

# *The House Special*



## BOARD OF DIRECTORS

President, Maria Elena Schacknies

### Inside This Issue:

Board of Directors-----	1
Management-----	3
Treasurer's Commentary-----	5
Info from the Engineer-----	6
Physical Plant & Operations-----	6
Financial Management-----	7
Safety-----	8
Community Relations-----	9
Covenants-----	10
Recreation-----	11
Garden Club-----	12
Good Neighbors-----	14
Calendar-----	15

The Board met on September 25<sup>th</sup>, for the first time since July. Something very unusual happened at the July meeting: three Board members were absent. Luckily, we had a quorum and were therefore able to hold the meeting. Three contracts were approved, a budget request from the Garden Club was granted, and two requests from the Community Relations Committee were approved.

Bunaugh; three more members are needed. Under New Business I will ask Tina to tell us about this effort.

Due to unforeseen circumstances, Al Lambert was not able to attend a Community Association Institute workshop on Home Owners Association Request for Proposals and Contracts. I happened to be free that day, so I attended in Al's place, together with the General Manager and Chief Engineer. When I arrived at the registration table, I introduce myself as Al Lambert. You should have seen the surprise on their faces. More information about this workshop appears in the General Manager's Report.

Imagine what would happen if we didn't have a quorum.

Although during the month of August there were no regular Committee meetings and no Board meeting, Management was hard at work preparing the Reserve and Operations Budgets for review by the Financial Management Committee. We greatly appreciate the hard work of all who were involved in producing next year's budget. The Board will approve the 2014 budgets at the October meeting.

"The ultimate fate of a community association is always in the hands of the owners."

I found an article on condominium ownership that I want to share with you:

The Garden Club didn't take time off during August. It has increased the curb appeal of the property, and the value added to the Association is significant. Thank you, Garden Club, for all you do on our behalf.

I am pleased to announce that Director Tina Dove is the Chair of the Ad Hoc Committee on Owner Voter Education, which will exist until March of 2014. Its mission, as its name implies, is to help Owners understand why their vote is critical for amending the By-Laws. Thus far, this ad hoc committee has one member, Tremayne

"Many community association members are apathetic about association affairs because they don't see their association as significant to their lives—[they think] that nothing the association does or doesn't do will have a serious effect on them. This attitude often arises from the perception that a sale of their interest will pass any association problems on to someone else.

A community association is not the board of directors. It's not management. It's not legal counsel. A community association is the sum of its members—nothing more, nothing less. The ultimate fate of a community association is always in the hands of the owners. An association is dependent upon its members in numerous ways. Funding is the most obvious

example. Without member assessments an association will cease to function—those assessments are usually the sole source of cash flow to pay operational expenses and staff salaries, and to accumulate reserves for future maintenance and repair.

But funding is only the start of an association's dependence upon its members. Owners are the members of the board. Owners decide if the governing documents—Condominium Rules and Regulations, Bylaws, Articles of Incorporation—remain the same or are amended. The assets of owners are security for the debts of the association.

They own property in the association—probably one of their biggest investments. But sales occur frequently and many owners view their piece of the association as a short-term, transferable interest that they will soon pass on to someone else.

The sale of a condominium is not like the sale of a single-family home. When an owner sells a single family home, the property is inspected in various ways so that the prospective buyer has at least a reasonable understanding of its condition, and a reasonable understanding of the financial issues that will have to be dealt with to insure proper repairs in the future. But most significantly, deferred maintenance *is dealt with in that transaction*. The effect of the condition of the home on asking price is direct and immediate.

The issue of deferred maintenance (or inadequate reserves) is not usually a factor in the sale of a condominium. The level of understanding required to demand adjustments to the purchase price is simply not achievable in the sale of a condominium unit. Regardless of how sophisticated a prospective buyer may be, or how knowledgeable the real estate agent might be, or how complete are the statutory disclosures, it is impossible for anyone to properly evaluate the physical condition of the buildings in a condominium complex or the adequacy of its funding to meet present and future maintenance and repair obligations.

This easy transferability often translates for many owners into apathy—they have little interest in the present activities of the association. Owning an

interest in a condominium association is like owning a share of stock. If you can sell it easily, you don't really care what happens later. By not insisting on in-depth investigations or full funding of reserves, we've enhanced transferability at the expense of owner interest in the policies of the community. But worse, we have disguised the value of those interests to the detriment of future owners."

This is good to know, and it also points out how fortunate we are at our Association, to be self-managed, to have an infrastructure which is up-to-date, and to have reserves that should not require special assessments—a rarity among condominiums of our size. So, let's give ourselves a pat on the back. But we must also remember that, ultimately, the fate of Skyline House depends on the concerned involvement of Owners, whether they participate as Board or Committee members, or as informed voters in elections.

