

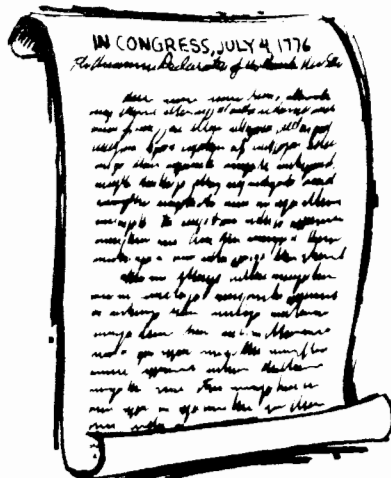
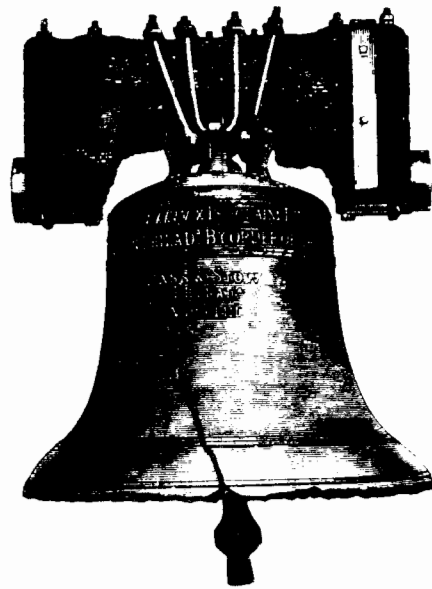
The *House Special*

VOLUME III

JULY 1983

ISSUE 8

America's Birthday



SIGNERS OF THE DECLARATION OF INDEPENDENCE FROM VIRGINIA

Francis Lightfoot Lee
Thomas Jefferson
Carter Braxton

Thomas Nelson
George Wythe
Richard Henry Lee





NOTES FROM THE BOARD

Wynfred Joshua
Vice President

The Board started its June session with the report from the Security/Fire Safety Committee. After some discussion of the pros and cons, the proposal was adopted to permit a co-owner to have one key to the storage room in which the owner's locker is located; a refundable deposit of \$25 is required.

The proposal to build a six-foot chain link fence along the west boundary of our property with Build America and along the south boundary from the garage to the Coca Cola plant evoked a lively discussion. Some Board members felt that such a fence would be a premature reaction to a problem that might not exist; others were concerned about the aesthetic aspects and noted that the Architectural Control Committee should consider the plan first. In the end the motion was tabled.

Several routine issues were handled, such as the continuation of the contract with Wells Fargo for security services, and the selection of American Window for washing the exterior windows of Skyline House (except for the balcony ones).

Management alerted the Board to the trampled plants and grass at the entrance to the West Building lobby. An almost constantly muddy area had been created. A Board member commented that this was the result of residents being forced to walk over the grass when parked cars obstruct the end of the walkway. The Board accepted the plan to extend the sidewalk by installing a triangle.

Management reported that it had identified a consultant in Philadelphia who was prepared to evaluate our gallery carpet for about \$400.00. The Board decided not to go ahead at this point and tabled the issue.

A final item was the ratification of the President's nominations for appointment to the Covenants Committee and its sub-committees. Marjorie Levitan accepted the chairmanship of the Covenants Committee; elsewhere in this issue the other members are listed.



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DATE: June 21, 1983
TO: Members of the Board of Directors
FROM: Edward Stolarun, President of the Board
SUBJECT: Covenants Committee Appointments

In accordance with the Board decision that officers of the Covenants Committee and members of the Hearing Subcommittee and Rules Subcommittee thereunder are to be appointed by the President of the Board, the following nominations have been appointed and ratified by the Board.

Covenants Committee

Chairperson: Marjorie Levitan 405W
Vice Chairperson: Howard McClennan 414W
Secretary: Vacant - to be filled at a later date

Hearings Subcommittee

Chairperson: Howard McClennan 414W
Member: Ann Casey 914E
Member: Ralph Huppert 106E
Member: Milton Kaminsky 716W
Member: Jim Hawes 1715W
Member: Bill Sutherland T-15W
Member: Damon Manton 1314E

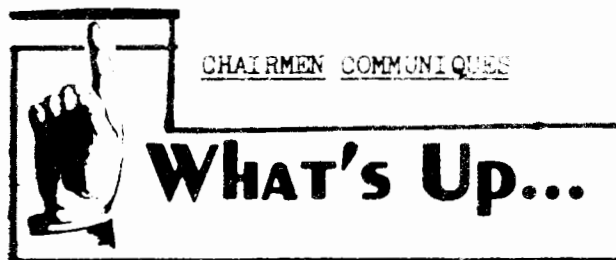
Rules Subcommittee

Chairperson: Col. Frederik Murrill 412E
Member: Marjorie Foote 501E
Member: Helen Kumor 1508W
Member: Bernice Kaminsky 716W
Member: Ross MacAskill 206E

The above nominations for appointment were selected based upon information and suggestions from members of the Skyline House community and present members of the Covenants Committee. All nominees have been contacted and have agreed to serve.

