or a new wall constructed to divide a room, these additions and alterations are not covered by the Master Policy. In addition to improvements, betterments, additions and alterations, the Master Policy does not provide coverage for your personal property or additional living expenses.

Building coverage under the Master Policy is subject to a \$10,000 deductible per occurrence. Accordingly, the Master Policy will cover claims only when the damage to covered property caused by any one occurrence exceeds \$10,000.

Coverage *is* provided under the Master Policy to protect unit owners against liability claims arising out of membership in the Association. For example, if somebody slips and falls on the common elements, the Master Policy will indemnify and defend all unit owners against a liability claim for bodily injury that might result. However, if anybody slips and falls or otherwise sustains bodily injury within an individual unit, the Master Policy liability coverage *will not apply*. Should you inadvertently leave the water running in your kitchen sink allowing water to overflow, the Master Policy will not protect you against the claim from residents in the unit(s) below for damage to their personal property or the expensive wallpaper they installed.

**Resident Owners** should purchase an individual homeowners policy (HO-6). The HO-6 policy can provide coverage for your personal property, unit improvements, betterments, additions and alterations, additional living expenses and personal liability. Coverage can be arranged under some HO-6 policies to pay for damages to your unit over your personal policy deductible, usually \$100 or \$250, up to the \$10,000 Master Policy deductible. Unit owners should check with your HO-6 policy agent or company to determine if your policy covers damage to your unit up to the Master Policy deductible.

**Non-Resident Owners** may not need coverage for personal property or additional living expenses. However, they do have all of the other insurable exposures of a resident owner. Additionally, non-resident owners have an exposure for loss of rental income, against which they can be insured.

**Renters** should purchase an HO-4 policy to provide coverage for personal property, additional living expenses and personal liability.

**To Complete Your Insurance Coverage** owners and renters need to purchase a personal insurance policy. A qualified insurance agent can specifically design your personal policy coverage to fit your individual needs and properly compliment the Master Policy coverage.



# MANAGEMENT

## General Manager, Gusbey Silva

We in the Management Office wish everyone Happy Holidays and a Peaceful and Happy New Year.

Our goal continues to be the preservation of your assets at the highest level possible. The building will be 33 years old in 2012; keeping it in the best shape possible requires a lot of effort from the whole Management team. I personally thank Greg, the Association's Chief Engineer, and Betty, the Association's Housekeeping Supervisor, for the excellent job that the Maintenance, Painting and Housekeeping staff are constantly performing with their help and supervision.

We had a good year in 2011, except for the noise disturbance experienced by the residents of the East Building during the balcony repairs and rail replacement project.

The following major items were accomplished during 2011:

- Balcony Restoration Project, north side of the East Building: Concrete slab repairs, railings replacement, and floor, walls and ceiling seal coating.
- East and West Penthouse: Roof walls concrete delaminating repairs.
- East and West Penthouse: Window sealant replacement.
- Garage Structural Inspection.
- Heat Exchangers Reconditioning (underway).
- Passenger Elevators: Call buttons repairs (underway).

The following major items are planned and budgeted for 2012:

- Garage Elevators Modernization.
- Replacement of Balcony Window Panels.
- Balcony Restoration Project, south side of East Building.
- Garage Structural Concrete Remediation.
- Electrical Service Entrance.
- Garage Masonry Wall Remediation and Penetrating Sealing.
- Wall Covering Penthouse Galleries.
- East Bridge Conversion Roof.
- East and West Party Rooms: Parquet flooring repairs.

### **Building Inspection after Earthquake**

At the November Board meeting, one of the residents presented her concerns about possible structural damage that could have been incurred in the building as a result of the earthquake felt in this area in late August. Immediately after the quake, the Chief Engineer and his Assistant inspected both towers and the garage structure to ensure no visible damage was present as a result of the earthquake.

As a follow up, Management contacted the Association's Consultant Engineer, who indicated that damages found after the earthquake in high-rise concrete-framed structures such as Skyline House have been mostly restricted to non-structural and non-load-bearing elements of the buildings, and that typical inspections of such buildings have revealed no major structural problems. He also noted that any inspection in these cases is very limited because most of the buildings' structural elements are concealed behind architectural finishes. The biggest problems the engineer has seen are in precast-type garage structures and some warehouse structures that are different from the building and garage at Skyline House. Please see the information below for the recent Garage Structural Inspection, which revealed no structural issues as a result of the earthquake.

