

The House Special



BOARD OF DIRECTORS

President, Maria Elena Schacknies

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Let's begin with a round of applause and our thanks to Hannalore Jones, Manuela Guill, and the Elections Subcommittee for organizing this annual election.

It's been an honor and a privilege to lead this association for a third year. It's not necessarily an easy job being President of a Homeowners Unit

Association. What makes it

possible and enjoyable are my fellow Board members; our great Management; all the Committees; our webmaster, Mike Hanson; our newsletter editor, Phil Cohen; and our Garden Club. Remember what Erma Bombeck has said: Volunteers are unpaid not because they're worthless, but because they are priceless.

Though Skyline House has only 559 units, our residents represent a wide range of national origins and cultures, and people of all ages from infants and nonagenarians live here. In our diversity, we can almost claim to be a small representation of the wide world. How do we build a real Community in a condominium that embraces such great diversity? Is it possible? Is it even worth trying?

Given the circumstances, the effort sometimes seems futile. So many of our neighbors have busy lives that leave little time for involvement in condominium governance. Many residents think and behave as though they are renting an apartment in a building where a single, invisible Owner magically takes care of everything. Others function as though they own a free-standing house so that their

behavior doesn't really affect anyone else. Consequently, the percentage of Owners who vote in condo elections is alarmingly small, and even fewer people volunteer to serve on committees or run for the Board of Directors. Residents with both the renter mentality and the householder mindset fail to understand condominium living: *We* are the Owners, and *we*, collectively, must take care of everything.

"Community" begins with the Individual. No amount of organization can bring about consideration for neighbors, compliance with rules that benefit everyone, and basic courtesy and civility. The Individual must *want* to live harmoniously in a progressive Community, and must be willing to work toward that ideal. This sense of civic responsibility is not widespread at Skyline House, and in that regard we are, regrettably, too much like the culture at large, where voter turnout in local and national elections is very low, and people are less and less involved in their communities as members of organizations and as volunteers. So those of us who want a Skyline House Community are up against the strong and pervasive Cult of the Indifferent Individual.

But our condominium, with its broad diversity, also has advantages that can support community-building. Without leaving the premises, residents can enjoy many social opportunities and gathering places in our common areas, including our party rooms, garage-top garden/picnic area, and pool. Our very active Recreation Committee hosts a full

schedule of in-house social events, for example, TGIFs, communal holiday meals, Super Bowl Party, Halloween Party for children, and barbecues in the picnic area. Condo committees may seem to some Owners like an onerous responsibility, but to many others they provide productive social interaction with others who also care about our living environment. And where else can you leave your unit, hop onto the elevator, and in just minutes interact with people representing so many different cultures? We even have two resident volunteers every month who act as Good Neighbors, helping our residents who need special assistance. So there are many excellent opportunities to build a genuine Community at Skyline House.

Should we then weigh the pros and cons for attempting to achieve a thoroughly viable Community and then decide whether we should try?

"We're all in this together.
So get involved."

No! That is a luxury we simply can't afford. We *must* make the effort. Having a real Skyline House Community is essential for our corporate survival. Residents really need to accept civic responsibility, vote, and get involved in condo governance, as well as living by the Golden Rule. The alternative is to stand idly by and watch our property values, living environment, and physical plant deteriorate. "Community" is both a matter of basic human values and a very serious pocket-book issue. We're all in this together. So get involved. Help to make this 559-unit house a home.

While the Board of Directors conducts business routinely in open meetings held once a month, the Board must occasionally make emergency decisions between meetings by unanimous written consent pursuant to Article V, Section 15 of the Skyline House By-Laws. When formal resolutions are called for, the Board adopts them

by unanimous written consent and makes them known to the Association, usually at the next regular meeting. The written consents of the directors are filed with the minutes of the proceedings of the Board.

First, on Sunday, March 2nd, the Board adopted a resolution stipulating the procedures and charges, if required, for production and delivery of Association documents to Unit Owners who request them. Appropriately requested records will be provided at the Association's cost, as stipulated in the resolution.

