



The

House Special

VOLUME III

APRIL 1983

ISSUE 6



☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆
☆ "MEET THE CANDIDATES" NIGHT ☆
☆ PLACE: EAST PARTY ROOM ☆
☆ DATE: MONDAY, APRIL 25, 1983 ☆
☆ TIME: 7:30 P.M. ☆
☆ REFRESHMENTS: ☆
☆ PUNCH - WINE ☆
☆ CHEESE - CRACKERS ☆
☆ FREE ☆
☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆

PURPOSE: TO PROVIDE YOU WITH AN
OPPORTUNITY TO MEET AND TALK WITH
THE CANDIDATES ABOUT THEIR IDEAS
FOR THE FUTURE OF SKYLINE HOUSE



SPECIAL ITEM: IF YOU WILL NOT BE HERE FOR THE ANNUAL ELECTION ON MAY 3rd, YOU
MAY PICK UP YOUR PROXY VOTE AND HAVE IT NOTARIZED BY A NOTARY
PUBLIC PROVIDED FOR THIS MEETING. IT IS IMPORTANT THAT ALL
UNIT OWNERS VOTE.



NOTES FROM THE BOARD

By Wynfred Joshua
Vice President

The President opened the March session with the report that the developer had refused to reimburse us for the repairs and subsequent replacement of the garage doors. The Board decided to press the claim under the warranties which are still under negotiation.

A lengthy discussion ensued about the proposed satellite TV agreement which had been negotiated by a Board-appointed committee With Washington Cable Systems, the contractor that services Skyline Plaza. Washington Cable Systems guaranteed that the installation of the new system would not affect the TV reception of non-subscribers. The contractor refused to be responsible for maintaining the entire system, including the existing the master antenna, without a fee. The Board finally adopted the proposed agreement without any changes in a 4-to-2 vote. If there are at least 50 residents who will subscribe to the satellite TV service, the system will be installed.

Mr. Bob Lowry reported on the efforts to establish a 7 Eleven fast food store on Build America grounds at the corner of George Mason Drive and Seminary Road. He explained our opposition to this project, which requires a waiver of zoning regulations by the Fairfax County Board of Supervisors. He mentioned the problems of traffic density and loitering and drinking around the premises. He will be representing Skyline House at the hearings of the Board of Supervisors.

Management reported that it had not yet been able to identify an evaluator for the gallery carpet. It asked the Board for decisions on several issues: (1) The quotes for the installation of Medecolocks on the perimeter doors and the freight elevators were in; the Board approved the installation, but instructed that our own engineers install the new cylinders for the doors; (2) the Board accepted Management's recommendation for the purchase of new heavy duty pool furniture; and (3) the recommendation for the acquisition of a particular type of snow blower was referred to the Physical Plant and Operations Committee.

The Board approved the selection of the Financial Management and Administration Committee of the firm of Goldklang & Associates of Vienna to perform the audit of the 1982 financial records of our Association.

A request to use the party room for an art auction to be organized by an outside organization was considered. The proposal included the levying of a \$5 ticket per person, a cash bar, permission for attendance of some 50 persons unconnected with Skyline residents, art to be auctioned from \$20 and up, and the commitment to contribute approximately 20% of the art sales to charity. Not wishing to set a precedent for commercial enterprises to be held in the party rooms, the Board, while recognizing the cultural and charitable aspects of the proposal, voted it down.

Mr. Gordon Frank reported on the Activities of the Architectural Control Committee. He commented that the beautification of the hexagon in front of the lobby remained an agenda item of the committee. The committee also continues to search for a carpet expert.