## **Garage Structural Inspection**

The Garage Structural Inspection was performed during the first week of October. The final report, received in early November, identified areas where minor repairs are needed due to concrete delaminating, expansion joints in need of replacement, etc. As reported by the Consultant Engineer, based on the findings from this inspection, it appears that the garage is in reasonably good structural condition with no visible signs of significant deterioration at this time. All repairs will be made during spring of 2012.

## **Garage Elevator Modernization**

The contractor selected to perform the garage elevator modernization took over the maintenance of all twelve elevators effective December 1<sup>st</sup>. The estimated start date for the modernization project is February 1<sup>st</sup>, 2012. One of the garage elevators at a time will be taken out of service for a period of approximately six weeks while it is being modernized. The estimated completion date for the modernization of all four garage elevators, to include their interior cab renovation, will be the end of May or early June. The contractor will also take care of the repairs needed to all call buttons in the passenger elevators. These repairs will be completed during the month of December.

## **Replacement of Balcony Window Panels**

The estimated material delivery date is at the end of December. Based on this information the installation start date has been postponed to the first week of January, with an estimated completion date of mid-April, 2012. These estimated dates include the installation of the panels in all balconies of the West Building and on the north side of the East Building, at a rate of six balconies per day. The panels on the south side of the East Building will be done later in the year after the Balcony Restoration Project—installation of new railings, etc.—has been completed.

The balcony window panel installation will be done from a rig that will be hung in front of, or next to, the balconies, at no extra cost to the Association. The contractor has made this decision in order to avoid the inconvenience to residents that would occur if, as originally planned, the balconies were accessed through the units. Using the rig instead will also give the contractor easier access to all balconies. The installation will start with the top floor of Tier 14 in the West Building and proceed downward, one tier at a time. Notices have been posted on the bulletin boards with the necessary instructions regarding the relocation of the balcony furniture.



# **INFO FROM THE ENGINEER**

**Chief Engineer, Greg Grimm**

## **Household Battery and Fluorescent Bulb Recycling**

Household batteries and fluorescent bulbs contain materials that are both recyclable and considered hazardous. You can drop both these off at the Front Desk any time, and Skyline House will send them to the appropriate recycling facility for you, free of charge. Please do not place these items in your regular trash, or the recycling bins at the loading docks, as these items must be processed separately. Note that we do not accept regular incandescent bulbs or automotive batteries for recycling.

## **Tree Bags**

Christmas tree bags are available at the Front Desk again this year. If you have a live tree, we encourage you to obtain a bag before you erect your tree so that the bag will be handy to contain the mess later on when you dispose of your tree. Best of all, the bags are free.

## Leak Detectors

Recently we had a leak where two residents below the leak had leak detectors, and the leak detectors alerted us to the leaks as soon as the water started, which prevented the leaks from becoming floods. We recommend that you have one of these devices on the floor in your hvac closet (not inside the water heater pan), to alert you immediately if there is a leak in your hvac closet, or if there's a leak coming into your hvac closet from a unit above. These are available in the Management Office for \$15.27.



# PHYSICAL PLANT & OPERATIONS

**Chair, Gary Akin**

Greetings! The committee met on November 10, 2011 at 7:00 p.m. in the West Card Room. The main agenda item for discussion and recommendation to the Board of Directors was the reconditioning of Skyline House East and West Buildings' Heat Exchangers. Upon completion of discussions of the three proposals submitted by vendors/subcontractors to perform this work, the committee recommends to the Board that Virginia Heat Transfer be awarded a contract in the amount of \$21,665 for reconditioning both heat exchangers.

Regarding reserve funds, the committee recommends that elective line items not be replaced within the scheduled year unless the replacement is actually found to be necessary. This approach would improve the Association's financial position. For example, the building façade window panels, an elective item, are scheduled to be replaced in 2012/2013 at a cost of \$700,000 in accordance with the reserve budget schedule. If, however, it were determined that the panels do not need to be replaced before 2014/2015, postponing action would allow the Association to earn an additional couple of years of interest from our investments. This extra income could be used to offset other Association costs and/or fee increases.

The committee members are in the process of researching and developing a proposal for the replacement of the 13-watt light bulbs used throughout Skyline House common areas with lower- wattage bulbs that will significantly reduce monthly electricity costs for these areas. We anticipate completing and presenting the lighting proposal at the February 2012 PPOC meeting.