Second, on Sunday, March 16th, the Board adopted a resolution directing the Association's attorney to take certain legal action. On

Thursday, February 20th, the Association obtained an order in Fairfax County General District Court compelling judicial foreclosure of a

mortgage on a unit in the Association for which the Unit Owner is seriously delinquent in the payment of the Regular Assessment. Subsequently, the Unit Owner in question filed for bankruptcy under Chapter 7. The court's acceptance of the filing has the effect of staying the order of foreclosure. The resolution taken by the Board directs our attorney to file a Motion to Lift Stay, which is needed to continue the foreclosure action while the bankruptcy plea works its way through the court.

Thank you for your support and for your positive and productive involvement.

All of the reports in this newsletter, including mine, are annual, rather than monthly, reports. I think readers will find them particularly interesting as summaries of the year's work and informative guides as to the various committees' purposes and activities.

SUMMARY OF OFFICIAL VOTES OF THE ANNUAL ELECTION MARCH 25TH, 2014

This summary provides the basic election results. More detailed information has been posted on the bulletin boards.

CONGRATULATIONS!.....All three of the candidates, **Maria Elena Schacknies, Charley Roberts, and Manuela Guill**, were elected. The new Board of Directors for 2014 is:

- | | |
|----------------------------------|-------------------------|
| 1. MARIA ELENA SCHACKNIES | – PRESIDENT |
| 2. JANICE HILL | – VICE PRESIDENT |
| 3. KAREN JOHNSON | – TREASURER |
| 4. MANUELA GUILL | – SECRETARY |
| 5. CHARLEY ROBERTS | – DIRECTOR |
| 6. BRYANT STUKES | – DIRECTOR |
| 7. TINA DOVE | – DIRECTOR |

The percentage of Owners who voted **was NOT sufficient to pass any of the By-Laws proposals.** The following list identifies the basic topic of each of the proposed By-Law amendments:

- a. Issue/Proposal # 1- Proxy Notarization**
- b. Issue/Proposal # 2- Insurance Subrogation**
- c. Issue/Proposal # 3- Water Sub-Metering**
- d. Issue/Proposal # 4- Increased Late Fees**
- e. Issue/Proposal # 5- \$100,000 Capital Improvements**

The 2014 election results were overseen by our election officials, including our independent vote administrator, Justin Pacheco, from Action Management, and Jack Prather, the Association's Inspector General.

CONGRATULATIONS! The winners of the drawing for a rebate of one month's condominium fee are:

EAST:	FRANCIS HALLINAN - Unit #711E
WEST:	ANDREA KELLY - Unit #611W



MANAGEMENT

General Manager, Michelle Brown Slaughter

UPDATES AND REMINDERS FROM MANAGEMENT

Upcoming Garage Sealant Project

The garage will be scheduled for the penetrating sealant during the Memorial Day weekend. Consequently, we will not schedule the annual garage power-washing in April. However, all cars will be required to park across the street at PMI during the sealant process. More information will follow soon. Stay tuned!

Upcoming Asphalt Repair Project

Asphalt repairs are also scheduled to be completed during the Memorial Day weekend. We plan to use

PMI parking across the street for residents and guest who park their cars outside. More details will follow soon.

Spring Services

If you experience mice, or other vermin, please call the Front Desk to schedule the exterminator. He comes every week on Wednesday. Be sure to note the problem in detail. If you will not be home, remember to leave an admit slip and/or a key at the Front Desk. Otherwise your unit will not be serviced.



TREASURER'S COMMENTARY

Treasurer, Karen H. Johnson

Auditing of the Association's financial records for the 2013 business year has been performed by the firm of Goldklang Group CPAs P.C.

The Association's financial situation remains strong, with our net position at the end of the year showing a substantial increase in our net worth as well as significant and timely spending on necessary longer-term maintenance and replacement projects. The figures that I will be reporting to you at this time are from the final audit report.

Our financial activity has three quite different components: the operating budget, the reserve budget, and the holdings of reserve assets. The operating budget specifies income receipts and spending on recurring items. The reserve budget details spending on periodic or longer-term

maintenance and replacement of durable items as well as the annual contribution to our reserve holdings. The reserve assets are held as investments in safe but market-driven assets, whose value can and does fluctuate, and which we seek to manage so as to ensure our financial ability to meet future needs.

The audit report enables us to put together these three pieces to give us one, comprehensive assessment of our experience over the year. But I think it is useful for the purposes of this report to look at the three pieces separately and then to combine these results in order to answer two important questions: (1) were our income and spending flows about as expected in each of the operating and reserve budgets, and if not, why not; and (2) how does our financial condition as of December 31 in 2013 compare to that in 2012.