The Board approved the following contracts for Whitlock Dalrymple Poston & Associates:

- To do exploratory work on the Pool Deck (Phases One and Two) in the amount of \$22,530.
- To develop the schematics for the new enclosure over the bridge between the garage and the East Building, in the amount of \$9,680.

The Board also approved two proposals from the Covenants Committee to encourage Owner participation in future elections:

- Two Owners who participate in the 2014 election—one from the East Building and one from the West Building—will be selected through a random drawing by a third party outside of the Association. Each will be exempt from paying their dues in May 2014 or a later month to be determined. Naturally, Board Members, Committee Chairpersons, and the Ad Hoc Election Committee volunteers will be excluded from the drawing in order to prevent a conflict of interest.
- The Association will reimburse postage and the cost of notary services incurred in the process of voting by Owners who live out of town. This policy is in accordance with the Virginia Condominium Act.

The Board approved a resolution that provides the option to file Federal income tax returns in whichever of two ways proves most advantageous for the Skyline House Unit Owners' Association.

The Board approved a proposal from the Recreation Committee to allow Trick or Treat on October 31<sup>st</sup> for young children accompanied by their parents. Only those units that show the Trick or Treat Sign on their unit doors will participate. The Trick or Treat will begin at 6:00 p.m., followed by a Halloween Party for younger children. Details for Halloween parties for children 12 and under (parents must register to participate), and 13-18, will be found in the Recreation Committee Report.



## MANAGEMENT

**General Manager, Michelle Brown Slaughter**

### **Garage Repair Project**

The West Garage repairs were completed in August, and residents who parked in the West Garage were able to return to their assigned parking spaces. We emptied out the entire East Garage so that Concrete Protection & Restoration (CPR), our contractor, could begin repairs on multiple levels. The

“We greatly appreciate the patience and cooperation of residents...”

East Garage repairs consisted of additional work which included replacement of the expansion joints, and repair to several post tension cables that were deteriorated. Repairs to the East Garage were completed on Friday, September 20<sup>th</sup>, and all cars were able to return to the garage. Overhead beams (soffits) on upper Level A were scheduled for repair during the week of September 23<sup>rd</sup>, but cars did not need to be moved in order to accomplish this work. All outside guest parking spaces have been re-opened. Alternate parking was rented by the Association from PMI across the street. Most of the transponders have been returned, and their \$30 deposits have been refunded. However, all residents who failed to return their transponders by Friday, September 27<sup>th</sup>, forfeited their \$30 deposit. In addition, any cars parked at PMI after September 30<sup>th</sup> were subject to towing by PMI at the owner's expense.

The big tree that fell on June 28<sup>th</sup> unfortunately landed on Marcos Henriquez's truck. Marcos is one of our maintenance staff. Many residents made a personal donation to Marcos, to help him defray the cost of replacing his totally wrecked truck, by placing a check in his name in a specially designated box in the Management Office. Marcos is most grateful for these donations, but they have not been sufficient to cover the cost of his loss. If you haven't contributed, I ask you to do so. If lots of people contribute, he will be able to replace his truck. Remember that this is not Association-related business, but a personal contribution. Please show your appreciation for the work of our dedicated staff.

We greatly appreciate the patience and cooperation of residents, and we fully acknowledge the inconvenience that you have experienced during the garage repairs. It might be helpful to consider this inconvenience as part of the Owner investment necessity to maintain the integrity and value of your property.

### **Kolb Electric**

Repairs were made by Kolb Electric to several electrical conduit lines in the garage that were broken by the contractor during the garage repairs. CPR was billed for those repairs.

### **Asphalt Repair Request for Proposal: Recommended Bidder**

NVM Paving was selected and approved as the successful bidder to conduct asphalt work. They were to seal and stripe the East and West asphalt driveways, as well as replace broken concrete sidewalks and point brick work at the Lobby entrance area. The concrete sidewalks, brick work, and repairs to two potholes were completed. However, the coat-and-stripe phase of our asphalt repairs will be postponed until spring 2014 due to a scheduling conflict with asphalt repairs to be conducted by Skyline Plaza. Their repairs will impact the driveway

easement on the east side of our property next spring. Therefore, our coating and striping will be postponed until after their work in that specific area has been completed.

**Whitlock, Dalrymple, Poston & Associates (WDP):  
New Enclosure for Bridge between Garage and  
East Building**

Management recommended, and Physical Plant and Operations (PPOC) and Financial Management Committee (FMC) approved, that phases one and two of WDP's revised August bridge proposal be approved for a total of \$9,680, which includes the \$3,000 not-to-exceed cost to begin developing the bridge schematics.