* * * * *





RECREATION COMMITTEE REPORT FOR JUNE

By Ann Ricci
Committee Chairman

BINGO. Bingo has been canceled for the summer months (July and August). Watch here for start-up announcement.

PARTY BRIDGE. Party Bridge has been canceled for the summer months (July and August). Watch here for start-up announcement.

DUPLICATE BRIDGE. Held Every MONDAY evening in the EAST PARTY ROOM.

WINE AND CHEESE SEMINAR AND PARTY. This event, thanks to J. T. Satterwhite, has been acclaimed the best event ever run by the Skyline House Recreation Committee. We had a fabulous turnout, the seminar was well run and the wine, cheeses, fresh fruit and live entertainment made a rainy Sunday afternoon pass easily. This was an event we will try again; if you missed out, watch for the announcement next time.

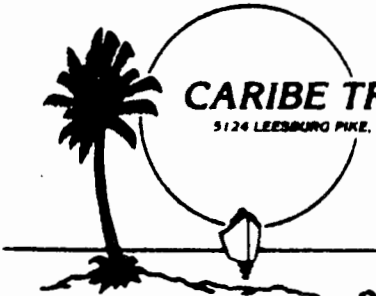
EXERCISE CLASSES. We will have a new class starting on Thursday, July 14. The cost is \$20.00 per person for the eight week session. Sign up sheets are at the lobby desk. Remember, residents and guests are invited.

TGIF. Thank you to our gracious hostess and host for June -- Mimi and Gordon Frank.

FLEA MARKET, CRAFT FAIR AND BAKE SALE. This event was held on Friday, June 24, after the due date for the HOUSE SPECIAL. Gladys Ponce-Manrique and Ora Kerlin were chairpersons for this event. We will have a full report in next month's HOUSE SPECIAL.

REMEMBER OUR BIG SUMMER COOKOUT JULY 30 (SATURDAY) -- July 31 will be our rain day. We will have Pat and Harry assisting like last year and are hoping for a large turnout.

* * * * *



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FINANCIAL MANAGEMENT AND ADMINISTRATIVE COMMITTEE

By Bill Miller

The committee met on Tuesday, June 7, 1983, with ten members and the Board Representative present.

The committee members made a final review of the recommendations that have been proposed in regard to establishing a closer working relationship between the Board of Directors and the Association committees. The recommendations of the committee have been forwarded to the Association Secretary for further review and submission to the Board of Directors for its deliberation, approval or disapproval.

The committee members also reviewed the bids submitted by the Property Manager to the committee for window washing, replacement and additional plantings, and security. The recommended bid selection in each category was forwarded to the Board of Directors for consideration and to the Property Manager.

The subject of reserve funds was again discussed. The Chairman of the Planning and Analysis Subcommittee will arrange a joint meeting with members of the Physical Plant and Operations Committee to establish a joint position on reserve funds and the method of calculating the annual amount to be added to each fund.

I believe this is an appropriate time to introduce to the Skyline Unit Owners the present members of the Financial Management and Administration Committee. These are the individuals who for many months have faithfully attended regular and special committee and subcommittee meetings and offered their time and expertise in carrying out the financial management and administration functions of the Skyline Unit Owners Association.

Ed Bisgyer
Allen Cohen
Rose DiFonzo
Gladys Frank
Julie and Brian Le Bert-Francis
Ken Grant
Grace and Wayne Krumwiede
Helen and Jan Kumor
Steve Matula
Howie McClellan
Joe Strahs, Association Treasurer, Board Representative
(non-member)

Verna Gura was a visitor to the committee for the first time at our last meeting. We hope to see her at our next meeting in July and establish her as a regular member of our committee.

Many owners will be vacationing during the summer months and committee meeting attendance may be less than expected at other times of the year. The Financial Management and Administration Committee will continue to meet the first Tuesday of each month throughout the summer months.

* * * * *



PHYSICAL PLANT AND OPERATIONS COMMITTEE

By Diets Gerstner

In the past seven issues of the HOUSE SPECIAL we reported on major warranty items that have and have not been completed by the developer. We also gave estimated repair costs. These were:

| <u>Warranty Items Not Completed</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 |
| 8. Trash Chutes | \$ 3,500 |
| 9. Pipe Vibration Isolators on Aircooled Condensing Units | \$ 4,800 |
| 10. Unsealed Wall Pipe Penetrations | \$ 2,500 |
| 11. Excess Roof Gravel and Bad Caulking | \$ 6,500 |
| 12. Pool Circulating Pump | \$ 1,000 |
| 13. Main Lobby, Northeast Corner Stucco Soffit | \$ 900 |
| 14. Developer Reimbursement for Car Garage Door Replacement | \$10,000 |
| 15. Weep Holes in Building Exterior Brickwork | <u>\$130,000</u> |
| | \$350,700 |
| <u>Warranty Items Completed</u> | <u>Estimated Repair Cost</u> |
| 1. Paint Garage Pipe Hangers | \$ 3,500 |
| 2. Install Correct Garage Sprinkler Pipe Supports | \$ 2,000 |