Operating Budget (excluding asset transactions and associated taxes)

	2013	2012
Total income	\$4,225,703	\$4,093,663
Of which:		
Assessments	\$3,891,643	\$3,778,300
Storage and rental	53,943	53,442
Unit rental	21,000	16,089
In-unit maintenance	140,883	125,392
"Other"	49,077	35,143

Our total income was about four percent above budget and about three percent above income last year. The increase in total income arises importantly from the increase in income from assessments. However, I should note that the category termed "other" by the auditor includes \$18,640 in additional

tax refunds received during 2013. That sum no doubt relates to activity prior to the year and should be regarded as a one-time, unexpected receipt. We enjoyed substantial In-unit Maintenance income, to which I will return shortly.

	2013	2012
Total expenses	\$2,804,182	\$2,701,393
Of which:		
Payroll	\$856,706	\$851,890
Payroll taxes and benefits	302,006	283,364
Electricity	354,684	302,898
Water	318,290	303,705
In-unit Maintenance	160,946	123,633
Bad debt	12,157	32,319
Contribution to reserves	\$1,394,567	\$1,394,567
Total including cont. to res.	\$4,198,749	\$4,095,960
Total income less total expenses and alloc. to reserves	\$26,954	(\$2,307)

Of our expenses, payroll, benefits and taxes are a major component. They increased a little over two percent. As I have often mentioned during the year, spending on electricity and water was substantial and increased significantly from 2012. We also had a sharp rise in In-unit Maintenance expenditures for the items then sold to Owners and installed. But we recorded greater expense than income for this activity; in the coming budget season we need to pay attention to how we are controlling inventory and pricing these services. The auditor recommended a

reduction in what we allocated for bad debt from 2013 income, an indication that our delinquency problem did not worsen during the year and our cumulated bad debt allocation is judged sufficient relative to expected losses.

The accounts show a net surplus of \$26,954 for this portion of our financial activity, but recall that this includes the more than \$18,000 from a one-time income tax refund.

Reserve allocation and spending

	2013	2012
Allocation to reserves	\$1,394,567	\$1,394,567
Expenditure of reserve funds	\$508,944	\$1,509,254
Net accumulation to reserves	\$885,623	(\$114,687)

Our spending on projects financed by our reserves decreased this year, but nevertheless the total spent was substantial. Of the categories of reserves, the largest spending was for periodic maintenance, with the garage concrete remediation being the largest single project. Of the replacement reserves, new

garage doors were the largest item. As a result of the timing of projects this year, we made a substantial net accumulation of reserves. These funds will be available to meet maintenance and replacement needs in coming years, which will fluctuate over time. It is important that we prepare for those future costs.

Asset valuation changes

	2013	2012
Net valuation change on bonds	(\$264,081)	\$402,187
Adjustment for taxes		(\$137,548)
Unrealized gain		\$3,836
Calendar adjustment for gain arising in previous year		(\$402,187)
Net change	(\$264,081)	(\$133,712)

This year we experienced a sizable loss as a result of reallocating our bond portfolio, as I reported earlier in the year. We can best protect ourselves from having to sell assets and realize losses in the future, if as is likely, we see a rise in interest rates over the coming years, by holding bonds that mature at different dates and are timed to our projected need for funds. I believe that we now have a portfolio that is so

structured. I do not expect that we will need to experience the large realized valuation changes seen in 2012 and 2013 in the coming years. However, the auditor each year will mark our portfolio to market and note how markets have moved our valuation. When we hold an asset to maturity, however, its price returns to par, protecting our value.

Net financial position

	2013	2012
December 31, previous year	\$2,402,610	\$2,653,316
December 31, given year	\$3,051,106	\$2,402,610

Putting together all three parts of our financial activity, as of 31 December 2013, we had a total value of Owners' equity in the Association of just over \$3 million. This represents an increase of about \$600,000 from the previous year. This outcome is a

very positive one for the Association, as we held our operating expenses to the budget, completed necessary large projects, and added to our reserves for future expenses.

Delinquency status

The Association's experience with delinquent payments during this past year was stable. As of 31 December 2013, we continued to have a small number of Owners delinquent for 10-30 and 30-60 days for a modest total amount. There was no significant change from the numbers as of 31 December 2012. For the delinquencies that are over

"...units occupied by renters on December 31 decreased slightly to 23 percent of the total."