**Pool Deck Exploratory Project**

Management recommended, and PPOC and FMC approved, that WDP be contracted to begin the exploratory work on the pool deck, based on the revised August 2013 proposal. The scope of work was revised to eliminate exploring the planter box walls on the west side that leak, since they will eventually be removed from the pool deck. Approximately four to six exploratory openings will be made in the pool deck top slab to expose the base water-proofing system at areas such as drains, expansion joints, and the pool perimeter. The Association would hire a contractor (i.e., either CPR or Eastern Waterproofing) to patch-repair the

exploratory openings and cast a new section of top slab and coating, at an additional cost.

**Cooling Tower/Heat Exchanger**

Two bearings in the East Building cooling tower, and one shaft, were replaced during the month of August.

**RFP (Request for Proposals) Seminar**

The General Manager, Chief Engineer, and Board President (in place of Al Lambert, PPOC Chairperson), all attended the American Institute of Architects (AIA) Contracts and Request for Proposal Prep seminar that was hosted by the Washington Metropolitan Chapter of the Community Association Institute on September 17<sup>th</sup>. We confirmed our understanding of, and procedures for, many recommended tasks that we already perform, such as: (1) pre-bid meetings and "cattle call" invitations to simultaneously convey and obtain information from contractors regarding a specific project; (2) use of standard bid forms, such as the AIA contracts; (3) use of a Bid Matrix to compare information on an apples-to-apples basis; (4) attorney review of contracts; (5) use of consulting engineers; and (6) committee and Board input and approvals. A new protocol that the Association should adopt is the addition of a clause to supplement our contracts that allows us to bring in another contractor to complete a job (at the original contractor's expense) if the original contractor is removed from the job.



Expansion joint from the East garage that was removed



Overhead beam under repair in the garage



Post tension cable (PT cable) that had to be stretched and repaired in the East garage



Post tension cable (PT cable) that had to be repaired on the surface in the East garage



## TREASURER'S COMMENTARY

Treasurer, Karen H. Johnson

Through the end of August, income for the Association was about as budgeted. The income received from In-unit Maintenance was somewhat greater than expected. In part, this greater income is directly offset by the cost of buying items such as heating, ventilation, and air condition units that are installed through In-Unit Maintenance. Once these units are installed, we recover their purchase cost from the Unit Owner, but in the meantime units that have yet to be installed appear as expenses. So while both income and expenses for this activity are greater than in the budget, the net additional income overall is not large. The budget anticipates that the flow of income will be even over the twelve months of the year, and that has been approximately the case to date.

"...the Association is successfully adhering to its budget..."

The budgeting process takes into account the fact that expenses will not be even over the year. In particular, August is a high-expense month. An example of seasonal expenses is the cost of the swimming pool contract, which is anticipated to be incurred during the summer months but then to drop to zero. Similarly, the expenses for electricity are high in the summer because of spending for air conditioning. In August, the expenses of the Association were less than budgeted by a small amount. These savings

were widely spread over many categories. Through the end of August, expenses for the first eight months were moderately less than budgeted. Important categories showing payments less than expected were payroll, trash removal, security, and the snow contract. There were categories where expenses were higher than expected, including legal fees and the cost of water. Going forward, it is anticipated that monthly expenses will be lower than in August for the rest of the year.

Taking into account the totals of income and expenses, the Association had a slightly more favorable outcome in August than expected and had a moderately more favorable outcome for the year through the end of that month. The Association also allocates evenly over the year the funds set aside into our reserve accounts. When those allocations plus taxes paid are also taken into account, the net figure for August is negative, reflecting the fact that August is a month with exceptionally high expenses. For the year through the end of August this final net figure remains negative, but by significantly less than expected at this point in the budget. Thus I judge that with respect to the operating budget, through the end of August, the Association is successfully adhering to its budget and experiencing a more favorable outcome



of income versus expenses than expected. This is a strong outcome so far in 2013. However, it is important to remember that this outcome results in part from the decision made last year not to increase the total amount of dollars allocated to our reserve holdings. It would be extremely unwise for us to again favor the present over the future by failing to increase that allocation as planned in our long-term reserve management outlook.

The Association continues to struggle with delinquency on the part of some Owners. Since the end of June the number of Owners with delinquencies

less than 60 days is little changed, and the amount owed has increased only slightly. However, the number of Owners delinquent more than 60 days has risen from 4 to 7, and the amount due has also increased. The total of past-due funds as of August 31<sup>st</sup> was \$28,829. This sum does not include those cases in which Judicial Foreclosure is pending. As is our practice, the Association is working with our lawyer to seek the best possible outcome in all these cases. It is very important that all Owners recognize their responsibility to pay their share of joint expenses incurred in operating Skyline House.



## INFO FROM THE ENGINEER

Chief Engineer, Greg Grimm

### Front Desk Luggage Carts

We recently replaced one of the luggage carts at the Front Desk. The cart was badly damaged from overweight loads. These carts should only be used to transport light-weight items such as luggage, groceries, and small objects. They should not be used to move furniture or heavy-weight items during move-ins and move-outs, as they are not built to handle the weight.

