

FOUND: An interested, capable person to assist with the NEWSLETTER to be published monthly. Please welcome Mary Jo Long, 301E, who has had a great deal of experience in the publishing field. Submit items for the January Newsletter by January 12, 1981 to Marden Kimball, 513W.

INVOLVEMENT BRINGS JOY!

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FROM MANAGEMENT

GUEST PARKING/TOWING POLICY

At the November 18, 1980 meeting, the Ad Hoc Advisory Board passed the following policy:

FIRST VIOLATION - If the owner of the vehicle can be identified, Management will call that person prior to towing. If unable to reach the resident, a violation notice will be posted on the vehicle.

SECOND VIOLATION - On the second violation, an attempt to notify will be made. In any event, the vehicle will be towed 30 minutes from time of violation. No other notice will be given to anyone who receives a second violation.

REMINDER: All visitors who park in guest parking must display a current parking pass. Passes are obtained (at no charge) from the front desk clerk. Any vehicle not displaying this pass (or not identifiable) will be towed regardless of the length of time of the violation.

The HANDICAPPED parking spaces are for handicapped guests only. The above towing procedures also apply to vehicles not displaying handicapped identification and/or a valid guest pass.

In a community of our size strict enforcement of the guest parking/towing policies is mandatory. Management prefers not to tow cars from guest parking, but it is necessary, to be fair to all who use the parking facilities.

SKYLINE HOUSE EASEMENT

Skyline Plaza recently installed guest parking signs along the entrance-way which is shared with Skyline House. Parking on this road is restricted to Skyline Plaza guests, and a towing policy is enforced.

Parking at any yellow curb is strongly discouraged, and violators of these areas will also be towed.

C & P TELEPHONE BOOKS

The new telephone books are due to be delivered soon. Please put old telephone books down the trash chute. Please DO NOT stack them in the disposal room.

## TRASH DISPOSAL

P-L-E-A-S-E put all trash and newspapers DOWN THE CHUTE in the disposal rooms located on each floor. Empty boxes or items too large for the chute are to be taken down to the loading dock by the resident.

Boxes and items too large for the chute cannot be left in the disposal room or service elevator alcove because it is a fire hazard.

As an added thought, please be sure that what you place into the chute is not so large as to cause a blockage in the chute. This creates a potential fire hazard and an unnecessary inconvenience to other residents.

## WMATA BUS RIDERS

In response to requests from those who ride the 28-G, 4-C and 25-A & B buses that stop at Skyline Plaza, Management has re-keyed the rear corner stairwell door of the East building to accept both the West and East building security keys. This should be helpful to our commuters, especially during inclement weather.

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The following is a summary of remarks by Mr. Poliakoff, a partner in the law firm of Becker, Poliakoff & Streitfeld, P.A., Ft. Lauderdale, Florida, presented at the Community Association Law Seminar in Washington, D.C.

## CONFLICTS AND THE CONDOMINIUM

by Gary A. Poliakoff

Faced with the prospect of having to register her cats, a condominium owner responds in anger, accusing the board of issuing "Hitler-like commands." "Next," she fumes, "they will be asking me to sign a document stating I will not replace my furniture . . . or my husband!"

At a plush condominium, a non-caring resident throws dog excrement from the balcony to the pool area. At another community, when responding to complaints of dead chickens being placed on unit owners' threshold, the association President is bitten on the leg by a cultist.

These incidents may seem humorous in retrospect. But, unfortunately, they represent a growing problem-one which undermines the entire condominium concept: the problem of community conflict.

Causes of conflict: The condominium community embodies the American dream of single-family home-ownership with an added twist - a number of families/individuals, from varied backgrounds and with various interests living in close proximity, all of whom expect a care free life, free from operational worries and personal responsibilities. Adding in those covenants and restrictions designed to insure a community of congenial ingredients, the stage is set for confrontation.

The solution to this problem rests in part with the developer, condominium owners, and the association.

Condominium owners must be educated as to their roles and responsibilities as co-owners. Too many condominium owners think of themselves as tenants. As such, they expect a "landlord" always to be available to fix the plumbing or take care of problems which develop. The condominium concept will not work until all condominium owners understand that:

1. They are the owners;
2. They are responsible for the operation and maintenance of the community.
3. They must share in the common expenses regardless of how high those expenses may be;
4. They must abide by the covenants and restrictions of the community.

It's inevitable that an association will have recalcitrant owners. The issue, then, is how far an association can go in developing and enforcing covenants, restrictions and rules and regulations.