60 days, two cases were cleared through legal means. Importantly, no new cases emerged where delinquent amounts were substantial and unlikely to be recovered.

The number of units occupied by renters on December 31 decreased slightly to 23 percent of the total.



INFO FROM THE ENGINEER

Chief Engineer, Greg Grimm

Spring is Almost Here! So it must be time for your annual preventative heat pump maintenance service to be completed. **Our 5-point checkup service includes:**

1. Check refrigerant levels
2. Clean the evaporator coils
3. Clean the drain pan
4. Flush the drain lines
5. Add an algaecide treatment package to the drain pan (to prevent clogging)

Due to the numerous filter sizes throughout the buildings, we do not bring filters with us when we

perform this service. If you think you need a filter, and you want us to replace it, please have it in your unit at the time of your scheduled appointment. You can purchase most filter sizes at the lobby Front Desk. Or you can purchase one from the vendor of your choice. If your heat pump fails to operate in heat or cool mode, check your filter and change it. More

"...time for your annual preventative heat pump maintenance service ..."

than 50% of all heat and cool repair calls are due to dirty filters.

Remember: It is your responsibility to change

the filter on a regular basis; doing so will keep your heat pump in good working condition!



PHYSICAL PLANT & OPERATIONS

Chair, Al Lambert

Good Evening! Tonight we listen in on a hypothetical conversation between a Physical Plant and Operations Committee (PPOC) member and a typical resident.

Committee Member (CM): Excuse me, can I talk to you for a minute? I represent the PPOC and we are attempting to recruit new committee members.

Resident (R): Well, okay but I'm on my way out. Can we keep it short?

CM: Of course! I assume you have heard or read something about the PPOC?

R: Not really! I am aware of the association having committees. What does PPOC mean?

CM: It stands for the Physical Plant and Operations Committee.

R: Okay, but I really don't know what that means.

CM: We work with Management and propose changes to the building infrastructure, and common areas such as the swimming pool, lobby, and the landscaping. Our job includes developing an energy management plan, reviewing all contracts for repairs, and suggesting new association amenities such as Wi-Fi.

R: That is a lot of stuff! I really do not understand most of it.

CM: It is a lot of jargon! What it means in real terms is that last year the Committee made recommendations on replacing the garage

entrance/exit doors, fixing window façade leaks in the Party Rooms and Owner units, reupholstering lobby furniture, and installing one-way mirror film on the West Building Entrance door. Other projects the Committee studied were the interior garage repairs, awarding a new landscape contract, and the participation in the annual examination of the Reserve Fund Budget.

R: Well, do you have any role in the condominium fee? It seems like every year THEY have their hand in my pocket taking out more and more money.

CM: That is precisely why the PPOC exists: to ensure all monies expended are invested wisely, there is a valid requirement for the expenditure, and it will increase the value of the Unit Owner's condominium. This is not a new mission for the Committee. On August 13, 1981, the PPOC was activated, and a Mr. Henry C. Holt became the first Chairperson. Earlier in that year, 75% of the units came under ownership, so that the developer was required to transfer authority and responsibility of the Association to the Owners via the creation of a Board of Directors and establishment of committees. The first committee meeting was on August 13, 1981 at 8:00 p.m. At the October meeting a member of the Committee reported items which were of paramount importance to all Owners, including a listing of deficiencies in the

common areas of Skyline House. Thereafter, the Committee submitted a listing to the contractor of common area "cosmetic" deficiencies complied by a "walk-around" inspection. Hence, this was the first walk-around inspection by the PPOC, an activity that continues to this day on a monthly basis.

R: That is amazing. Occasionally I see the notice on the bulletin board but did not really understand the purpose or the "why" of the Walk-Arounds.

CM: I appreciate your time. Before you leave, let me share with you our goals for this year. The Committee is investigating water saving and electrical initiatives to reduce the \$330,000 utility bill. For example, installing low-flush toilets, water-saving toilet flush handles, turning off some common-area lights in the evening, and beginning the transition to LED lighting. We have a wonderful group of Owners who allocate one hour per month to work with Management and the Board to continually improve the Association. Our task is to interact with Management and the Board in an advisory capacity in order to ensure the best possible utilization of our resources. Every Owner has something to contribute to the committee process. Please feel free to participate with new ideas, comment on existing projects, or just listen in. Thank You and I hope to see you in the future.