### Sunday Deliveries

Several residents have complained about the noise from store deliveries on Sundays. Delivery trucks also block the temporary parking area around the loading docks from use by residents who want to park just long enough to take their groceries and packages to their units. Skyline House tries to discourage Sunday deliveries for these reasons. Accordingly, the Front Desk cannot open the loading dock roll-up doors on Sundays, holidays, and any time between 8:00 p.m. and 8:00 a.m. But this does not prevent

store deliveries from being made during these periods. When the loading dock doors are closed, stores can still make deliveries through the side doors, a practice that should be discouraged because there is a good chance that large items delivered through these doors, and the doors themselves, will get damaged. If the doors require repairs, the Association must pay additional, unbudgeted costs. For these reasons, residents are strongly advised not to schedule store deliveries of larger items on Sundays.

### Vandalism

Please help us!! We are experiencing vandalism during the evening hours on both penthouse levels. If you see any suspicious activity on either penthouse, please inform the Front Desk immediately so that Security can be sent to investigate the area in question. To date, we have replaced four doors and many locksets. This vandalism has cost the Association more than \$1,000 over our budget.



## PHYSICAL PLANT & OPERATIONS

Chair, Alan Lambert

Greetings! The Physical Plant and Operations Committee (PPOC) reconvened after the August recess on Thursday, September 12<sup>th</sup>, at 7:00 p.m. in the West Card Room. Although there was no formal committee meeting in August, some members

participated in the annual review of the Reserve Fund Budget for Year 2014, and others met with Management to plan for the fall scheduled building projects.

Under the topic of new business, the Committee requested that Management investigate the feasibility of using a transparent clear thermal film on corridor windows in the lobby and penthouse levels to minimize the loss of heat and air-conditioned cooling. The buildings are all electric, resulting in a large monthly electrical bill. The Committee is seeking a way to reduce this cost. At the October meeting it is planned to discuss options and possible solutions, having obtained samples of transparent film on the market today.

A discussion resulted in a recommendation to install wheel blocks in the guest parking spaces along the roadway adjacent to Build America. Visitors are parking their cars with the front wheels against the curb so that a portion of the hood and bumper of the car overhangs the curb where the sprinkler head is located. The vehicle underside is drenched with water, which then runs down the roadway. This is compromising our water conservation efforts and precluding watering of the landscape. Additionally, when visitors back their vehicles into the parking spaces, the tail pipe exhaust fumes overhang the curb and destroy the ivy. The Committee recommended pursuing the purchase of wheel blocks for the visitor parking and installing them during the driveway sealant and striping project.

The final topic of the meeting was the issue of individuals smoking near entrances and exits to our

property. For many individuals, the exposure to second hand smoke is a health hazard, and it negatively impacts everyone with sinus or other health concerns. The Covenants Committee is drafting a rule that would address smoking in specific terms. In the meantime, people who want to smoke on Skyline House grounds should do so at a safe and considerate distance from any doorway. This affords smokers their rights and addresses the needs of individuals with health concerns. On a final note, please field-strip a cigarette after smoking. This means tearing up the paper, dispersing the unused tobacco on the ground, and putting the filter in a pocket until a receptacle is available for disposal. On occasion we all have to modify our personal behavior in order to do what is best for everyone.

Smoke at a safe and considerate distance from any doorway

Lest you forget, on the last Thursday of each month at 7:00 p.m. the PPOC conducts a walk-around of an area within the property. On September 26<sup>th</sup>, the group visited the Housekeeping and Paint Rooms. This provided an opportunity to look behind the scenes where the household staff maintains supplies that keep our home looking clean and spiffy.

The next PPOC meeting will occur on October 10<sup>th</sup> 7:00 p.m. As always, I welcome your feedback on this article or any matter pertaining to the PPOC. This is your home! We welcome you to join us. Thank You!



## FINANCIAL MANAGEMENT

Chair, Wynfred Joshua

The Financial Management Committee (FMC) met on Monday, September 23<sup>rd</sup>. A review of the financial statements for the month of August showed a total income of \$349,542. Total expenditures for August were \$264,022. The reserve contribution for August was the usual \$116,214. Estimated tax payments were \$3,408 over budget for the month partly as a result of additional tax for the gain on the sale of bonds. We are running a deficit of \$34,102 for August because this is one of the most expensive months, with several bills coming due. The year-to-date deficit, however, is \$6,367.

At the advice of the auditor we are currently reporting some \$88,000 for bad debts on the balance sheet because of the scant chance we have of recovering these fees from delinquent Owners.

Looking over our finances, may I draw your attention to the costs of vandalism: repairs of forced locks on outside doors ran about \$350 over budget for the past month and total almost \$1,000 since the beginning of the year. The damage to the locks was partly caused by kids wrestling the door open without using a fob. Sadly, on at least one occasion adults stood by and

allowed the child to continue to force the door. Our engineering staff is taking measures to prevent unauthorized entry.

