

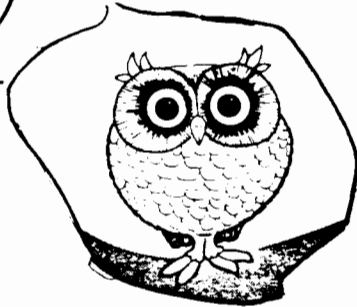
SKYLINE HOUSE NEWS

VOLUME I

FEBRUARY 1981

ISSUE 3

The News
needs an
attractive
mast-head!



The Staff of the Skyline News
takes pleasure in announcing a
CONTEST
to discover an interesting
heading for the Newsletter.

The following guidelines apply:

- . All entries are to be submitted by a resident of Skyline House East or West.
- . You may submit a name for the News, or a logo and a name.
- . Each entry must be suitable for a permanent heading for all future editions of the News.
- . The winning entry will be chosen by a committee and appropriate recognition will be given to the winner.
- . All entries are to be submitted to Marden D. Kimball, 513-W by February 21, 1981.

INVOLVEMENT BRINGS JOY!

Erma Leatherwood

Mimi Frank

SKYLINE HOUSE CHRISTMAS FUND REPORT

One hundred forty-two owners and residents donated \$2,413.50 to the Skyline House Christmas Fund. Of this amount, \$7.80 was spent for printing expenses and \$50 remains on deposit for a free checking account specifically for the "Annual Christmas Fund". The remaining \$2,355.70 provided cash gifts to the twenty-two employees. The gifts to Staff ranged from \$35 to \$400, according to length of service and other factors.

Thank you all for your generosity!

FROM MANAGEMENT

WARRANTY SERVICE INFORMATION

Some of the warranty service dealers have recently changed telephone numbers. For your convenience, the following is provided for your reference:

Electric Range	Builder Kitchens, Inc. 937-4870
Refrigerator, Dishwasher and Garbage Disposal	General Electric Company 280-2020
Washer and Dryer	White-Westinghouse Corp. 953-2120
Carpet	Builder Floor Service 569-6000
Hot Water Heater and Heat Pump	Quinn Company 881-7810
Heat and Air Conditioning	D. W. R. Associates 948-0020
V E P C O Customer Service	998-0200
Sixth Skyline Corp. Customer Service Department 3980 Pickett Road Fairfax, Virginia 22031	323-1405 (7:30 AM - 4:00 PM Mon. to Fri.)

Please remember that maintenance of an individual condominium unit is the responsibility of the individual unit owner, and condominium personnel are not permitted to work in an individual unit. To do otherwise would be unfair to the unit owners as a group since salaries of condominium personnel are paid for by condominium fees charged to all unit owner.

If an emergency occurs and a Condominium Association staff person does enter an individual's unit, the Association will make a charge of \$15.00 an hour, with a minimum charge of \$15.00. Any materials used will also be charged to the unit owner. It will be up to the individual unit owner to seek any applicable reimbursement from the Developer. Liability for payment of service charges to the Condominium Association falls under

the same provisions as that for paying the monthly condominium assessments described in Article IX of the By-Laws. (See page 20, Condominium Owner Information Guide Book)

ENERGY CONSERVATION IN INDIVIDUAL UNITS

The Energy Conservation Sub-Committee has been unable to locate material written specifically for owners of condominiums in high rise buildings. Some general information is available, however. On page 27 of the SKYLINE HOUSE CONDOMINIUM OWNER INFORMATION GUIDE BOOK, there is a list of 10 Energy Conservation Tips. Additional information is contained in a booklet published by the Virginia Electric and Power Company (VEPCO) entitled HOW TO CONSERVE ENERGY IN THE HOME - AND SAVE ON YOUR ELECTRIC BILL. Although intended mainly for owners of detached homes, rather than condominiums, the booklet does contain some information useful to us, some information that is useless to us (such as the advice about chimneys), and some that should be ignored (such as the advice about heat pumps on page 5). A large quantity of these booklets has been obtained by the Energy Conservation Sub-Committee. If you would like a booklet, please call Gordon Frank at 931-6111 and he will see that one is placed in your message box at the front desk.

For those interested in the technical aspects of heat pump operation, VEPCO will also provide to you upon individual request a pamphlet entitled THE HEAT TRANSFER MACHINE - YOUR HEAT PUMP. Unfortunately, the pamphlet is devoted almost entirely to air source heat pumps. There is only one half page devoted to "water facilitated" heat pumps such as we have here. Nonetheless, for those interested, the booklet is an easy to understand explanation of the underlying theory of heat pump operation.

The largest amount of energy used in a typical household is for heating and air conditioning. Next is the amount used to heat hot water. Next is the amount for major appliances such as refrigerators, washers, dryers, ovens, etc. Last is the amount used for lighting. Conservation efforts, therefore, should be directed mainly to those efforts that impact the areas of largest use. The VEPCO booklet referred to in the first paragraph offers excellent common-sense tips on energy savings. They include lowering thermostats in winter to the minimum (or raising them in summer to the maximum) setting that is comfortable for you. For heat pumps you are advised not to change the thermostat setting at night or when you will be away for short periods of time. Other tips include lowering water heater thermostat settings (but make sure that you turn off electrical circuit breaker before adjusting thermostat to avoid the possibility of electrical shock), shut lights in unused areas, etc.