FINANCIAL MANAGEMENT

Chair, Wynfred Joshua

The annual report of the Financial Management Committee (FMC) reflects the work of a number of dedicated volunteers, notably the FMC members; our President, Maria Elena Schacknies; our Treasurer, Karen Johnson; other members of the Board; and our Management staff.

You will find most of the financial data for 2013 in our Treasurer's report, so we won't go into much detail here. Suffice to say that we agree with Karen Johnson that our financial situation remains strong in spite of the fact that we did suffer a loss in our investment portfolio. This loss occurred when we exchanged our government bonds, which all had the same 15-year maturity. In their place, we bought bonds with staggered maturity dates, so that funds would be available when we needed them. Our

operating budget, however, ended the year with a modest surplus of \$26,954. Most importantly, we closed 2013 with \$3,051,106 in Owners' equity, some \$600,000 more than the year before. We will need some of this in the near future to take care of major projects facing us.

Our monthly financial statements showed that our budgetary allotments to the various accounts were generally in line with required expenditures. Accounts that stood out because they did not meet this criterion were the utilities, even though we had significantly increased these for 2013. Altogether we were \$52,974 over budget for our utilities. The high electricity fees likely reflected the exceptionally cold and early winter; water and sewage were at least partly the result of rising rates. Our Treasurer is

undertaking a project to identify the causes of our high water bills.

The more than \$7,300 in unanticipated charges from our attorney was mostly generated by efforts to recover condo fees from Owners who were late with payments or were planning not to pay at all. Regretfully, we had some Owners whose apartments were foreclosed. Indeed, the few judicial foreclosures we had were expensive projects for Skyline House. Our attorney had to prepare our position and present our case in court. Regardless of the outcome, we had to write off much of their debts as the possibility of recovery was remote. As a result, the auditor advised us to write off the unpaid fees as bad debts.

Another issue we discussed this year in the FMC was the possibility of raising revenue to support our condominium operations. We invited committee members to submit ideas for raising funds to offset our growing expenses. We will be discussing these ideas during the course of 2014. Our one concern here is to avoid increasing costs for current amenities for condo Owners and to seek instead increasing our revenues from other sources. If residents have any suggestions, we strongly urge them to submit these at our April 2014 FMC meeting.

We are grateful to the Board and our community for their confidence in our committee. We trust that some of you will stay and join our committee.



SECURITY, SAFETY, AND NEIGHBORHOOD WATCH

Chair, Diane M. Zierhoffer

Good evening, Madam President, members of the Board of Directors, fellow Owners and residents, and members of the Security, Safety & Neighborhood Watch Committee (SS&NWC), who are: Inge Chilman, Hannalore Jones, Gladys Manrique, Mike Hanson, Manuela Guill, and Diane Zierhoffer.

We would like to invite all residents to join us at meetings held every other month, and to consider joining the Committee and serving in the chairmanship. Your input on security and safety issues is needed so that they can all be identified and properly addressed in order to ensure the wellbeing of our community.

The security and safety of our community are of utmost importance to all residents. The Management Office staff, our security staff, Neighborhood Watch patrollers, members of this committee, the maintenance and support staff and the residents of our fine community work together to keep our homes safe. We wish to remind each resident of Skyline House that your eyes and ears are critical to keeping our neighborhood safe and secure.

Our Courtesy Officers conduct sweeps of our buildings, the garage, and the property throughout their shifts. With each sweep, not only are they

ensuring safety and security, but they also act as deterrents to potential crime and vandalism. The most common safety and security issues are doors to maintenance areas left unlocked, residents' doors with keys still in the locks outside, cars illegally parked in the garage without stickers, trespassers on the property, and the misbehavior of residents of all ages in the public areas. A huge thank-you goes to Management and the Courtesy Patrol officers for clearing up Guest Parking. Have you noticed our guests now have room to park in our lot? It is wonderful! At our most recent meeting, the supervisor of our Courtesy Patrol staff, Latif Mendil, provided an excellent briefing on the roles and responsibilities of the staff.

Members of the SS&NWC continue to attend the monthly meetings of the Fairfax County Citizens Advisory Committee. Our attendance at these meetings promotes community support to the Mason District Police Department and provides us with security and safety information of interest to Skyline House residents. The Mason District station has a new chief and assistant chief, and is expecting an influx of young officers to replace a number of officers who have served admirably and are retiring.