There were no particular concerns in the area of expenses. As usual, legal fees were over budget. Largely due to collection expenses, legal fees were roughly \$400 over budget. Total year-to-date fees have run almost \$6,000 over budget. In particular, efforts to get delinquent Owners out through foreclosures are expensive, but at least we then have the chance to replace those Owners with others who do pay their condo fee.

The electricity bill was about \$650 more than we had budgeted; water and sewer ran more than \$1,600 over its budgetary allotment. Other expenditures were more or less in line with the budget.

Rental-occupied apartments increased this month to 146, but in terms of percentage of the total number of apartments the figure remained 26%. The other 410 apartments were either Owner-occupied or were left vacant by Owners who did not wish to rent them out.

The FMC reviewed the revised proposal for replacement of the enclosure over the bridge connecting the East Building with the garage. We endorsed the plan to fund in 2014 Task 1 for providing a field condition survey of the area to generate new enclosure concept drawings and Task 2 for the conceptual details and budgetary estimates for three options for a new enclosure system. The FMC recommended to the Board that Whitlock, Dalrymple, Poston & Associates be authorized to go ahead with these parts of the bridge project for the amount of \$9,650. Funding and implementation of Tasks 3 and 4 will be handled next year.



## SECURITY, SAFETY, AND NEIGHBORHOOD WATCH

Chair, Diane M. Zierhoffer

The Security, Safety and Neighborhood Watch Committee (SS&NWC) met on September 11<sup>th</sup>.

"We rely on our observant and involved neighbors..."

Committee members were unable to attend the September Fairfax County Citizen's

Advisory Committee meeting. The next meeting will be on October 1<sup>st</sup>.

The Management Office indicated that a resident was reported to have extinguished a cigarette butt in the east corridor bridge. A letter was sent to the resident/Owner about the incident. Another resident with a charcoal grill on the balcony removed it immediately when informed that even the storage of a charcoal grill on the balcony violates Skyline House rules.

Neighborhood Watch members will soon have identification badges, in order to inform residents of

our purpose, but also in the hope of encouraging conversation. The Committee greatly appreciates residents who care enough about their homes and neighbors to report security and safety concerns. Maintenance and Management have been able to respond to reported issues, such as exterior doors that open too easily without fobs. The courtesy patrol and Neighborhood Watchers comprise a small group who cannot be everywhere. We rely on our observant and involved neighbors who do what they can to protect our homes and our property from the few who are not so considerate.

October is Fire Prevention Month, and posters will be placed on bulletin boards to remind residents to use caution. Did you know that most fires in Skyline House are grease fires in the kitchen? Flour is the best retardant for those fires if you cannot immediately cover the fire.

The SS&NWC will next meet on November 13<sup>th</sup>.





## COMMUNITY RELATIONS

Chair, Janice Hill

### Come see what your neighbors are talking about.

Join Nextdoor Skyline House, the private website for your neighborhood.

To join, visit:

[skylinehouse.nextdoor.com/join](http://skylinehouse.nextdoor.com/join)

To accept your invitation, visit:

[skylinehouse.nextdoor.com/join](http://skylinehouse.nextdoor.com/join)

Your flyer code: **VYKANY**

#### Your neighbor, Tremayne Bunaugh, invited you to join. Nextdoor Skyline House



Tremayne (S George Mason Dir.) writes: "SHUOA residents are using a private online network called Nextdoor Skyline House, and we think you'll benefit from joining us. On our Nextdoor site, neighbors share community events, recommendations, items for sale/free, crime/safety concerns, ideas about how to make our neighborhood better, and more. \*This is not a SHUOA Board of Directors or Management initiative. This is a tool facilitated by SHUOA residents.\*"

Get to know your neighbors • Share local recommendations • Lend, borrow and give away • Keep the neighborhood safe • Stay informed

 **Nextdoor** Skyline House

The Community Relations Committee (CRC) met on Thursday, September 19<sup>th</sup>, at 7:00 p.m. in the West Card Room. At the meeting the group decided to continue our healthy living initiative. We plan to arrange an activity for January or February, 2014. Detailed information will be provided when the activity has been scheduled.

Next we discussed Nextdoor Skyline House, a social network community recently established for Skyline House residents. Nextdoor Skyline House is a neighbor-run network. Neither Management nor the Board of Directors own or manage the network. It should not be considered an official Skyline House source of information or notification, but rather as an informal forum for neighbors in our condominium community to communicate with each other. We encourage all members of the Skyline House community (residents, Management, Board, and staff) to join.

"...an informal forum  
for neighbors in our  
condominium community."

As indicated above, all official communiques for Skyline House will continue to be provided by Management through

other media such as the newsletter. Nextdoor is another way to share information and communicate with our neighbors.