1983

APRIL

1983

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<div>MARCH 1983</div> <div>S M T W T F S</div> <div>1 2 3 4 5</div> <div>6 7 8 9 10 11 12</div> <div>13 14 15 16 17 18 19</div> <div>20 21 22 23 24 25 26</div> <div>27 28 29 30 31</div>	<div>MAY 1983</div> <div>S M T W T F S</div> <div>1 2 3 4 5 6 7</div> <div>8 9 10 11 12 13 14</div> <div>15 16 17 18 19 20 21</div> <div>22 23 24 25 26 27 28</div> <div>29 30 31</div>	WCR - West Card Rm. ECR - East Card Rm. WPR - West Party Rm. EPR - East Party Rm. * Reservations Required - see back.	Good Friday TGIF 6:30 p.m. WPR	1	2	
Easter Sunday 3	BRIDGE 7:30 p.m. ECR ARCH. CONTROL 8:00 p.m. WCR	FINANCE MANAGEMENT	TAI CHI CHUAN* 7:00 p.m. EPR PARTY BRIDGE 7:30 p.m. ECR	RECREATION COMMITTEE 7:30 p.m. ECR	8	9
10	BRIDGE 7:30 p.m. ECR	COMMUNITY RELATIONS 8:00 p.m. ECR	TAI CHI * 7:00 p.m. WPR PARTY BRIDGE 7:30 p.m. ECR MEET YOUR LIBRARIAN 8:00 p.m. EPR	PHYSICAL PLANT 8:00 p.m. ECR	15	16
17	BRIDGE 7:30 p.m. ECR	BOARD OF DIRECTORS MEETING 7:30 p.m. WPR	TAI CHI CHUAN * 7:00 p.m. EPR PARTY BRIDGE 7:30 p.m. ECR Election Comm. 7:30 p.m. ECR	BINGO 8:00p.m. WPR	22	23
24	"MEET THE CANDIDATES" NIGHT (WINE & CHEESE 7:30 p.m. EPR BRIDGE 7:30 p.m. ECR	SECURITY & FIRE SAFETY 8:00 p.m. WCR	COVERED DISH SUPPER* 7:00 p.m. EPR PARTY BRIDGE 7:30 p.m. ECR	TAI CHI CHUAN* 7:00 p.m. EPR	29	30
						April

***** THIS MONTH'S EVENTS *****

FRIDAY NIGHT COCKTAIL PARTY (TGIF) - Friday, April 1, 1983, 6:30 p.m.
West Party Room. Everyone is invited: singles, couples and guests
of both. No charge. No reservations required. Bring your own
drinks, mixes and if you wish, snacks to share.

MEET YOUR LIBRARIAN: Sponsored by the Community Relations Committee.
Wednesday, April 13, 1983, 8:00 p.m. East Party Room.

BOARD OF DIRECTORS MEETING - Tuesday, April 19, 1983, 7:30 p.m. West
Party Room.

BINGO - Thursday, April 21, 1983, 8:00 p.m. West Party Room.
CARDS ONLY 25¢ EACH.

MEET THE CANDIDATES NIGHT (Wine & Cheese) - Monday, April 25, 1983,
7:30 - 9:00 p.m. East Party Room.

COVERED DISH SUPPER - INTERNATIONAL NIGHT: Wednesday, April 27, 1983,
7:00 p.m. East Party Room. Sign up at the Front Desk.
EVERYONE IS INVITED TO BRING A TYPICAL DISH FROM HOME!!!

TAI CHI CHUAN - Wednesdays, 7:00 p.m. East Party Room. Reservations
required.

BRIDGE - Mondays, 7:30 p.m. East Card Room.

PARTY BRIDGE - Wednesdays, 7:30 p.m. East Card Room.

Questions from the floor included a request to consider building a shaded area on the roof near the swimming pool. Another Skyline House owner urged the Board to pay appropriate attention to the findings and recommendations of the various committees.

* * * * *

HELP WANTED

Recording Secretary for Skyline House Board of Directors.

This is a paid position. Applicant must be proficient in shorthand and typing skills. Approximately ten hours per month necessary to attend Board Meeting and complete minutes.

If interested, please contact the Management Office.

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B-1 level	THURS	9 - 8 PM
C-10	SAT	9 - 4 PM



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BALCONIES


Spring is upon us and therefore time for residents to begin to use their balconies again. Just a few reminders about use of your balcony. Please do not allow anything to be dropped or thrown from your balcony, especially cigarettes. They cause burns on carpets of other balconies and an unsightly mess on the ground below. When sweeping your balcony please do not sweep debris over the side of the balcony. The wind will blow the debris onto other balconies. Please consider those persons living below you.

We would also like to remind you that the use of CHARCOAL GRILLS on balconies and patios is against the Fairfax County law as well as the Condominium House Rules and Regulations. Use of electric grills with lava rock are permissible by county law and the condominium rules. Please do not use any grill that may cause a flame due to danger of fire and smoke disturbances to neighbors.

While talking about use of the balcony, we would like to caution you about feeding the pigeons or any other birds. We do not want to encourage the pigeons to roost on our building.