The Garden Club's year-end beautification activities consist of planting 16 colorful cabbages—eight in the front and back of each building—for fall and winter. Also, trimming will be accomplished to improve traffic sign visibility were needed.

The committee took action recommended by Charley Roberts, a member of the Board, to survey Skyline House rooftop antennas for the purpose of removing the non-functional ones. A proposal and recommendation on this issue will be presented at the February 2012 PPOC meeting.

Come join us at future PPOC meetings. Some of the upcoming items/projects we will be involved with are: individual water metering for each unit, West Building entrance door issues, exercise room relocation/improvements, energy audit study, identifying ways/means to decrease the cost of common area electricity by twenty percent annually, and reconsideration of window panel replacement for areas other than balcony.

We welcome your feedback on this article or any matter pertaining to the PPOC. This is our home! Come join us. Cheers!

Respectfully,  
Gary Akin



# FINANCIAL MANAGEMENT

**Chair, Wynfred Joshua**

The Financial Management Committee met on Monday, November 21, 2011. For the month of October total income was \$327,393 with expenditures of \$196,355. Total income less expenditures amounted to \$131,038. The monthly Reserve Contribution was \$111,744, leaving a net income before taxes of \$19,294.

Arrears from owners who failed to pay their condo fee continued to rise. The total amount, including two covenant violations of \$1,630, grew to \$66,495. Some \$57,000 of this represented delinquencies for more than 60 days on the part of six owners. Collection was being handled by our attorney. The number of renter-occupied apartments declined from 131 to 126, by 22%. There were three foreclosed units which were owned by the bank. The remaining 428 apartments were “occupied” by owners, although some of the units were vacant.

As was expected, electricity for October was under budget, by some \$13,000 plus. At this point the year-to-date electricity bill was almost \$15,000 under budget. The water bill remained a cause of concern with a year-to-date figure of about \$57,000 over budget. This can be expected to increase by year’s end. While part of the overrun was due to increased water usage, much resulted from raises in rates. A review of water usage from 2008 on indicated that usage remained roughly the same or increased only modestly; rates, however, increased significantly. Indeed, December county hearings will consider another potential rate hike, from \$2.04 to \$2.16 per 1,000 gallons.

General legal fees were some \$1,100 over budget, mostly because of advice on proposed bylaw revisions. Legal fees relative to specific unit owners were almost \$1,800 over budget because of our attorney’s involvement with some major delinquencies and foreclosures. We did not yet pay any amount this year for snow removal, because we did not get an invoice for last winter’s snow removal until this month. The figures are being checked, and payment of the bill can be expected shortly. We had unexpected expenditures of about \$1,000 to fix damage to doorways due to vandalism, and almost \$2,000 to repair the fence in front that had been damaged by a hit-and-run driver.

FMC members recommended that the Board award a contract in the amount of \$21,665 to Virginia Heat Transfer for reconditioning the East and West Building heat exchangers. This company is our current contractor, had given us good service, and turned out to be the lowest bidder. Funds were available in the budget.

As is customary, the FMC will not meet in December, but we will be meeting again on Monday, January 23, 2012. As always, we invite all residents to join us and give us the benefit of their advice.

## **Dollars and Sense: Water--Use It Wisely!**

As indicated above, Skyline House is experiencing a steep increase in water/sewage costs. Why? Fortunately, our water usage has increased only slightly, but the cost per gallon has increased considerably, and the county is considering another increase for 2012! This is one of many factors considered when the Board reviews future expenses and whether our condo fees should be increased.

What can you do to help lower our water bills? Upgrade older toilets with low-cost, water- efficient models (see the Management Office). Shortening your shower by a minute or two will save up to 150 gallons per month. Turning off the water while brushing your teeth will save 25 gallons a month. Now that makes sense!

On December 15, 2011, the Fairfax Water Board of Directors will hold a public hearing at 6:30 p.m. on the proposed revision to increase the rate from \$2.04 to \$2.16 per 1,000 gallons. The hearing will be held

at Fairfax Water's main office at 8570 Executive Park Avenue in Fairfax. Please make our community heard.



# SECURITY, SAFETY AND NEIGHBORHOOD WATCH

**Chair, Robert J. "Bob" De Mayo**

The SS&NWC met on November 9, 2011 at 7 p.m. in the Skyline House West Card Room.

