



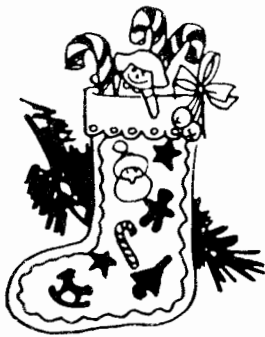
The *House Special*

VOLUME III

DECEMBER 1982

ISSUE 2

Merry Christmas





NOTES FROM THE BOARD

Gordon A. Frank
Board Member

At the November 15 meeting of the Board of Directors, a motion to form a Subscription TV Committee was approved. The committee, consisting of Board Members Ed Stolarun and Gordon Frank, along with Diets Gerstner, Chairman, Physical Plant Operations Committee, and Elizabeth Grant, Chairperson, Community Relations Committee, will seek to develop with Washington Cable Services, the company serving Skyline Plaza, a proposed contract. The contract will be reviewed by Mr. Gerstner, whose committee will determine whether a consultant engineer needs to be engaged to assure there is no degradation to our regular television service from the installation of subscription television. The proposed contract and Mr. Gerstner's report will be presented to the Board at a later date for appropriate action.

The Board authorized a maximum expenditure of \$200 to be spent by the Architectural Control Committee to hire a carpet expert to examine our gallery carpets and report on the cause of the poor appearance and provide recommendations. In a report from the Architectural Control Committee, the Board was informed that the Committee does not support the installation of barbecue grills on the promenade, as they would be too unsightly and would present a maintenance problem. The Committee, however, did support painting of white stop signs at the driveway entrance and white center line striping in the driveways, as well as stenciling a sign on the entrance driveway garage door that reads, "Turn Lights On."

Management was asked to report back to the Board at next month's meeting on the feasibility of installing a wash stand in each building to allow residents to be able to wash cars garaged on the property.

It was noted that some committees have failed to circulate minutes of meetings. The Board requested that meeting minutes be made available to Board members and all committee chairpersons.

Management reported that a solution has not yet been found to the problem of cleaning clogged dryer vents. A further report will be provided at the next meeting. Despite attempts to fix leaks in the penthouse area, wind-driven rain still enters. Owners in the affected area will be alerted to watch for and report any seepage to the Management Office. The developer will be requested to correct these leaks, as well as those in the East Building bridge, as they should all be covered by warranty.

An abbreviated Treasurer's Report indicated that we have a \$29,000 deficit for the year, a deficit somewhat larger than forecast. A special meeting of the Board is scheduled to develop the 1983 budget and set the condominium fee schedule for next year.

The Board approved a change to the Covenants Committee Charter, which now reads "Establish hearing procedures and conduct hearings to assess fines and/or sanctions when necessary." The Board also approved a motion to permit New Year's Eve parties to run until 2:00 a.m., with music, singing and dancing to cease at 1:00 a.m. This is a two-hour extension of normal party room hours. Also approved

was a request that the Management Office provide the Covenants Committee with a monthly statistical summary of all rule infractions for the next year. A motion, on behalf of the Security/Fire/Safety Committee, to key elevators in the loading dock and take other measures to improve security in the loading dock areas, particularly in the East Building, was tabled.

The Board voted to allocate an additional \$300 to decorate the lobby Christmas tree. The money needed for poinsettias has already been included in the Recreation Committee's budget.

The Board also approved installation of an emergency telephone, connected to the front switchboard, in the exercise room. This telephone could be used by an individual in the exercise room who may have had an accident and requires assistance.

Formal deliberations concluded at 9:30 p.m. The Board listened to comments from residents and the meeting then was adjourned at 10:00 p.m.

* * * * *



BOARD OF DIRECTORS - SKYLINE HOUSE

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Director	Gordon A. Frank	1111-WEST
Director	Robert Lowry	705-EAST

NOTICE

There will not be a regular Skyline House Board Meeting in December. The next regular Board meeting will be held Tuesday, January 18, 1983.

* * * * *

From Management



POWER OUTAGE

If our electrical service is interrupted for any reason, the building is equipped with emergency generators. These generators will operate some corridor and stairwell lighting and one of the four elevators in each building, as well as the west garage elevators. No emergency power is provided to individual units or the east garage elevators. The fire pump and fire alarm system are also powered by the emergency generators.