An update on the Ad Hoc Communications Initiative Committee was provided and discussed next. The Ad Hoc Committee met in July. There was good participation, and many ideas were presented. The Committee's next step is to prioritize and categorize ideas and determine which ideas to pursue. We are still seeking feedback from the entire Skyline House Community. We are soliciting feedback via the newsletter, website, and bulletin boards, as well as a box placed at the Front Desk. Please provide us with your thoughts and ideas. The next meeting of the Ad Hoc Committee will be announced on the bulletin boards and Association website.

## COMMUNICATION INITIATIVE: WE NEED YOUR FEEDBACK

1. Any problems or concerns regarding communications within Skyline House or with the Outside World that will provide useful background for your ideas?
2. A short description of your ideas about the communication issues and problems, both internal and external, that the Committee should address.
3. A short description of the activities and projects you think the Committee should undertake.

Please put your ideas on card & leave at the Front Desk, or send e-mail to  
[crc@shuoa.org](mailto:crc@shuoa.org)

Information concerning the November 5<sup>th</sup> Virginia elections is provided on The Association's website, [www.shuoa.org](http://www.shuoa.org). For your information, "Meet the Candidates" night for local elections, sponsored by the League of Women Voters and the Mason District Council, will be held on Thursday, October 17<sup>th</sup> from 7:00 to 9:00 p.m. at the Annandale Methodist Church, 6935 Columbia Pike, Annandale, VA. All certified candidates for House of Delegates District 49 (which includes Skyline House), as well as candidates for Fairfax County Sheriff, have been invited. The

candidates will each make an introductory statement. A question and answer session will follow and allow real interaction with the candidates. We encourage you to attend this event.

The CRC will not meet in October. The next regular CRC meeting will take place on November 21<sup>st</sup>. We continue to seek your ideas, suggestions and feedback and invite you to join us at an upcoming meeting. We look forward to seeing you.



November 5th is general and special elections. Go to [www.shuoa.org/community/voting.html](http://www.shuoa.org/community/voting.html) for additional information.

For the Fairfax County voting website go to <http://www.fairfaxcounty.gov/elections/upcoming.htm>.

**Remember, your vote counts.**

## COVENANTS COMMITTEE

Chair, Manuela Guill

The Covenants Committee met on September 18<sup>th</sup> and continued the review and revision of the Rules and Regulations Handbook for the future 2014

edition. Highlights are described below. An open comment period for Owners on the revised draft Handbook is expected to begin on or about

December 1, 2013, for a period of approximately four to five weeks.

Five rules were reviewed and one new rule proposed. Two remaining rules (25 & 26) will be reviewed at the November 2013 meeting.

- Rule 19 – **Trash Disposal**: Minor editing done for clarification.
- Rule 20 – **Fire Safety**: Language will be updated in accordance with the current Fairfax County Code on Fire Protection and the Virginia Fire Prevention Code, which specifies what is allowed and what is prohibited on balconies, patios and other areas near residential buildings.
- Rule 21 – **Water Damage**: No changes.
- Rule 22 – **Master Television Antenna**: Update of title and expansion of content to be determined

“Five rules were reviewed and one new rule proposed.”

following further discussion with Management Office regarding current choices available to residents on accessing television (cable, satellite, etc.).

- Rule 23 – **Party Rooms (Requirements for Private Use)**: Clarification of procedures and expansion of party sponsor’s responsibilities were added.
- Rule 27 - **Smoking (NEW)**: Committee members agreed that a new rule on smoking should be added in order to: 1) consolidate two minor references in different rules under one heading; 2) define and clarify common areas where smoking is prohibited; and 3) specify locations where smoking is allowed.

The next meeting of the Covenants Committee will be November 20<sup>th</sup> in the West Card Room.

## RECREATION COMMITTEE

Chair, Sharon Milton

The Recreation Committee met in the West Party room at 7:00 p.m. on September 3<sup>rd</sup>.

The first item was the BBQ. All and all, the guests had a good time, and the food was great! A total of \$885 in receipts was submitted and paid. We fed 66 people all they wanted and had food left over. The cooked food was donated to a shelter, and later, after the meeting, the uncooked hamburgers were taken to a shelter also.

We want to do the BBQ again. Storage space is available for some charcoal grills, charcoal and lighter fluid. Mike Hanson has put up notices on the bulletin boards and website. We would like donations, or we will pay a small amount to defray costs. While setting up for the BBQ we discovered that there was no electrical outlet on the mezzanine. Maintenance has since installed two there. We made \$60 from the 50/50. Next year we may do things differently. The Recreation Committee may look at providing just the meat and having guests bring the side dishes and desserts. We will also need more tables for the guests, and more umbrellas. Many

“...guests had a good time, and the food was great!”

guests were concerned that there were no recycle bins. We have to look into that as well. Thanks to Amanda Quiñones, Bryant Stukes, and Treymane Bunaugh for doing a good job operating the grill. And thanks to Mike for manhandling the grill into place, and returning it. But we do need our own grills! We look forward to next year’s BBQ.