## **Neighborhood Watch:**

All members were reminded to update the Neighborhood Watch Roster with current telephone numbers, unit numbers, and e-mail addresses. Warmly welcomed was Ms. Diane Zierhoffer as a new SS&NWC committee member; both she and our newly-trained Neighborhood Watcher, Ms. Annick Trottier, were thanked for their outstanding NW Patrol efforts. Of note, Ms. Trottier developed a new, computerized NW Patrol Report which will be disseminated to all Watchers to use; they can then be sent via e-mail attachment to Ms. Haight (for action) and me (for file). All members present were also asked to furnish a current face snapshot to me on e-mail for use in creating each a NW Badge.

## **Security:**

Offsite activity this month included attending the 1 November 2011 Citizens Advisory Council (CAC) meeting 6:30-8:30 p.m. at the Mason District Police Station. Highlights included the 40-minute new Neighborhood Watcher Indoctrination on "do's & don'ts" presented by one of the qualified VIPS (Volunteers in Police Service) and review of some by-laws for the CAC. We then "networked" with other NW reps on issues.

The Management Office reported that 3-5 bikes were stolen from the bike room. Bolt cutters were used to cut the locks/chains. Three individuals were recorded on our video camera surveillance system committing the crime, and the case has been turned over to Fairfax County Police detectives. File that under stupid criminal acts! The suggestion was made that all patrolling NW members add bike room access to the list of items to check during standard NW Patrols.

The SS&NWC has always tried to outreach to local law enforcement and solidify our partnership against crime. This focused effort helps to ensure that Skyline House shines as a "model neighborhood" in Mason District. As a result of various positive interactions with them over the years, our Mason District Police are keenly aware of our presence and needs, as demonstrated by their rapid response times when they are called.

Recently, we learned of a free community service the police will provide to our condominium: patrolling our grounds and garage regularly for scofflaws and ensuring that all vehicles are properly registered in both Virginia and the county. We believe this service would be beneficial in that it would: (1) add a low-key police presence on the grounds of our community as a deterrent to crime, and (2) detect any scofflaws hiding in the midst of all of our tax-paying, law-abiding Virginia residents. This service would positively enhance our image as a model community. We will address this proposal at our next January 2012 meeting, and we invite resident attendance and comment.

## **Safety:**

Unsupervised, running children in the lobby galleries and hallways has been reported and is a cause for serious concern. A collision with some of our more slow-moving senior residents is a perceived threat.



Parents/guardians of these children are responsible for ensuring that their children behave in an orderly and courteous manner and do not inadvertently cause physical harm to others or damage to our property by their behavior.

A resident reported that a lighted cigarette butt was thrown from a higher balcony onto his. A follow-up letter was sent by the Management Office to the entire tier warning all about the acute “fire hazard” danger that this careless action poses to the lives and well-being of all Skyline House residents. Let us not forget a past incident where a lighted cigarette butt, thrown off a balcony, caused a major condo fire at the Plaza. If any resident spots someone committing this dangerous act, please, for the safety of our residents, REPORT him/her immediately to the Management Office.

Research on our EAP (Emergency Action Plan) for Skyline House is moving along. Each committee member was furnished a CD from the Fairfax County Office of Emergency Management to review for ideas on the content of our own EAP, as recently tasked to the SS&NWC by the Board President. The committee agreed to work on this through December and prepare a draft for the January meeting. The EAP will address resident actions to take in case of: Hurricane, Earthquake, Metro Explosion, Radiation (e.g., dirty bomb), and a terrorist Nerve Gas attack.

SS&NWC recommendations regarding revising traffic flow patterns in the garage were recapped. Explicit language still needs to be prepared for Board review. Essentially, the committee will recommend that the Board consider and choose from the following options: (1) Do nothing; (2) Direct some changes to traffic flow patterns on upper tiers; (3) Install a YIELD sign, a STOP sign, and modify certain traffic flow patterns (i.e., painted arrows, warning/turn directions, etc.) on/at selected locations inside the garage; and (4) Provide explicit language in the appropriate traffic regulation(s) that directs all vehicles to “Yield the Right of Way” at all intersections to those vehicles travelling downward on ramps/roadways. Form/format of this proposal will be discussed with the Board.