CHRISTMAS DECORATIONS

Do you have any Christmas decorations or an artificial tree you no longer wish to use? We would like to do a little decorating in the party rooms and perhaps some decorations you no longer wish to use and are still in good condition would be suitable for the party rooms. Please call the Management Office if you would like to donate any items.

PACKAGES

This time of year the front desk has an abundance of packages from the Post Office and UPS. Please check your box at the front desk frequently for packages.

DOORMAN

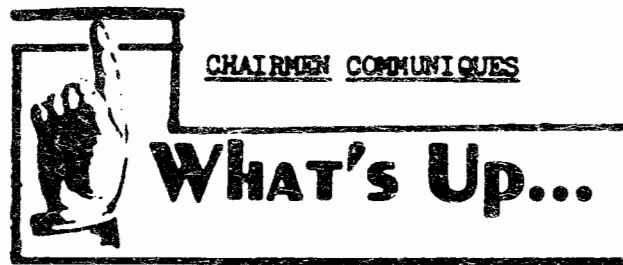
Please do not ask the doorman to take luggage or packages to your unit. He may assist you getting the hand truck from the front desk so that you may take your luggage or heavy packages to your unit. However, the doorman must remain at the door to help with security and traffic flow as well as opening doors. Your cooperation will be appreciated.

TRASH CHUTE

Please place your newspapers in a paper or plastic bag before throwing them down the trash chute. Newspapers separate when thrown down the chute and stick to the sides of the chute causing it to back up.

HAPPY HOLIDAYS FROM ALL OF US TO ALL OF YOU !

NOTICE: Advertisements appearing in this Newsletter do not constitute endorsement nor reflect approval thereof by Skyline House Condominium Association or its Board of Directors.



PHYSICAL PLANT AND OPERATIONS COMMITTEE

Diets Gerstner,
Chairman - 213-W

On November 10, 1982 at 8:00 p.m. in the West Card Room, the Physical Plant and Operations Committee held its monthly meeting which was attended by seven members. Also present at the meeting was the Board of Directors liaison to the committee.

The developer of Skyline House Condominium is slowly correcting some of the defects caused by the improper construction of our complex. On October 19, 1982, the President of the Board of Directors accepted, on behalf of Skyline House, five items as having been satisfactorily corrected by the developer. These were the deteriorating asphalt pavement in front of the east garage car entrance, the cracked brick wall by the east garage D-level elevator, the bulging brickwork on the south wall of the garage facing the college, the narrow steps at the east garage A-level elevator landing, and the unpainted drain and fire sprinkler pipes in the east garage. There are still many more items that require corrective action by the developer, but progress has been painfully slow, especially with regard to the correction of major items such as the garage expansion joints. The Engineering Evaluation and Study of Skyline House performed by ALPHATEC, an engineering consulting firm, estimated that it would cost \$59,500 to repair the expansion joints for the garage floor slabs. In addition, during the past month other structural defects in the form of new cracks in the garage floor slabs and transverse concrete support beams have appeared. The developer has been notified of these new defects and corrective action has been requested.

With respect to maintenance actions by the resident manager, progress has been good. For the months of August, September, October, and November 1982, the Physical Plant and Operations Committee submitted eighty-one items requiring repair. As of November 10, 1982, fifty-three had been completed. A number of the twenty-eight items that are still outstanding require spare parts that are on order, while the repair of other items is contingent on scheduling the work with outside commercial firms. As spare parts are received and work schedules arranged, it is anticipated that the remaining repairs will be completed in due course.

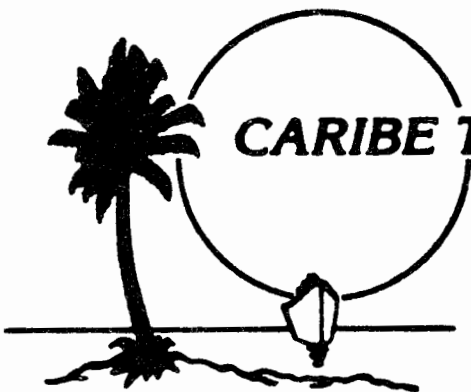
Some of you may have noticed the stained carpet in the east and west building penthouse corridors. These stains are due to water entering the north wall of these corridors whenever there is a driving rain from a northward direction. Initially the windows were thought to be solely at fault, since during the severe thunderstorm of August 17, 1982, the windows were observed leaking water which was running down the walls from the window sills and collecting on top of the air-conditioning/heating louvers attached to the walls. The windows were subsequently recaulked. However, during the rains in the last week of October and the first week of November 1982, water again soaked the carpet, but its source could not be located visually. The windows and window sills were dry. Although the exact source of the leaks has not yet been determined, indications are that the water is entering through the brick wall below the windows. Another cause could be that the roof above the corridors has developed leaks, and the water is running down the vertical support