FIRE LANE

The Fire Marshall and Police have issued several tickets to persons leaving their vehicles unattended in the fire lane, recently. We caution you as you leave your vehicle not to park in the fire lane. However, some persons continue to do so. Please be sure all of your guests as well as household members are aware of the fire lane and that parking at any time is prohibited by law. This goes as well for the handicap spaces. In order to park at any time in the handicap spaces, you must have special licence plates or a dashboard decal. Your cooperation will be appreciated and may save you the cost of a ticket or towing.



CHAIRMEN COMMUNIQUE

What's Up...

RECREATION COMMITTEE REPORT

By Ann Ricci, Chairman
Unit 304-E

Since we missed the March HOUSE SPECIAL, our belated thanks to the hosts of the February TGIF and the special Snow TGIF -- Carroll Thompson, Roxie Clemens, Bernice Kaminsky and J. T. Satterwhite.

Thank you to the hosts of our March TGIF -- Carroll Thompson, Roxie Clemens and Jeanne Levy. The decorations for St. Patrick's Day were lovely.

Another successful Omelet Brunch on Sunday, March 6, in the West Party Room. The turnout was great, and everyone had a wonderful time. The omelets were perfect, prepared by the Omelet King himself. Our special thanks to Babs James and Barbara Atchison for a job well done, and to all the members of the Recreation Committee who volunteered their time and effort to make this a successful event.

BINGO -- West Party Room -- 8:00 p.m. -- Every third Thursday. I hope everyone remembers, cards have been reduced to 25 cents each. Turnout in February was very small; maybe March will be better. Thanks to J. T. for a great job calling and to Babs James for her assistance.

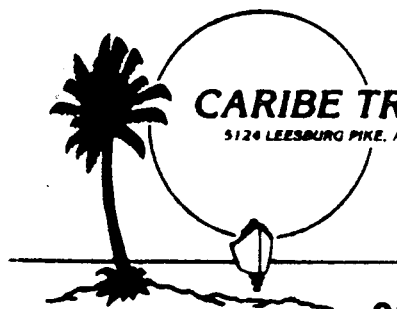
The Thursday evening exercise class scheduled to start March 3 was canceled due to lack of interest. Only five residents signed up for the class. We plan to schedule another class in May. Remember the class is for residents and sponsored guests.

Another event starting in May (Wednesday - 7:30 p.m. - East Card Room). Party Bridge will be held every Wednesday evening, starting May 4. If you have any questions or need more information, contact Connie Potter, 207-E.

If anyone is interested in giving bridge lessons, there are a number of residents interested in learning. Please let me know as soon as possible, so we can get a class started.

Sunday, May 22, we will be hosting a Wine and Cheese Party in the East Party Room. Flyers will be at the front desk for interested residents and guests.

* * * * *



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SKYLINE HOUSE RECREATION COMMITTEE ANNOUNCES



PARTY BRIDGE

EAST CARD ROOM
EVERY WEDNESDAY EVENING

7:30 P.M.

STARTING: WEDNESDAY MAY 4TH
ALL ARE INVITED

ADMISSION FREE



FOR MORE INFORMATION CONTACT: CONNIE POTTER
207-E



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PHYSICAL PLANT AND OPERATIONS COMMITTEE

By Diets Gerstner

On March 10, 1983, at 8:00 p.m. in the West Card Room, the Physical Plant and Operations Committee held its monthly meeting, which was attended by nine members. Also present at the meeting were two Board members, Bob Lowry and Gordon Frank.

In the past four issues of the HOUSE SPECIAL we reported on major warranty items that still require corrective action by the developer and gave estimates on what it would cost to repair them. These were:

<u>Warranty Items</u>	<u>Estimated Repair Cost</u>
1. Garage Expansion Joints	\$59,500
2. Aluminum Fencing Around Pool and Penthouse Sundeck Areas	\$12,800
3. Cracked Exterior Building and Garage Brickwork	\$39,700
4. Concrete and Asphalt Pavement	\$23,200
5. Grading and Slope of Grounds	\$26,000
6. Fire Stairwell Steps and Hallway Tiles	\$27,300
7. Covered Bridge Connecting Garage to East Building	\$ 3,000

These estimates came from the final report that was done by ALPHATEC, an engineering consulting firm located in Washington, D.C. ALPHATEC was hired by our Board of Directors to perform an engineering evaluation and study of the building systems of Skyline House Condominium. The objective of hiring ALPHATEC was to get an independent and expert assessment of the structural, mechanical, and electrical condition of Skyline House as it was built by the developer. ALPHATEC, as part of its job, identified deficiencies in the buildings and grounds, recommended corrective repairs, and provided cost estimates for these repairs. The final ALPHATEC report was submitted to our Board of Directors on March 5, 1982, and described deficiencies in the common areas of the East and West Buildings, garage, and grounds. Many of the deficiencies remain to be corrected by the developer.