The Threshold Test: To set boundaries for what is permissible in terms of development and enforcement, the association should first ask if the covenant in question reaches three thresholds.

The same threshold of validity used in evaluating any municipal or state ordinance should be applied first. Is the covenant: constitutional; reasonable, equal, general and impartial in operation; certain and definite in its provisions; and not in conflict with general laws of the state or specific restrictions in the Declaration and supportive documents?

The question of timeliness is the second threshold to be considered, i.e. periods of time and uniformity of application. For example, the White Egret Condominium Association was denied the right to enforce its covenants against children where the restriction was "arbitrarily and selectively applied."

Equally important in covenant enforcement is the third threshold, i.e. whether the person or persons exercising such power had the authority to do so.

#### Alterations to Common Elements

As a general rule, unit owners may not alter the common elements without written approval of the Board; and in some cases the concurrence of the members of the association. Where unit owners have made alterations without the Board's approval, the courts have ordered the removal of the unauthorized alteration.

#### Estoppel and Other Defenses to Covenant Enforcement

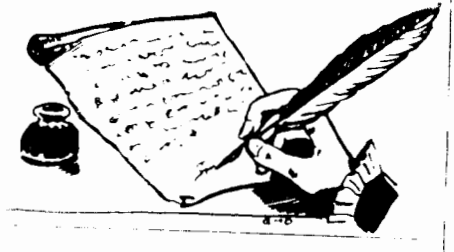
Sometimes, even though actions of a unit owner violate the covenant or rules of the condominium, attempts at enforcement may lose. For example, at the Plaza del Prado Condominium, the association was estopped from claiming lack of compliance with the by-laws by a unit owner who installed non-conforming terrace railings. More than one year had elapsed after the changes were made before the association notified the unit owners that they were in violation of by-laws and demanded that the original railings be restored.

#### Conclusion

The best approach for eliminating potential conflicts in community living is through the education of condominium owners as to their rights and responsibilities. Where covenants are violated, the trend of the Courts is to enforce those covenants and restrictions which are reasonable and are disclosed at the time of purchase.

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## CHAIRMEN COMMUNIQUE



### January Social Schedule - Bernice Kaminsky

January 2 - Friday, 6:30 p.m., West Party Room  
TGIF Cocktail Party. Bring your own bottle, mix, and if you wish, a snack for two. No charge and reservations not required.

January 19 - Monday, 7:00 p.m., West Party Room. Pre inaugural Pot Luck Dinner. Bring a main course OR a salad and dessert. Couples bring enough for six persons and singles enough for three persons. If you don't cook, pick up fried chicken or pizza, etc. Coffee, tea and wine furnished by Recreation Committee, as well as plates, flatware, glasses. No charge, but R.S.V.P. requested. Sign up in book for this purpose at desk, main lobby. Any questions? Call Chris Bicksler, 379-2918.

### SOCIAL HOUR GOURMETS - by popular request

#### CRAB MOUSSE - Louise Albin, 903-W

Ingredients: 1 8 oz package cream cheese  
1 small white onion, grated  
 $\frac{1}{2}$  can condensed cream of mushroom soup  
1 envelope of unflavored gelatin (dissolved in  $\frac{1}{8}$  cup hot water)  
1 cup mayonnaise  
salt to taste  
tobasco to taste  
 $\frac{1}{2}$  cup chopped celery  
\*1 -  $\frac{1}{2}$  cups Alaska King Crab (squeeze out liquid)

\*Wakefields 6- $\frac{1}{2}$  oz package of frozen crab meat is the exact proportion needed - can use canned crab meat also.

Heat soup, stir in dissolved gelatin, add broken cream cheese, and continue stirring until well blended. Cook over low heat. Remove from heat and add remaining ingredients. Stir and pour into a well-greased (mayonnaise works best) mold and chill. Serve with sturdy crackers.

#### SESAME-SOY SPREAD - Jan Flynn, 909-W

Place one large block (8 oz) of cream cheese in small, shallow dish; drizzle 3 to 4 tablespoons soy sauce on top and down sides; sprinkle with toasted sesame seeds; allow to sit at room temperature for a half hour before spreading on Triscuits or other firm crackers.

#### SPINACH SPREAD - Mimi Frank, 1111-W

Ingredients: 3 packages frozen chopped spinach which have defrosted completely  
 $\frac{3}{4}$  cup mayonnaise  
3 tablespoons white horseradish ( or more, to taste)  
1 medium onion, finely chopped

Squeeze spinach tightly to remove excess moisture; mix all in ingredients together. Chill several hours or overnight. Serve with sturdy crackers.