seepage and pooling on the concrete floor under the carpet. In any case, until the source of the leaks is determined and the leaks stopped, the Physical Plant and Operations Committee considered it advisable that the occupants of the units on the 7th floor directly underneath the east and west building perthouse corridors be notified of this problem because of potential water damage to their units. There is the possibility that water accumulating on the carpeted corridor floor could seep through the floor and into their units. The Board of Directors is aware of the problem and every effort will be made to correct the leaks before severe winter weather begins.

The next meeting of the Physical Plant and Operations Committee will be held on December 9, 1982, from 8:00 p.m. to 10:00 p.m. in the East Card Room.

* * * * *

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RECREATION COMMITTEE REPORT

By Babs James

By golly, this is positively my last report. We have gotten no help and no volunteers for anything. It really is a shame that of the 800 people in Skyline House, there are only five to ten people who come to the Recreation Committee meetings and the same people volunteer for everything. They are getting mighty tired and frustrated.

The meeting in November was on my birthday, and I was taken to Jean Pierre Restaurant, which you will have to admit is more exciting. As I understand it, there were only four people who attended the November meeting.

There will be a TGIF party on December 3 in the West Party Room. The Recreation Committee will furnish a Christmas/Chanukah punch and will decorate in the season tradition. It is requested that you still bring a snack to share and BYOB unless you want to drink our punch. Bernice Kaminsky, Roxie Clements and Carroll Thompson are chairing this project. This will be the House Christmas/Chanukah party, so y'all come!

Bingo has been canceled until January. The date will be posted in the January newsletter.

Bridge is going great guns. We have had quite a few new players over the past couple of weeks. We have a good time. Won't you join us? Remember, you don't need a partner. Mondays in the East Card Room, 7:30 PROMPT.

Gladys Ponce Manrique is fantastic. She did an outstanding job getting the Skyline House Rummage and Craft Sale to again be a huge success. I took my girl friend who loves to look for bargains and she found a lighter and compact with such art deco that she is giving them to her roommate who is into such things for Christmas. I didn't realize that we had such talented people in the House. The pillows, flower arrangements, and Christmas wreaths, as well as the ceramics, were just beautiful. Could we get some of you talented people to teach us not so talented people how to do some of your crafts?

This month's meeting of the Recreation Committee will try to work out a plan for the next twelve months. Please come and help us!!! WHOOPS, the date is Thursday, December 2, WCR, 7:30 p.m. See you there, and if not, MERRY, MERRY CHRISTMAS and HAPPY, HAPPY CHANUKAH!

* * * * *





COMMUNITY NOTES

Helen Wiener
Elizabeth Grant

December is filled with all kinds of activities and festivities. But after the holidays, what? When the excitement is over and the new year has begun, many of us will have some extra hours which we can devote to community projects. In the third week of January, we plan a presentation of a broad choice of volunteer opportunities. Watch for details in the next issue of THE HOUSE SPECIAL.

We have received unofficial confirmation from the Fairfax County Department of Transportation that Skyline House will have a bus shelter. Metro will provide the Department with its plans, including an architectural sketch, which will be forwarded by letter to our Board of Directors. After agreement has been reached on all legal, design and construction details, those who use public transportation can look forward to finally having some protection from the elements!

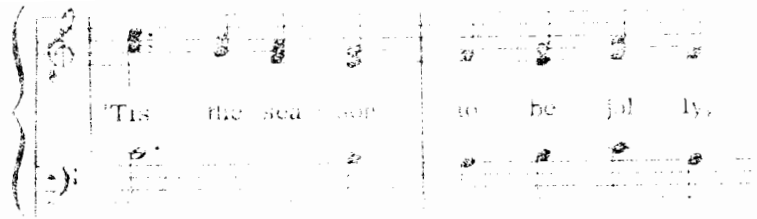
As this goes to press, we have received an expression of interest in having steps leading up to Northern Virginia Community College from sixty-four residents. If it is determined that sufficient interest exists, the Community Relations Committee will pursue the matter further with the appropriate authorities.