When to call 9-1-1? The Committee discussed a recent incident where a female resident was concerned, to the point of being terrified, about her personal physical safety due to an unknown person loudly and violently banging on her door in the late evening. The perceived threat was a possible, immediate break-in. The issue was: Should she call 9-1-1, or the Front Desk for a Security Officer response? The committee discussed various viewpoints at length and found that there is no clear direction to our residents on this issue. Our recommendation is that if any resident believes, or perceives, that their life or well-being is in danger, that resident **needs to call 9-1-1 immediately for assistance.** Why? We know that our local Fairfax County Police pride themselves on a rapid response to such threats to citizens within a handful of minutes. Further, our Security Officers are not mandated or equipped to function as “crime-fighting” officers; rather, they “observe and report.” Therefore, as a practical matter, if a resident believes they are in bodily danger of a crime, that resident needs to contact the police immediately at 9-1-1. Certainly, circumstance permitting, a follow-up call to the Front Desk Security informing them of the situation and that police have already been called would be both prudent and advisable.

### **MAGAZINES KINDLY REQUESTED**

Thank you very much to the Skyline residents who have been faithfully donating their magazines via the collection box located at the Front Desk. Your contributions are routinely distributed to Alexandria Hospital and other medical facilities such as Chemotherapy and Dialysis Units and Cardiology and Specialized Medicine waiting rooms. Your donated magazines provide much needed distraction for patients awaiting or going through difficult medical procedures and help to break up some very long hours for family members and friends accompanying and visiting those patients.

Please remember to donate your current (please no old/outdated) magazines to the Front Desk. If you have any questions regarding this much appreciated program, please call Marilyn Baker at 703-671-6759.

## WHEN TO CALL 9-1-1?

Your SS&NWC believes that we need to publish the following in order that all residents have crystal clarity on the role and responsibility of our Security Officers regarding 9-1-1 calls.

Our Security Officers are responsible for monitoring the perimeter security and safety of our Skyline House complex and monitoring the internal security and safety of our buildings.

They are not police, they do not arrest individuals, and they are neither empowered nor equipped to physically engage with possible criminals or observed criminal activities. Our Security Officers “Observe and Report.” As part of their duties they may insert themselves by giving authoritative direction, and exercise SHUOA authority in cases of minor infractions or violations of house rules such as parking, noise, traffic, trespassing issues and unruly/rude behavior incidents. When required in these monitoring duties, they may have to call the police (i.e., 9-1-1) to respond to an incident. They have the whole complex, inside and outside, including the garage, to patrol. They are not always at the desk, or readily available, although they are on recall from patrol to the Front Desk by walkie-talkie radio.

We have already published guidance that in case of a medical emergency of a resident, the resident or caretaker is the best person to call 9-1-1 for an EMT response. Why? Because the 9-1-1 operator and EMT responders immediately begin asking a plethora of questions on the phone regarding the name, age, status, medical conditions, current health, breathing status, heartbeat, etc. of the person in need of emergency medical assistance. Neither the Front Desk concierge nor the Security Officer on-duty in the Front Lobby has such immediate knowledge available to advise the EMT responders. It is best received directly from the resident or his/her caretaker when they call 9-1-1 to save precious time and, in turn, possibly the ill residents’ life. A wise procedure is to place a follow-up call to the Front Desk to advise them that an EMT is on the way.

The same logic applies to residents who believe they are about to become a victim of a crime, are currently subject to criminal activity, or are terrified about their physical safety and security due to an immediate, ongoing situation in their condo or anywhere on our condo grounds. In other words, if a resident believes his/her life is in immediate danger due to criminal activity (e.g., a potential robbery, an attempted or perceived break-in to one’s residence, a physical assault, an altercation that spirals out-of-control and becomes violent, a violent confrontation between others that may result in serious bodily harm, etc.), who do you call? The answer is **9-1-1 IMMEDIATELY** for a Fairfax County Police response within a few minutes. Calling the Front Desk for a Security Officer response will do little to prevent you from being the victim of a crime. He is empowered only to “observe and report” (i.e., call 9-1-1), not to intervene. Fairfax County Police Officers, in contrast, are trained to act and arrest the bad guys. Asking the Front Desk or the Security Officer to call 9-1-1 will only delay the police response and lose time that suddenly has become precious to you.

So, recapping, all residents should follow this procedure: In case of a medical emergency or potential criminal activity directed against you or observed in Skyline House internal common areas or on the grounds— **Immediately call 9-1-1! If time and circumstances permit, follow-up with a call to the Front Desk/Security Officer and inform them that you have called 9-1-1 for either an EMT or a Police response.**



# COMMUNITY RELATIONS

**Chair, Janice L. Hill**

The Community Relations Committee met on Thursday, November 17, at 7:00 p.m. in the West Card Room with five members attending.