Owner Involvement Committee - Jack Herzig

- . Bulletin boards in lobbies should serve to alert residents of committee meetings, building events, etc; distributing notices door-to door, expensive and time consuming, (over 400 units already occupied); location, cost and regulation of boards being studied.
- . Community Relations subcommittee investigating vacant lot next to Coca Cola plant behind West building; rumors suggest high rise building in the offing; also under scrutiny is traffic between college and apartments.

Next meeting: Tuesday, January 13 8:00 p.m. West Card Room

Budget Finance Committee - Brian Le Bert-Francis

A "modest" surplus is projected for 1980 (exact amount to be learned mid-January, 1981) committee goal for 1981 is to reduce all discretionary accounts by ten percent; committee needs to expand in 1981 since total responsibility for budget will fall to co-owners.

Next meeting: week of January 19; see Bulletin Board for details.

Insurance Subcommittee - Pat Denny

All residents are encouraged to purchase individual HO6 condominium insurance to protect their possessions and provide liability coverage. Do not assume that the condominium master policy covers damage within your own unit. Policy coverage and annual premiums differ so you would be wise to do some comparison shopping.

In response to our request, the Alton Insurance Agency, Inc. has provided a "shopping list" of extras which can be added to HO6 policies. Other insurers may provide different coverage and prices. Check with your insurance company. If you have questions on the below list, you may refer to your Aetna Casualty and Surety Condo Owners Insurance Booklet or contact Francis Dunphy of Alton Insurance Agency, Inc., at 892-4800. This list is not intended to be an advertisement but is provided in response to questions raised at the Insurance Seminar held on September 30, 1980.

<u>Item</u>	<u>Premium</u>
Additions & Alterations Increased Limit over \$1,000	\$2.00 per \$1,000
Glass Breakage	\$10.00
Extended Theft	3.00
*Credit Card/Forgery \$1000, limit	1.00
Additional Coverage on Monies over \$100	\$6.00 per \$100
*Increased Limit on Unscheduled Jewelry, Watches & Furs from \$500 to \$1,000	9.00
Water/Sewerage Backup (\$100 deductible)	30.00
(\$250 deductible)	25.00
Replacement Cost on Contents	40% of Basic Premium with \$20.00 Minimum Premium
Loss Assessment \$5,000	\$8.00

\*At an additional premium of \$2.00 you can purchase the Additional Coverage Endorsement which includes these two items.

<u>Item</u>	<u>Premium</u>
Additional Coverages Endorsement:	\$12.00
Increases Personal Liability by \$100,000	
Increases Increased Limit on Unscheduled Jewelry, Watches & Furs to \$1,000	
Increases Medical Payments Limit by \$1,000	
Increases Credit Card Coverage by \$1,000	
Property Damage to Others Increased from \$250 to \$500	
Unit Owners Rental to Others (Not more than 5 months annually)	25% of Basic Prem.
Catastrophe Liability Endorsement (also known as Personal Umbrella Coverage) \$1,000,000:	
Residence and two cars	\$62.00
Residence and one car	52.00

Your valuable items, i.e., jewelry, furs, fine arts, silverware, should be protected against loss by the purchase of a separate Floater Policy.

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POT POURRI - Jan Flynn

As defined by Webster, pot pourri (pronounced "po purr-ee") means: "a literary medley; fragrant mixture; a mixed stew". Well, with a little help from all of you, that's what we'll have here, a chatty little column of bits and pieces of absolutely marvelous information like --- well, like ..... frankly, I don't know! Depends on you.

Want me to announce your 39th birthday (again)? .... a wedding anniversary ... a promotion ... just back from super vacation ... where you found that "bargain" ...? Or did your pride and joy grandchild just graduate from Sand Box?



We'd like this column to be a Pot Pourri, a mixed bag of news about Skyline House East and West happenings. Just leave a note at the desk for Box 909-W, or slip it under my door, or give me a call at 931-4909 if it's really earth shattering & must make the next edition.

Please co-operate. Because if left to my own devices, I shall take to eavesdropping in the lobby, or at the next T.G.I.F., or worse yet, start offering some of my Aunt Pauline's famous down-home axioms and helpful hints. Which might not be bad, after all. Aunt Pauline has a rule for everything and a cure for everything else.