The Emergency Action Plan is complete and posted to the Skyline House website. Please read it and prepare yourself and your family. The plan provides information and guidance for responding to numerous types of emergencies as well as a recommended list of items to have on hand in case of emergency.

“...your eyes and ears are vital to keeping our community safe.”

In August, the Committee, with the assistance of the Management Office, promoted community participation in safety and security matters by hosting the annual National Night Out. We are preparing for this year's celebration on Tuesday, August 5th. Again, your eyes and ears are vital to keeping our community safe. If you see something, say something. We need to watch out for each other, and National Night Out is an opportunity to come meet your neighbors. Residents are invited to help us plan. See the website and newsletter for our notice.

The garage has probably been the greatest security challenge for our community this past year. Between repairs to the structure and door repairs, residents were inconvenienced. We are fortunate that our Management Office obtained parking for us across the street during the repairs, as other condominiums in the area have not had that luxury, so their residents were forced to find their own parking. On several occasions the doors were open overnight. I would like to thank our Courtesy Patrol staff and our

committee members who stood in the cold and wet to check vehicles for stickers. It is interesting that residents will complain when doors are open because of the seeming lack of security, but then also complain when our residents are checking stickers to ensure that only residents are entering.

The penthouses must be the second greatest challenge. The trash left behind in the halls and stairwells and on the sundecks suggests nefarious activity. Parents, do you know who your teen's friends are and what they do when they are just hanging out in our building?

In summary, our main lines of security are our garage doors, our key fob tracking, our Courtesy Officers' patrols, our surveillance cameras, and our Neighborhood Watch, coupled with your participation in security reporting. These have all contributed immeasurably to ensuring our safety during this past year. This committee pledges to continue to provide oversight to Skyline House security and safety, working closely with our local police and fire departments, the Management Office, our neighbors throughout Skyline City and our fellow committees to provide you the safest possible place to live and prosper.

Thank you for your continued support.



COMMUNITY RELATIONS

Chair, Janice Hill

The Community Relations Committee (CRC) is charged with establishing and maintaining relationships with the community-at-large, advising the Board of Directors on issues of potential interest to the Association, and helping the Board to keep current with external affairs that might have an impact on the Association and its members. CRC meetings are held on the third Thursday of the month.

CRC Members:

- Janice Hill (Chair)
- Mike Hanson

- Toska Prather
- Sharon Milton
- Cora Balmat
- Inge Chilman
- Mark Gilliant
- Amanda Quiñones
- Myriam Megouache
- Maria Elena Schacknies (President & Board Liaison)

Provided next are some highlights from this past year:

- Continued Healthy Living Initiative

- Partnered with Security, Safety, & Neighborhood Watch Committee and developed a Flyer, “Be Prepared for the Hurricanes Season,” for start of hurricane season.
- Started an Ad Hoc Subcommittee on Communications Strategy
- Two-Day AARP Car Safety Class (Wayne Krumwiede)
- Provided voter registration information, such as registration, absentee deadlines, and candidates listing for the November State election
- Sponsored workshop conducted by Inova Health System Registered Dietitian on “Healthy Living for Seniors”
- Continued membership/participation in the Fairfax Federation of Homeowner and Civic Associations

The Ad Hoc Subcommittee to Develop a Communications Strategy, which started in June 2013, consisted of the following members:

- Susan Weber
- Maria Elena Schacknies
- Tremayne Bunaugh
- Mike Hanson
- Keith Zukowski
- Sharon Milton
- Cora Balmat
- Al Lambert
- Myriam Megouache

- Mark Gilliant
- Toska Prather
- Inge Chilman
- Janice Hill

This sub-committee has been very active:

- First meeting held in July 2013
- NextDoor, an Owner-initiated social network for neighbors to share information, began operating in August 2013. More than 50 residents are currently members of the network. NextDoor is a neighbor-run network, separate from the Board/Management-operated network.
- One Call Now, a new procedure to improve communications with Owners and residents using e-mails, texts, and phone messages was established by Management.
- Developed plan for engaging new Owners and referred plan to the Recreation Committee for implementation.
- Identified Owner Engagement as the Root Cause of communications concerns. Recommended more focus on getting Owners engaged in Skyline House. Encouraged all to concentrate our efforts on improving engagement.