The meeting started with a recap/lessons learned discussion of the Candidates Night event. The activities required to hold such an event were documented and will serve as a knowledge base for future events.

Next was a general discussion of the Columbia Pike Transit Initiative, Bailey's Crossroads Economic Update, and the impact of the new DOD building (BRAC) on the Beauregard Street Corridor and surrounding communities. The Committee will keep the Skyline House Community informed of any significant actions surrounding these projects.

Members then brainstormed potential committee activities. A number of ideas were discussed. Next year, we will provide a list of proposed activities and ask for your feedback. Also, the committee has established an electronic mailbox to solicit your ideas; we welcome your suggestions. Please submit your ideas to [Communityrelations.shuoa@gmail.com](mailto:Communityrelations.shuoa@gmail.com).

**DID YOU KNOW:** The 2011 Mason District Citizen Handbook was recently published. A "pdf" version is available at [www.fairfaxcounty.gov/mason](http://www.fairfaxcounty.gov/mason). For a hard copy, contact Supervisor Gross's office at 703-256-7717. The Handbook includes information about schools, libraries, local land use and zoning policies, and Mason District Parks, as well as a mini-directory of Fairfax County frequently called phone numbers. The Handbook is a handy resource for everyone, particularly residents new to the community.

## 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.**

### DECEMBER

**ELAYNE HAYMES 703-347-7918**

**HANNELORE JONES 703-379-1473**

### JANUARY

**WAYNE KRUMWIEDE 703-998-0251**

**FRAN STAMM 703-998-8221**

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.

## **A CALL FOR VOLUNTEERS COMMUNITY RELATIONS COMMITTEE**

THE BOARD OF DIRECTORS HAS RE-INSTITUTED A COMMUNITY RELATIONS COMMITTEE (CRC). JANICE HILL CHAIRS THE COMMITTEE, WHICH ENSURES THAT SKYLINE HOUSE HAS A VOICE IN COMMUNITY MATTERS AFFECTING US ALL. PEOPLE INTERERESTED IN SERVING ON THIS COMMITTEE SHOULD PLEASE EXPRESS THEIR INTEREST TO:

JANICE HILL AT  
[Janicelh21@gmail.com](mailto:Janicelh21@gmail.com) or 703-415-1537

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### **What follows is a working draft of a Charter for the re-instituted Committee**

Skyline House Unit Owners Association

### **COMMUNITY RELATIONS COMMITTEE**

#### **Charter**

The purpose of the Community Relations Committee (CRC) is to establish and maintain relationships with the community at large and to advise the Board on issues of potential interest to the Association. The CRC will assist the Board in keeping current with external affairs that might have an impact on the Association and its members.

Specific CRC responsibilities include:

Serve as an information channel to the Board and residents on issues that may affect the community at large and Skyline House residents as members of this community, including issues such as zoning, public transportation, revitalization and construction. Establish cooperative relationships with other community associations, public service organizations and interest groups to identify opportunities for joint action benefitting Skyline House Unit Owners and residents as well as the larger community and, with the approval of the Board of Directors, send Skyline House representatives to public hearings and meetings and review and report findings which may affect the Association.

## **!!HELP WANTED!!**

### **Skyline House Seeks LEADER To Chair The COVENANTS COMMITTEE**

**Qualifications:** This important volunteer position needs a Skyline unit owner with a legal background who can cooperatively develop, interpret and implement rules, regulations, and other technical documents.

**Responsibilities:** This volunteer leads a committee which

- Formulates and maintains the regulations established by the Board of Directors for the day-to-day operations of Skyline House.
- Monitors compliance by unit owners and renters.
- Establishes procedures for the enforcement of the rules and regulations.
- Conducts hearings to levy assessments and/or institute sanctions when deemed necessary.
- Handles all matters pertaining to the nominations, balloting, tabulation of votes, and certification of voting outcomes for the Board of Directors elections.

### **Rewards:**

- The gratitude of the Skyline House Community.
- The satisfaction of performing a challenging public service  
and *making a crucial difference in the day-to-day lives of your neighbors.*

**For More Information, please contact:** Maria Elena Schacknies at  
[Mariaelena.shuoa@gmail.com](mailto:Mariaelena.shuoa@gmail.com) or 703-820-2239.