Besides the warranty items already described, there are others that will require correction. The trash chutes have been a continuing problem. They have been noisy, garbage has backed up on several occasions, and during warm weather, odors are prevalent. The ALPHATEC report estimated that it would cost \$3,500 to correct the problems. Rooftop aircooled condensing units do not have pipe vibration isolators on the refrigerant lines. The ALPHATEC report estimated

that it would cost \$4,800 to install pipe vibration isolators. In the machine rooms of the East and West Buildings, wall pipe penetrations are not properly sealed and fire stopped. The ALPHATEC report estimated that it would cost \$2,500 to seal and fire stop the wall pipe penetrations. In the pool machine room, the pool circulating pump is unduly noisy and installed so that it cannot be removed for servicing. The ALPHATEC report estimated that it would cost \$1,000 to correct the pump. There is excess gravel on the roofs of the East and West Buildings, and caulking is incorrectly applied. The ALPHATEC report estimated that it would cost \$6,500 to remove the excess gravel and apply new caulking.

The following items were considered by the committee at its monthly meeting:

Lawn, Tree and Shrub Survey -- During the past month a survey on the condition of the grounds was completed. The results of the survey, which found trees and shrubs that were sick, dead or missing and sections of lawn that had deteriorated, will be given to our Resident Manager to use in correcting the problems.

Satellite TV -- The Committee voted to recommend to the Board that a condition be put on the proposed contract with Washington Cable for satellite TV reception. The condition is that the Board not sign a contract with Washington Cable unless Washington Cable agrees to maintain free of charge our existing \$40,000 TV antenna and distribution system. Currently there is no maintenance contract in effect for our system, and its warranty has expired.

Purchase of Snow Blower -- The Committee voted to recommend to the Board that a snow blower not be purchased at this time. Our Property Manager had gotten prices on three models and wanted to buy one. The Committee thought that this was premature, since no determination had been made as to what the actual requirements for a snow blower were.

With regard to actions by the Resident Manager to correct the maintenance items that are submitted monthly by the Committee, progress continues to be good. As of March 1, 1983, eight monthly lists had been submitted. They contained a total of 166 items, of which 140 had been repaired by March 12, 1983.

The next monthly meeting of the Physical Plant and Operations Committee is scheduled for April 14, 1983, at 8:00 p.m., in the East Card Room.

* * * * *



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FINANCIAL MANAGEMENT AND ADMINISTRATION COMMITTEE

By Bill Miller

The Committee met on Tuesday, March 1, 1983, with eleven members and Ken Gresko, Board Liaison Representative, being present. Five committee members were unable to attend.

The Audit Working Group of the Committee completed their work in selecting an auditor to perform the audit on the 1982 financial records of the Association. The selected auditor's name and qualifications, as well as the Committee's comments, were forwarded to the Board for their review and approval.

Two new members were welcomed to the Committee: Allen Cohen and Howie McClennan.

The reorganization of the subcommittees was completed. Structure was based on the proposal presented by Brian Le Bert-Francis. Two subcommittees were formed. Their functions are based on the assigned tasks specified by the Board of Directors.