With the above initiatives implemented, the CRC recommended, and the Board approved, dissolving the Ad Hoc Subcommittee in January 2014.



COVENANTS COMMITTEE

Chair, Manuela Guill

The Covenants Committee (CC) continued its work on updating Skyline House rules that began in 2012 under the previous Chairperson, Elayne Haymes. The new Chairperson, Manuela Guill, took over in June 2013 and transformed the current rules and regulations document into a more computer-accessible format by adding new features such as hyperlinks to State and County legislation. The document also now has a Record of Changes and Amendments Page reflecting the chronology of previous updates, standardized language throughout,

and verified references to revised County Ordinances. The Board approved the final March 2014 Rules & Regulations Handbook at its February 26, 2014 meeting. Management will be distributing printed copies and will make an electronic version available on the SHUOA website sometime in April 2014. The Chair wishes to thank those committee members who were able to support this comprehensive endeavor during the second half of 2013 and into the following year.

Discussion was conducted on swimming pool use and culminated in a fair and equitable recommendation to the Board on behalf of all residents. The resulting Board decisions were incorporated into practice during the 2013 pool season and reflected in the revised Rule 24. Updated Supplemental Rules and Code of Conduct, incorporated into a separate document, will be reviewed and approved at the April 2014 Board Meeting in time for the 2014 pool season.

There were no serious rules violations in 2013 which required a Covenants Committee hearing. All reported rules infractions were resolved directly through Management.

A special mention is made for Hannalore Jones, who volunteered to be the new Elections Sub-Committee coordinator for the 2014 Annual Meeting.



RECREATION COMMITTEE

Chair, Sharon Milton

Good evening, I am Sharon Milton. My Mother and I joined Skyline House in 2011. In July of 2012 I volunteered to chair the Recreation Committee. I am very fortunate to have a stalwart cadre of fellow members and the support of the Board of Directors and Management. We also have a special group of sustaining members who show up for events or silently support us with donations of money, food, and decorations.

Our full members (those who have attended three consecutive meetings and continue to attend meetings regularly), number eight, and our Board Liaison is Bryant Stukes.

In the 2013-2014 season we continued with the T.G.I.F. and our fund-raiser 50/50.

We added a July 4th party in the Billiards Room of the East Building. It was well attended by a great many people who were not aware that the event had been planned.

Other new events included a BBQ which we self-catered. This was well received, and we intend our next BBQ to be at the end of May. We have two BBQ pits, one a foundling and one donated, and we also have a donated ice chest. We collected \$350 in ticket sales and paid \$885 for supplies, making up the difference from funds on hand.

We also held two Sky-High Yard Sales. The first had 19 vendors and 71 buyers. We netted \$95 in table

rental, and \$55 from the sale of donated items. Our second yard sale netted \$93 from table rental and \$81 from the sale of donated items.

In October we hosted a Halloween party and experimented with trick or treat. This went off without incident and was thoroughly enjoyed by adults and children alike. This event attracted extra help, which is greatly appreciated.

Our holiday potluck in the middle of December, punctuated by a White Elephant gift exchange, was great fun. The food was also excellent.

2013 saw the acquisition of a television for the West Party Room. This helped a great deal with the New Year's Eve and Super Bowl parties.

The 50/50 replenishes our coffers and provides a lot of fun.

Any resident is welcome to join the Committee, help with events, or sound off with suggestions or criticism.

A final word about finances: We are totally sustained by our own efforts. The Recreation Committee does not get money from the Condo Fees. We currently have \$399 in cash and \$825 held in the Management Office from funds left over from previous committee efforts.



GARDEN CLUB

Chair, Al Lambert

Good Evening! The purpose of the Garden Club is to improve the beautification of our landscape by planting flowers, shrubs, and trees in open areas. The flowers play a significant role in the aesthetics of the landscape. However, trees tend to be more majestic, and the many different types provide shade in an urban environment, allowing the flowers, shrubs and bushes to flourish.