# SKYLINE HOUSE CALENDAR

## DECEMBER 2011

([WWW.SHUOA.ORG](http://WWW.SHUOA.ORG))



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3
4	5  <b>Library Open</b> 7:00 – 8:00 p.m. East Penthouse	6	7	8	9	10
11	12  <b>Library Open</b> 7:00 – 8:00 p.m. East Penthouse	13	14	15	16	17
18	19  <b>Library Open</b> 7:00 – 8:00 p.m. East Penthouse	20	21	22	23	24
25	26  <b>Library Open</b> 7:00 – 8:00 p.m. East Penthouse	27	28	29	30	31
<b>GOOD NEIGHBORS: Elayne Haymes 703-347-7918 and Hannelore Jones 703-379-1473</b>						

### **BOARD OF DIRECTORS**

Pres., Maria Elena Schacknies 1302W 820-2239 mariaelena.shuoa@gmail.com  
Vice President, Robert De Mayo 1213E 575-4464 rdemayo@shuoa.org  
Treasurer, Charles Roberts 914E 998-6080 cxroberts@shuoa.org  
Secretary, Barbara Thode 404E 888-3569 bthode@shuoa.org  
Director, Norman Baker 1114W 671-6759 nbaker@shuoa.org  
Director, Al Lambert 709W 931-7314 alambert@shuoa.org  
Director, Jean Orben 205E 845-0119 jorben@shuoa.org

### **MANAGEMENT OFFICE (Central # 703-578-4855)**

General Manager, Gusbey Silva gusbey@shuoa.org  
Deputy General Manager, Tycia Haight tycia@shuoa.org  
Chief Engineer, Greg Grimm greg@shuoa.org  
Accountant, Huajun “Lucy” Bei lucy@shuoa.org  
Administrative Assist., Alice Rodrigues alice@shuoa.org  
Resident Services Coord., Noemi Najera [noemi@shuoa.org](mailto:noemi@shuoa.org)  
Chief Web Developer, Al Lambert alambert@shuoa.org

### **COMMITTEE CHAIRS**

Financial Management Wynfred Joshua 1414W 820-4471 diawin@metronets.com  
Physical Plant/Operations Gary Akin 705E 989-8979 gary\_l\_akin@yahoo.com  
Covenants – Acting Chair – Al Lambert 709W 931-7314 alambert@shuoa.org  
Community Relations Janice L. Hill 511W 415-1537 janicelh21@gmail.com  
Security, Safety, & Neighborhood Watch Robert De Mayo 1213E 575-4464 rdemayo@shuoa.org

### **GOOD NEIGHBORS COORDINATORS**

Toska Prather 1003W 379-7849 t\_pra@verizon.net  
Virginia Fissmer 601W 379-2901

**EDITOR** Phil Cohen

THE HOUSE SPECIAL is published by

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# SKYLINE HOUSE CALENDAR

## JANUARY 2012

([WWW.SHUOA.ORG](http://WWW.SHUOA.ORG))



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3	4	5	6	7
8	9 <b>Library Open</b> 7:00 – 8:00 p.m. East Penthouse	10	11 <b>Security, Safety, and Neighborhood Watch Comm.</b> 7:00 p.m. W. Card Room	12 <b>Physical Plant &amp; Operations Comm.</b> 7:00 p.m. W. Card Room	13	14
15	16 <b>Library Closed</b>	17	18 <b>Covenants Comm.</b> 7:00 p.m. W. Card Room	19 <b>Community Relations Comm.</b> 7:00 p.m. W. Card Room	20	21
22	23 <b>Financial Mgmt. Comm.</b> 7:00 p.m. <b>W. Card Room</b> <b>Library Open</b> 7:00 – 8:00 p.m. East Penthouse	24	25 <b>BOARD MEETING</b> 7:00 p.m. W. Card Room	26	27	28
29	30 <b>Library Open</b> 7:00 – 8:00 p.m. East Penthouse	31				
<b>GOOD NEIGHBORS: Wayne Krumwiede 703-998-0251 and Fran Stamm 703-998-8221</b>						

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Chief Engineer, Greg Grimm greg@shuoa.org  
Accountant, Huajun “Lucy” Bei lucy@shuoa.org  
Administrative Assist., Glorita Adom glorita@shuoa.org  
Resident Services Coord., Noemi Najera noemi@shuoa.org  
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