Planning and Analysis Subcommittee

- Review Annual Budget, Income and Expenses, Operating Plan
- Review bases for, and financing of, the Replacement Reserve, the Working Capital Fund and the Legal/Technical Services Fund
- Review financial status and outlook, quarterly
- Recommend user fees
- Suggest investment strategies
- Recommend insurance coverage and agent
- Review proposed contracts, reprogramming actions and unbudgeted expenditures

Policies and Procedures Subcommittee

- Establish performance specifications for accounting on behalf of the Association
- Conduct monthly internal audits
- Recommend scope of work for annual independent audit and selection of auditor
- Exercise administrative overview and report findings periodically (insurance, personnel, procurement, supply management and accounting)

The following actions and functions are reserved for the Committee:

- Recommendation of the Annual Budget and Condominium Fee Schedule
- Submission of Annual User Fee Schedule and changes
- Recommendation on the acceptance of the Annual Audit Report
- Recommendations on the acceptance, rejection or modifications of proposed contracts, reprogramming actions and unbudgeted expenditures
- Submission of changes in policies and procedures
- Request for information of general interest
- Review and approval of all subcommittee actions and recommendations

Some of the members present were assigned to one of the two subcommittees. All Committee members will be assigned to one of the subcommittees by the end of the next meeting on April 5, 1983. The Chairman and Vice Chairman will be available to assist and/or work with either subcommittee.

A procurement policy proposal was presented to the Committee by Brian Le Bert-Francis. This proposal calls for the establishment of procurement policies and procedures for the Committee. These policies and procedures are to be submitted to all other Association committees for their review and recommendations. Such actions will cross all committee lines and require full interaction between committees. The proposal is to be reviewed by each member of the Financial Management and Administration Committee, and a full discussion will take place at the April meeting.

* * * * *

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COMMUNITY NOTES FOR APRIL

Elizabeth Grant

MORE THAN JUST BOOKS

Some of you will remember a time when libraries proffered only books, newspapers and magazines--with the occasional dusty display of local flora and fauna. That time is long past, gone, with the drugstores which sold little more than medicines.

In order to know what materials and services the Fairfax County system presently offers, the Community Relations Committee has invited Carolyn M. White, Branch Manager of the Woodrow Wilson Library to speak on this subject. This will be the third in the series "Know Your Community" and will be presented on Wednesday evening, April 13th in the East Party Room at 8:00 P.M.

Your local tax dollars support this facility. So come join us on that evening to find out how it can serve YOU!!

TRAFFIC SIGNAL

Highway Commissioner has surrendered, it would seem, in the face of increased traffic and the resulting incidence of accidents on South George Mason Drive. A few weeks ago news came from Nora Squyres, our delegate in Richmond that agreement had been reached on installing a traffic signal at the entrance to the Plaza (and the Skyline House garage). The target date is July 1st. Until then we residents must continue to make the perilous crossing to the "Mall" with extreme caution. Help is on the way!

EXERCISE

Spring is almost here. Along with the magnolia and daffodils also bloom intentions to take off unwanted weight and to get more exercise. To help with the latter, here are some tips, partially taken from an article in the "Golden Gazette".

1) Choose an activity that you like and make it part of your daily routine . . . such as, walking (instead of driving), swimming, dancing, or bicycling.

2) Set a realistic and reachable goal. Do not push too hard or expect dramatic changes if you are not already exercising regularly. Start out gradually and work up.

3) Keep a record of your progress and reward yourself in some way. You might treat yourself to a small gift, a movie, or something else special.

4) Review your goal regularly and modify it according to available time and opportunity for exercise. The important thing is to make it an integral part of your life . . . on a regular basis.

BUILDING TOUR

When a sentence begins with "And now I wish to thank ... ", readers' eyes tend to glaze over. However, I hope yours will not and you will take notice of those whose combined efforts enabled the March Building Tour run smoothly, successfully. Their names appear here in alphabetical order: Ed Barstow, Les Boykin, Harlan Foote, Diets Gerstner, Ken Grant, Henry Holt, Kathleen Jeck, Nancy Faldowski, Bob Lilly, Juanita Mayer, Rob Sherrer, Angie Shilling, Sarah Tatum, Sandy Ziegler.

Those of you who did not take advantage of this opportunity to explore Skyline House missed a real treat. Too bad! Maybe next year!

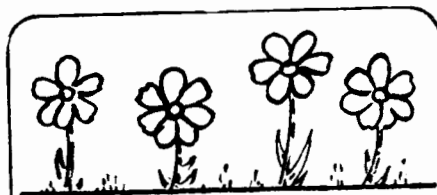
SPRING

Somewhere, sometime, I read a poem ... only part of which I remember.
It begins

"April is a state-of-mind and not designed to stay
Forever blanketed between the months of March and May."

It ends

"April is enchantment formed of earth and sky and wind
A state-of-mind, a mood, a song--all quite undisciplined!"
However incomplete the verse, the sentiment seems appropriate!