Several people have complained about cold condominiums. Some complain of inadequate heat; others of drafty windows. Some complaints can be solved easily. For example, the heating vents in your condominium should be adjusted so that your heating system is "balanced". That is, each area in your unit should receive just the amount of warm air needed to replace the heat losses in that area. (In summer each area should receive just enough cool air to offset heat gains.) A system that is not

an balance means that some areas get too much heat and others not enough. And we tend to set thermostats to provide enough heat in the cold areas even if we overheat other areas in the process. This is costly and wasteful. Generally speaking, if all vents are wide open, it is unlikely that the sytem has been properly balanced. Vents nearest the heat nump should be partially closed in order to drive adequate amounts of warmed (or cooled) air to the further vents. Heating and air conditioning speci lists usually use air flow gauges to balance a heating system. Balancing can also be done fairly easily by trial and error. Those with drafts from windows, electrical outlets, etc. should call customer service. These latter problems require expert attention.

A number of residents have weatherstripped the door to their unit to reduce the whistling noise and drafts. We don't recommend this practice until we know more. As the corridor air entering your unit has already been either heated or cooled, it is unlikely that weatherstripping the front door of your unit saves any energy. In fact it may be a net loss. The corridors are slightly pressurized in order to be the source of fresh air into each condo unit. This positive pressure (with its admitted drafts and whistling noises) creates a flow of air from corridor to condo unit to the outside through your kitchen exhaust vent and other leaks. If this system is interrupted you could be denied adequate fresh air. Preliminary results of recent studies by health authorities indicate that residents of modern "tight" buildings such as ours may have somewhat poorer health as a result of lowered air turnover than those who live in older "looser" structures with higher air turnover. If this is really true (?) those who have added weatherstripping to their front doors may have added to the problem. One of the members of the Energy Conservation Sub-Committee, a nurse, is studying this problem and will report her finding which will be published in a later article.

The Energy Conservation Sub-Committee is also studying ways to improve the windows in our units, the impact on energy of limiting the hours of operation of the corridor air handlers, weather stripping of common area outer doors, etc. Should you wish to participate in any of these activities or have any ideas about what we should be addressing, then please contact Gordon Frank, Unit 1111-W (tel: 931-6111).

MESSAGE FROM THE PRESIDENT OF THE AD HOC ADVISORY BOARD - Ed Stolarun

The condominium units in the East building are presently being completed by the developer and we are rapidly approaching the time when 75% of all units in Skyline House East and West will have been conveyed. Our condominium documents specify that from the time 75% of the units have been conveyed, the developer must hold an election of Board members within the following 120 days, effectively completing a transfer of control to the Skyline House Unit Owners. It appears that this election will take place in late spring or early summer of 1981.

Until this election, the present official Board of Directors of the Skyline House Unit Owners' Association is composed of the developer's representatives. Co-owner input to the developers Board is

effected through an Ad Hoc Advisory Board comprised of seven unit owners who also serve as the heads of, or liaisons to, various standing committees in the condominium. This Board is an informal representative body which works closely with the management to determine answers and solutions to a number of questions and problems involving the condominium, making appropriate recommendations so that these matters can be properly dealt with by the Developer's Board in their official capacity. The members of the Ad Hoc Advisory Board of Directors are as follows:

Edward Stolarun - President	1405-W
Ruth Ballard - Vice-President	905-W
Bob Yoder - Treasurer	1313-W
Pat Collins - Secretary	605-W
Jack Herzig - Member	310-W
Boyd Lutz - Member	1604-W
Brian Le Bart-Francis - Member	102-W

This Board regularly meets on the third Tuesday of each month, usually in the West card room. All unit owners are encouraged to attend.

A key element in a successful condominium association is the operation of its committees. As we approach the time when we will assume control of our condominium association, it becomes especially critical that our committee system be operating smoothly and effectively. The committees generally act in an advisory capacity to the Board concerning matters requiring a Board decision, and also act as action groups of the condominium association in matters falling within defined ranges of duties. It is essential that as many unit owners as possible be involved in our committee system to insure that each committee is adequately staffed and capable of performing its intended function.

We presently have eight standing committees, which are: Physical Plant; Operations; Owner Involvement; Budget and Finance; Covenants; Architectural Control; Security/Fire Safety; and Recreation. Please help to make our condominium association a resounding success by joining and participating in the activities of a committee. Information on the various committees and the identity of their chairpersons can be obtained from the management or from any of the Board members identified above.