Anyway, because this is the 1st column for PotPourri & I have no thrilling tid-bits from around & about the building to report, I shall sign off with one of Aunt Pauline's gems of wisdom: she insists that your very best perfume will linger longer if you dab the pulse points with a very thin layer of vaseline before applying your perfume. Try it ... it does work!

'Til the next time ...

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Ring out the old, ring in the  
new,  
Ring, happy bells, across the  
snow.

...Tennyson

## Skyline House Energy Conservation Program

Skyline House was designed during the period when the need for energy conservation had already become apparent. Consequently, our condominium has been spared the retrofit expenses undergone by our neighbors at Skyline Plaza to achieve the economies in lighting and heating that are part of the original design here. The fact that our buildings are reasonably efficient compared to others has not prevented us from trying to find ways to achieve further economies. An Energy Conservation Sub-Committee has been formed to work with Skyline House management to develop additional ways to reduce our utility costs. During the first eight months of 1980, when only Skyline House West was occupied, the Association's electric bill averaged about \$12,000 per month. If you add to that bill the sum of the bills each of us pays for electricity for our individual units, the total is impressive indeed.

Our Energy Conservation efforts are directed toward savings which can be achieved in the operation by the Association of the common areas and equipment as well as what the unit owner can do to reduce his individual bill. This first report will deal with activities now underway to economize in the common areas and equipment. Subsequent articles will deal with additional activities as well as savings hints for your individual unit.

Unlike the bills that we receive for our individual units, the Association's electric bill is based on two components. First, one portion of the bill is based on the maximum amount of energy required at any time during the month. That is, we pay an amount for the entire month based on the maximum amount (peak load) of electricity that the Association required at any time during the month. (An electrical utility must provide adequate capacity for peak periods of use. At other than periods of peak demand, a portion of that capacity is excess. It is costly to build excess capacity which is idle most of the time. The rate structure, therefore, is designed to penalize those who use large amounts of electricity for short periods of time.) In addition, of course, we also pay for the actual quantity of electricity that we used (usage) for the month just as you do in an individual unit. Therefore, our conservation program in the common areas must be directed to not only reducing the amount of electricity we use, but also reducing the maximum amount that we use at any time during the month. This latter effort is called "load shedding."

We have asked VEPCO to install a demand recorder on the Association's meter to determine when peak loads occur. At present we stagger the starting of all major mechanical equipment such as corridor air movers, and heaters for the water that feeds the heat pumps in your units, so that we reduce the peak demand. At present that is done manually. However, there are a number of devices - based on microprocessor technology - that can do this for us, even more efficiently, and on a 24 hour a day basis. When we have determined our demand patterns, we then will know whether we need such a device and if so, the type that we need.

To reduce electrical usage a number of actions have already been taken. The rooms in the Penthouse are only heated (or cooled) when the rooms have been scheduled for use. All outside post lights have been put on timers, which now must be adjusted manually as the seasons change. It may be economical to automate this process sometime in the future. Lights on the Penthouse sundeck, which formerly burned 24 hours a day, now are actuated by a photocell. Timers have been installed on the compactors to limit their hours of use. Wall heaters in the corridors from the garage and other outside entrances

have been set as low as they can and the controls have been adjusted to prevent tampering with the settings. All corridor air handling units controls have been set at 68° (winter setting) and the thermostats have been encased in tamperproof boxes. Corridor air handling units now operate only from 8:30 am to 10:00 am and 4:30 to 9:00 pm. All outside doors are being checked for heat loss; we are awaiting a bid on a new concept for weather stripping to reduce heating/air conditioning losses through doors. We have replaced the lobby light bulbs with lower wattage ones. As they burn out the Penthouse floodlights will be replaced with lower watt bulbs.

In addition we try and determine the impact on energy conservation of ideas that are suggested for other reasons. For example, the door at the elevator lobby entrance of building 3713 is difficult to open on windy days. The door lacks a foyer like the main lobby door (3711). An inside foyer or perhaps an outside glass and metal canopy with another set of doors outside of the present set of doors has been suggested. Either would likely help to reduce heating and air conditioning costs. But the length of the pay-back period cannot be calculated until all costs are known. Esthetically, a canopy or foyer may add or subtract from the appearance of our condominium, depending upon your viewpoint, but as an energy saver it would be a definite asset.

At present there are three members of the Energy Conservation Sub-Committee. We wish there were more. If you are interested in joining the Energy Conservation Sub-Committee or if you have any ideas about what we should be doing, please contact one of the following: Gordon Frank, 1111W; Marie Rose, 1009W; or Pong Yoon, 1611W.