We held a TGIF on September 13<sup>th</sup> in the East billiards room. Twenty people attended. We netted \$35.00 on our 50/50! We are not sure if holding TGIF in the East billiards room is worth it. It takes time to move all of our supplies from the West to the East, not to mention cleaning up.

The October TGIF will be on October 4<sup>th</sup>, before our next committee meeting, which is on October 7<sup>th</sup>.

We discussed the possibility of organizing an outing to a baseball game but came to no conclusions, due partially to the fact that the Nats are doing poorly. We also worked on plans for Halloween. We would really like to have a trick or treat on Halloween night with residents designating their willingness to

participate by putting a picture of a pumpkin on their door. The Trick or Treating would be from 6:00 to 7:30, and children must be accompanied by a parent. A party for children 12 and under would take place from 7:00 to 8:30. Then we would have a party on Friday, November 1<sup>st</sup>, for the 13-18 year olds, limited to residents only, and admission would be with a student ID. For details, please consult the bulletin boards or the Association website, [www.shuoa.org](http://www.shuoa.org), at a time closer to the events.

Schedule for the near future:

- TGIF October 4<sup>th</sup> at 7:00 p.m. in the West Party Room
- Committee meeting October 7<sup>th</sup> at 7:00 p.m. in the West Card Room

- Yard Sale October 19<sup>th</sup> in the West Party Room from 11:00 a.m. to 2:00 p.m. For further details, please consult the bulletin boards or the Association website at [www.shuoa.org](http://www.shuoa.org) closer to the date of the event.
- Halloween celebration on October 31<sup>st</sup> and November 1<sup>st</sup>
- Committee meeting November 4<sup>th</sup> in the West Card Room

I have appointed Amanda Quiñones chairperson of a Special Events Sub-committee. Her primary focus will be on games. We have collected some card tables, and people are ready to donate games if we get this going. We have tentative plans to initiate games at the next TGIF.



The Recreation Committee is looking for a couple of charcoal BBQ grills.

If you have a charcoal grill to donate, or sell for a reasonable price, send an email to [recreation@shuoa.org](mailto:recreation@shuoa.org).



## GARDEN CLUB

Chair, Alan Lambert

What's happening? The Garden Club is on the offense with a plan to repair all the storm damage to our landscape that occurred this past summer. The first phase was to work with Management on identifying trees that have to be replaced and those requiring pruning of the limbs. The criteria used in determining the condition of a tree were:

- Has the leader (main stem) survived?
- Is the tree healthy?
- How large were the wounds from the storm?
- Are major limbs broken?
- Can the remaining branches form a new tree branch?
- Is the tree a desirable one for its location?

Based on these criteria it was decided that twelve trees will have to be replaced in the future. Although new trees will be planted this fall and next spring, some of the damaged trees they will replace have been left in place after pruning. These trees could

appear a bit skimpy in branches, but we do not want to live with a bare landscape until the saplings grow in size. Ideally, the distressed trees will last until the saplings grow to twenty feet or higher. New trees were selected that:

- grow well in an urban environment,
- succeed in a compact clay soil,
- have a moderate to fast growth rate,
- are in the category of a shade tree,
- are ornamental,
- provide a green effect in the winter, and/or
- produce color in the early spring or fall.

In the spring of 2014 some of our shrubbery that was damaged or is distressed will be replaced with like plants or new additions.

With that initiative ongoing, the Club has begun to plant ornamental cabbage plants of the kale family. Thank you!



# Skyline House Recreation Committee Up-coming Events



October is a busy month for the recreation committee:

- October 4<sup>th</sup> – TGIF. Come out and meet your fellow residents, bring a dish to share, water, BYOB, and 50/50. Also board games, card games, and dominos.
- October 19<sup>th</sup> – Yard Sale. The last yard sale was a success. We will be holding another one prior to the holidays. Tables will rent for \$5.00.
- October 31<sup>st</sup> – Trick Or Treat. Skyline House is letting children 12 and under Trick or Treat in the building. Children must be accompanied by an adult. Units wishing to participate in the Trick or Treat by handing out treats must register online so we can provide the Trick or Treaters a list of units participating. Units participating will hang a pumpkin on their door. This will let the Trick or Treaters' know which doors to knock on. Following Trick or Treat there will be a Halloween party for children 12 and under. Guests do not have to be in a costume to attend the party. Parents must register online for the Halloween party.
- November 1<sup>st</sup> – Teen Halloween party. We will be hosting a Halloween party for the teens in Skyline House. You must be 13 -18 years old to attend and have a student ID with a Skyline House address to get in. We are also looking for chaperones. Costumes are optional.