NORTHERN VIRGINIA COMMUNITY COLLEGE BUILDING PLANS

Over the past few months, a number of people have asked me about the types of buildings which Northern Virginia Community College has projected to construct contiguous to Skyline House. I have discussed this situation with College personnel, and have a fair idea as to what their construction plans are. In order to insure that the Unit Owners

at Skyline House obtain a description of these plans from as primary a source as is possible, I have invited the Provost of the College, Dr. Jean Netherton, to speak at our next Owner Involvement Committee Meeting, February 10, at 9:00 PM, in the Card Room. Dr. Netherton will discuss the Five-Phase building program, and will answer whatever questions the Unit Owners raise. She will be placed at the head of the agenda, so come promptly if you are interested in hearing this presentation.

- Dr. Ron Kostoff, Co-Chairman
Owners Involvement Committee

COMMON SENSE & SAFETY IN THE GARAGE

We have all the potentials for a tragedy in our garage: sharp corners, cars having to back out of parking spaces, comparative darkness when coming out of sunlight, restricted visibility, and a tendency to speed. Reduce the odds by using common sense AND your headlights; it's your business what you do outside.

ADDITION TO OWNER'S INVOLVEMENT MEETING OF DECEMBER

A discussion was held on the relative merits of an onsite resident manager compared to an off-site manager who would be "on call" and able to respond within 30 minutes. Action was deferred on this complex matter until the permanent Board of Directors is elected this year.

STAFF NOTES

Two key members of our staff at Skyline House have recently resigned. Ms. DOLORES BAKER, Assistant Manager, has departed. Kim, our most valued resident engineer, is leaving shortly to become a partner in an air-conditioning, heating and service organization. We will miss them both and wish them luck.

LATE NEWS FROM THE BOARD

The Ad Hoc Advisory Board, at the January meeting, requested authority to hire, as agents for the Board of Directors, legal, engineering and management consultants. The Advisory Board is of the opinion that the complex matters of accepting our buildings in optimum condition require this type of expert knowledge to advise us.

WANTED!!

We'd like to establish a business relationship with a company that can help us with layout and publishing of this newsletter, preferably at favorable rates. Please contact the Editor:

-Marden Kimball 513-W

CORRI by Jan Flynn

My thanks for such an enthusiastic response to the Corri column & Yours Truly appreciates all the comments about enjoying it. (Those of you who didn't have been kind enough not to mention it at all ... bless you.)

Therefore, undaunted, here's this month's offering, with my thanks to a lot of folks who fed me all this info:

Special greeting go to BERNICE & MILTON KAMINSKY who celebrated their 50th wedding anniversary on January 7th!

Some of our January birthday celebrants are: RAY KRISTY (on the 4th), GRACE KREMFELDE (20th), BERNELL SHUTZ (21st), JOAN COLLINS (26th), ELOISE WHITE (28th), and JOHN BASSETT (31st). To all you Caricorn & Aurius people in Skyline House: Happy Birthday!

Were you at the "Hair of the Dog" TGIF on January 2nd? If not, you missed a lively gathering! More & more of the East Building owners are attending & it's always a pleasure to meet new neighbors. As usual, there was an abundant array of delicious hors d'oeuvres & snax. See what you're missing? Do plan to attend the next one; our TGIF's are held 1st Friday of each month, West Party Room. And don't shy away just because you can't whip up something exotic .. we always need peanuts, pretzels, chips, dip, etc., etc. But most important: bring yourself and meet your Skyline neighbors!

Much moaning & groaning has been overheard about ~~too~~ much weight gained over the Holidays. Well, help is on the way, gang ... in the form of Slimnastic Classes (co-ed) starting in February! Watch for a flyer announcing actual dates and times. (In the meantime, "exercise" a little restraint opening that refrigerator door!)

Kudos & Compliments Dept: JIM LEATHERWOOD certainly deserves our praise for his time & talent in preparing very attractive & informative flyers announcing the various Rec. Comm. events. We truly appreciate you, Jim. And speaking of unsung heroes: did you know Rec Comm has a real live "angel"? This individual (not even an official member of the Comm.) takes flyers to the printer, picks them up, distributes to many floors when some of the volunteers are unable to do this chore promptly, puts up notices at convenient locations, shops for supplies, makes sure there's sufficient ice at the TGIF's, cheerfully greets everyone at all the functions, and last but not least, helps Clean Up! This person is good natured, friendly, proud to be a Skyline resident, and is a good neighbor to all ... he's MILTON KAMINSKY. Thank you, luv, from all of us!

'Tis the season for colds & flu, so I'll pass along Aunt Pauline's favorite home-made cough syrup recipe: equal parts of honey, lemon & whiskey. Stir well, Enjoy a tablespoon or two. The honey soothes your scratchy throat, the lemon is your vitamin C, & the whisky calms the cough & helps you sleep. In fact, this syrup is so good, Aunt Pauline has been

known to "doctor herself" even if she hasn't the faintest sign of a cold!

Quip-for-the-day: Behind every man's achievement is a proud wife ...
and a surprised mother-in-law!

'Til the next time