Last year, we lost 12 mature trees to storm damage and old age. A few of the remaining landscape trees are in distress due to aging and the stresses of a metropolitan environment. Hence, the Garden Club last year planted 10 trees to replace the ones lost during the storm. Additional trees will be planted this year adjacent to the trees currently under distress. The goal is to plant a combination of ornamental, evergreen and shade trees. These landscape trees will be selected for a majestic appearance, colorful

flowers, and spectacular spring or fall color. As always, flowers will be planted around trees to evoke feelings and a sense of home. The landscape is ever-changing throughout the seasons, and this year the Club will seek to initiate plantings that will provide winter interest and supplement the evergreen plants and trees. Lastly, the Club will look at opportunities to provide screening for privacy and a sense of enclosure along the chain link fence adjacent to the Build America businesses as one exits the property.

Needless to say, everyone is encouraged to join the Club and participate in the feature annual events, the planting of spring and fall flowers around the trees. Involvement will give you a sense of pride and accomplishment along with a new habit of checking on the flowers you planted and keeping us informed on their condition and appearance. Thank you!

NEW RULES AND REGULATIONS BOOKLET!

The new Rules and Regulations were approved by the Board at the February 26, 2014, meeting and will soon be ready for distribution. To save on printing costs, we need to know how many hard copies to print. Please let us know if you would like to receive your Rules and Regulations booklet via e-mail or hard copy. Send an email to: Info@shuoa.org and tell us your preference.

The rules will also be posted on the website at www.shuoa.org.

PRE-ORDER YOUR 2014 POOL SEASON PASSES!

The pool season is almost upon us. This year we are looking at ways to save on printing costs. So we're asking residents and Owners to pre-order their pool passes. To order, simply send us an e-mail at Info@shuoa.org, to indicate your request to receive the allotted number of pool passes for your family.

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.

April

Julia Bates, 703-845-0746

Judith York, 703-671-2267

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

April 2014

(WWW.SHUOA.ORG)



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
6	7 Recreation 7:00 - 8:00p.m. W. Card Room Library Open 7:00 – 8:00 p.m. East Penthouse	1 8	2 9	3 10 Physical Plant & Operations 7:00 – 8:00 p.m. W. Card Room	4 11 TGIF 7:00 – 9:00 p.m. W. Party Room	5 12
13	14 Library Open 7:00 – 8:00 p.m. East Penthouse	15	16	17 Community Relations 7:00 – 8:00 p.m. W. Card Room	18	19
20	21 Financial Management 7:00 – 8:00 p.m. W. Card Room Library Open 7:00 – 8:00 p.m. East Penthouse	22	23 Board 7:00 – 8:00 p.m. W. Card Room	24	25	26
27	28 Library Open 7:00 – 8:00 p.m. East Penthouse	29	30			

GOOD NEIGHBORS: Julia Bates, 703-845-0746; Judith York, 703-671-2267

BOARD OF DIRECTORS

Pres., Maria Elena Schacknies, 1302W, 703-820-2239, mariaelena.shuoa@gmail.com
 Vice President, Janice H. Hill, 511W, 703-415-1537, jhill@shuoa.org
 Treasurer, Karen Johnson, 1511W, 703-379-0322, kjohnson@shuoa.org
 Secretary, Manuela Guill, 106E, 703-527-6708, mguill@shuoa.org
 Director, Tina Dove, 1710W, 703-310-4744, tdove@shuoa.org
 Director, Charles Roberts, 914E, 703-998-6080, cxroberts@shuoa.org
 Director, Bryant Stukes, 1605E, 703-824-9293, bstukes@shuoa.org

COMMITTEE CHAIRS

Financial Management, Wynfred Joshua, 1414W, 703-820-4471, diawin@metronets.com
 Physical Plant/Operations, Al Lambert, 709W, 703-931-7314, myongal@verizon.net
 Covenants, Frank Szumilo, 612E, 703-933-3677, fszumilo@yahoo.com
 Community Relations, Janice L. Hill, 511W, 703-415-1537, jhill@shuoa.org
 Security, Safety, & N/W, Diane Zierhoffer, 102W, zierhofferdm@hotmail.com
 Recreation, Sharon Milton, 613W, 703-347-9618, recreation@shuoa.org

MANAGEMENT OFFICE (Central # 703-578-4855)

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

WEB DEVELOPER

Mike Hanson, webmaster@shuoa.org

GARDEN CLUB

Al Lambert, 709W, 703-931-7314, myongal@verizon.net

GOOD NEIGHBORS

Toska Prather, 1003W, 703-379-7849, t_pra@verizon.net
 Virginia Fissmer, 601W, 703-379-2901

EDITOR Phil Cohen

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