Check the bulletin boards and  
[www.shuoa.org](http://www.shuoa.org) in the near future  
for further details





## 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.

### October

**JULIA BATES 703-845-0746**

**TOSKA PRATHER 703-379-7849**

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.

## MAGAZINE DONATIONS FOR LOCAL HOSPITALS

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:**

**Magazines only**, and only magazines published **within the last three months**.

**Please don't submit** store catalogs or ads, travel brochures, calendars, college/church/alumni bulletins, etc.

If you have any questions regarding this much-appreciated program, please call Marilyn Baker at 703-671-6759.



# SKYLINE HOUSE CALENDAR

## October 2013

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



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1	2	3	4 TGIF 7pm – 9pm W. Party Room	5
6	7 Recreation 7:00 p.m. W. Card Room Library Open 7:00 – 8:00 p.m. East Penthouse	8	9	10 Physical Plant & Operations 7:00 p.m. W Card Room	11	12
13	14 Library Open 7:00 – 8:00 p.m. East Penthouse	15	16	17	18	19 Yard Sale W. Party Room 11am – 2pm
20	21 Financial Management 7:00 p.m. W. Card Room Library Open 7:00 – 8:00 p.m. East Penthouse	22	23 Board Meeting 7:00 p.m. W. Card Room	24	25	26
27	28 Library Open 7:00 – 8:00 p.m. East Penthouse	29	30	31 Trick Or Treat 6pm – 7:30pm Age 12 and under Halloween Party 7pm – 8:30pm Age 12 and under		
GOOD NEIGHBORS: JULIA BATES 703-845-0745 and TOSKA PRATHER 703-379-7849						

### BOARD OF DIRECTORS

Pres., Maria Elena Schacknies, 1302W, 703-820-2239, [mariaelena.shuoa@gmail.com](mailto:mariaelena.shuoa@gmail.com)  
 Vice President, Janice H. Hill, 511W, 703-415-1537, [jhill@shuoa.org](mailto:jhill@shuoa.org)  
 Treasurer, Karen Johnson, 1511W, 703-379-0322, [kjohnson@shuoa.org](mailto:kjohnson@shuoa.org)  
 Secretary, Bryant Stukes, 1605E, 703-824-9293, [bstukes@shuoa.org](mailto:bstukes@shuoa.org)  
 Director, Charles Roberts, 914E, 703-998-6080, [cxroberts@shuoa.org](mailto:cxroberts@shuoa.org)  
 Director, Tina Dove, 1710W, 703-310-4744, [tdove@shuoa.org](mailto:tdove@shuoa.org)  
 Director, Barbara Thode, 404E, 703-888-3569, [bthode@shuoa.org](mailto:bthode@shuoa.org)

### COMMITTEE CHAIRS

Financial Management, Wynfred Joshua, 1414W, 703-820-4471, [diawin@metronets.com](mailto:diawin@metronets.com)  
 Physical Plant/Operations, Al Lambert, 709W, 703-931-7314, [myongal@verizon.net](mailto:myongal@verizon.net)  
 Covenants, Manuela Guill, 106E, 703-527-6708, [manuelaguill@aol.com](mailto:manuelaguill@aol.com)  
 Community Relations, Janice L. Hill, 511W, 703-415-1537, [jhill@shuoa.org](mailto:jhill@shuoa.org)  
 Security, Safety, & N/W, Diane Zierhoffer, 102W, [zierhofferdm@hotmail.com](mailto:zierhofferdm@hotmail.com)  
 Recreation, Sharon Milton, 613W, 703-347-9618, [recreation@shuoa.org](mailto:recreation@shuoa.org)

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

G M, Michelle Brown Slaughter, [michelle@shuoa.org](mailto:michelle@shuoa.org)  
 Deputy General Manager, Tycia Haight, [tycia@shuoa.org](mailto:tycia@shuoa.org)  
 Chief Engineer, Greg Grimm, [greg@shuoa.org](mailto:greg@shuoa.org)  
 Accountant, Huajun “Lucy” Bei, [lucy@shuoa.org](mailto:lucy@shuoa.org)  
 Resident Services Coord., Noemi Najera, [noemi@shuoa.org](mailto:noemi@shuoa.org)

### WEB DEVELOPER

Mike Hanson, [webmaster@shuoa.org](mailto:webmaster@shuoa.org)

### GARDEN CLUB

Al Lambert, 709W, 703-931-7314, [myongal@verizon.net](mailto:myongal@verizon.net)

### GOOD NEIGHBORS

Toska Prather, 1003W, 703-379-7849, [t\\_pra@verizon.net](mailto:t_pra@verizon.net)  
 Virginia Fissmer, 601W, 703-379-2901

### EDITOR Phil Cohen

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