MESSAGE TO ALL OWNERS

By Marjorie Levitan, Chairman
Covenants Committee

This year only two owners have chosen to run for the two vacant positions on the Board of Directors. To many this may indicate some apathy on the part of our owners. However, I would prefer to look at this situation in a different way -- that only two of our owners felt they were in a position to obligate three years of their time to carry out the duties and responsibilities required of a director. Apathy on our part will be demonstrated if we are unable to raise a quorum at the annual meeting and elections. Even though there is "no contest," we still need a quorum to make the election official.

Therefore, please mark your calendars for 7:30 p.m., Tuesday, May 3, and vote.

Remember -- if you are unable to attend the Annual Meeting, you can still help make the quorum and vote by filling out your proxy (attached to your "Notice of Annual Meeting") and giving it to any other unit owner or to our Management Agent. All proxies must be notarized. Sandy Ziegler, in the Management Office, will be happy to notarize your proxy at no charge.

Let each of us take just a few minutes during this year to fulfill our responsibility as an owner by voting in person or by proxy on Tuesday, May 3, at 7:30 p.m.

* * * * *





V O T E

**The People's
Choice**

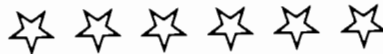
ELECTION OF THE BOARD OF DIRECTORS

ON MAY 3, 1983, AN ELECTION WILL BE HELD TO ELECT, TO THREE YEAR TERMS,
TWO UNIT OWNERS AS MEMBERS OF THE BOARD OF DIRECTORS OF "SKYLINE HOUSE
UNIT OWNERS' ASSOCIATION".

IT IS IMPORTANT THAT YOU V O T E
YOUR VOICE SHOULD BE HEARD AT THE ANNUAL MEETING ON THIS DATE. PLAN
NOW TO ATTEND.

-- WATCH THE BULLETIN BOARDS--

W. H. McClennan, Chairman
Nominating Committee



N O T I C E: Advertisements appearing in this Newsletter do not constitute
endorsement nor reflect approval thereof by Skyline House Condominium
Association or its Board of Directors.



S P R I N G

By J. T. Satterwhite
Unit 405-E

On my walk to work from The House to The Plaza, I pass a clump of decorative bushes just behind the South Building at the west end of the Plaza. They are conveniently tucked away from the cold northeast wind that blows, and if there is any sun, it shines on this spot. On more than one occasion I have observed our resident mockingbird on the ground in this clump of bushes which is almost denuded during the winter months.

I thought this little creature was a very smart bird to get out of the wind and choose this area to spend his day out of the cold. Mockingbirds have an area that they stake out and will fight other mockingbirds to defend this territory. Usually a male and female will share this space together. The area is defined and defended because, by some innate knowledge, they know this space will produce enough food to take care of their needs. No more than two can share this space. Even when they produce offspring, the parents will eventually force them to find their own space so that they can exist. The pair will fly from corner to corner of their space and survey their kingdom. Woe unto a stray mockingbird from another area!

All the time they are surveying their kingdom, they imitate a variety of other song birds up to ten different species. How many times have I walked out of the back door and been greeted by a melodious song from this enchanting resident. They are a delight on a warm spring day. It's almost like a greeting from Mother Nature saying that winter is almost over.

I have gotten to know his favorite spots -- the top of the wall on the garage, the tree next to the Plaza sign out front, to the rear of the South Building. My sightings were always at a distance except when I would spot him on the ground in the bushes, and walking along the sidewalk brought me within two feet of his hiding place. It seemed that as long as he was in the bushes he felt safe from the humans that walked that way, possibly because most people didn't know he was there. I never stopped to inspect his hiding place, because I felt that if I stopped, it might frighten him. So we had a kind of agreement. He knew that I knew he was there, but as long as I kept walking, he was O.K.

One day in a hurry, I must have surprised him, because he flew from within the bushes to the top of the light pole about ten feet away. That's when I became aware of his plight in life. It was a curious thing that a mockingbird inhabited a ground position; however, I felt he was just a clever bird and had picked a very good spot to spend the winter. Not so. For as he was perched on that light post, I realized that Skyline's melodious singer only had one leg with which to stand. His second leg was completely missing.

Thinking back on some of his most vocal days with those beautiful songs that he sang the last two years for me made me feel very humble indeed.

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