A round of applause for you registered voters who went to the polls on November 2nd. . . all seventy-two percent of you. . . to give Skyline Precinct the second highest voting percentage in Fairfax County! However, being Number Two indicates that at next Election Time we'll just have to try harder!

The Senior ID program needs volunteers to greet seniors, take their pictures and assist them in filling out forms in local libraries one day from 2:00 to 3:00 p.m. every three weeks or one afternoon (Wednesday or Thursday) a week at the Massey Building from 2:00 to 4:00 p.m. Training provided.

Your feeling may be: "I'm having enough hassle coping with the coming holiday season; don't bother me with dire portents of the winter-to-come!" But since almanacs and weather forecasters see more snow than usual, it is none too soon to remind parents of Public School children that the Superintendent's Office has issued information on school closings and schedule changes due to inclement weather in the November "Familygram." Each student was given one to take home, but if it never arrived or you failed to realize the importance of keeping this data handy, check the Bulletin Boards. We will be posting a copy there at the beginning of January.

If you wish to receive any school notice written in a language other than English, call the Central Registration Office. Phone: 573-1819.



'TIS THE SEASON TO BE JOLLY...AND GENEROUS

Please continue to check your message boxes at the Front Desk because shortly you will be receiving notice of this year's Employees' Holiday Fund. We are reminding you about it now in the hope you will include a generous contribution as a budget item when making your plans for holiday giving.

Mimi Frank

Elizabeth Grant

Your Holiday Fund Committee



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COVENANTS COMMITTEE REPORT TO THE BOARD OF DIRECTORS

W. H. McClennan

May I point out on behalf of our committee that we have had long and hard, and at some times heated discussions at our meetings in order to place before you what we hoped to be a final, but more important, an adoptable document.

We were originally given a "Hearing Procedures" paper dated August 17, 1981. That was the basis of our "charge" to bring back to you an undated and improved document.

Out of that original paper we raised approximately 38 questions or points of order to be posed to the Association's attorney, who was to take them and from them prepare a new draft.

On August 19, 1982, our committee (Covenants) had before them a second draft prepared for us by the attorneys. We had quite a meeting that night with all of the committee present except one who was out of the country.

May I point out at this time a personal observation about committee meetings.

Years ago, back in the City of Boston when I was a young and probably a bit militant President of the Boston Firefighters' Local Union, I learned a lot about politics and the way to win or lose projects.

The then Mayor of Boston, James Michael Curley, said to me during a very heated debate, "My friend -- always remember that you can disagree without being disagreeable." I have found out over the many years I have been involved in the labor movement that that philosophy pays off. (Especially in committee meetings.)

At the August 19 meeting we made approximately 22 changes and raised questions on the second draft composed by the attorneys. I might add that the attorneys made approximately 23 changes, including some new sections to cover the changes made in the Virginia Code 55-79-80 regarding "Condominium Common Elements." In fact, I think they incorporated the changes word for word in the document submitted to you.

Due to the time problem and in order to get what we hoped would be a final draft before the board meeting, a motion was made at the close of the August 19 meeting "That the Board of Directors will still make the final decision and any members of our committee, when they get their clean copy of the draft with the changes made by the attorneys, can direct any comments in writing to the board members before the meeting (at which the procedures were to be considered)."

In conclusion, let me say that we all have heard many, many times, "Why don't we (the Association) do something about some of our problems?" We now have the vehicle to take action when needed. Join a committee and work with it! The result will be a happy family and home.

* * * * *

Now through Dec. 31!

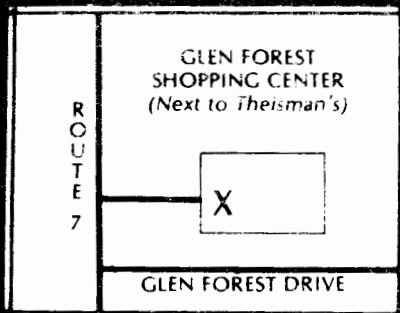
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The HOUSE SPECIAL

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Gladys Ponce-Manrique

Items for The HOUSE SPECIAL must be submitted to the Editors before the 20th of the month preceding publication.

LETTERS TO THE EDITOR

This section of the HOUSE SPECIAL should be considered an open forum, an opportunity for Skyline House residents to express opinions. However, in the interests of clarity and conciseness, we request that letters be kept to approximately 200 words

Elizabeth Grant
1408-W