Warranty Items CompletedEstimated Repair Cost

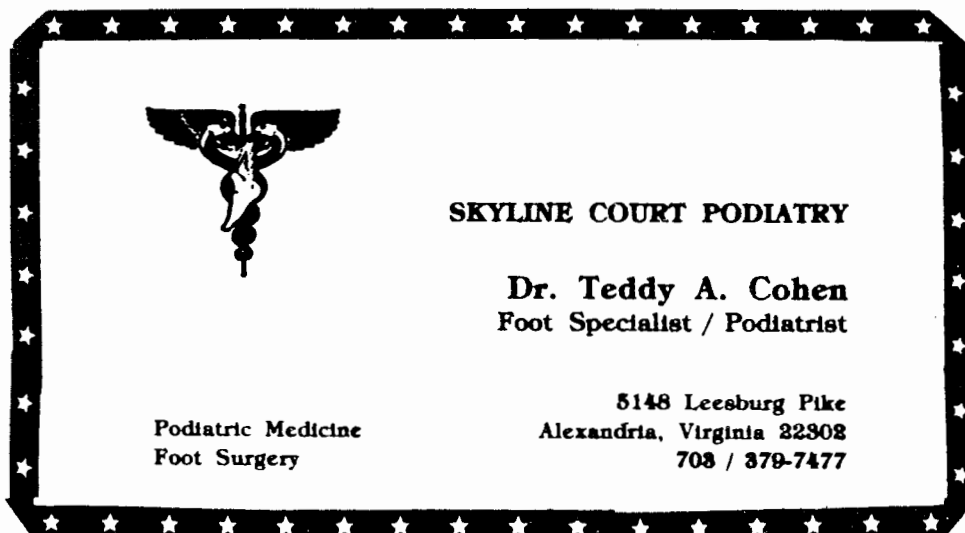
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|--|----------|
| 3. Paint Cooling Towers' Support Steel | \$ 5,000 |
| 4. Paint Iron Anchors for Garage Precast Exterior Wall Panels | \$ 5,400 |
| | <hr/> |
| | \$15,900 |

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 on March 5, 1982.

Besides the warranty items described above, there is an additional one that is of major importance. It concerns the presence or absence of a horizontal soft joint between the top of the exterior brick and the underside of the concrete floor slab on each level of the east and west buildings. Such a soft joint is needed to provide a small space into which the brick veneer can expand to accommodate volume changes caused by thermal and moisture expansion. Also, with reinforced concrete frame construction, as used in our buildings, there is a slight shrinkage of the columns at each floor. These two factors combine to create considerable compressive force on the brick veneer which can cause cracking, misalignment, and spalling of brick faces unless alleviated by a horizontal expansion joint. The architectural drawings for our buildings do not show anything about the presence of such an expansion joint. Therefore, plans have been made to verify the presence or absence of horizontal expansion joints in the brickwork of the east and west buildings. If expansion joints are not present, the ALPHATEC report estimated that it would cost \$500,000 to correct the problem.

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

* * * * *



COINCIDENCE

By Helen Wiener

Several years ago we had the opportunity to entertain a visitor from Mauritius, an island in the Indian Ocean east of the Malagasy Republic of Madagascar, off the east coast of Africa. Its population is multi-racial and multi-cultural, but its official languages are French and English, since at various times before becoming independent, it was governed by France, as well as by Great Britain. Our visitor was Director of the Institute for Bilingualism in the capital and was visiting various universities and government agencies in this country.

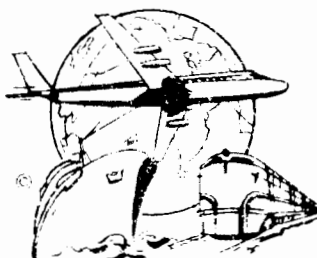
Some days before his arrival we asked a friend, who is also a native of Mauritius, if he knew him. Our friend, stopping a moment to ponder, acknowledged that he knew him, indeed, not in Mauritius but in London. What a happy coincidence, we all thought. As a surprise to our guest, we were all invited for dessert and coffee to the home of our friend.

After a very pleasant time at dinner, we told our guest that we were invited elsewhere for the remainder of the evening, without telling him who his second host was. Upon our arrival at our friend's home, we did not introduce the two Mauritians to each other but waited for the spark of recognition. Suddenly, our visitor broke into a big smile and warmly embraced our friend. It was indeed a big surprise, and we spent the evening enjoying their reminiscences of London and Mauritius and the exchange of personal histories since they had last met.

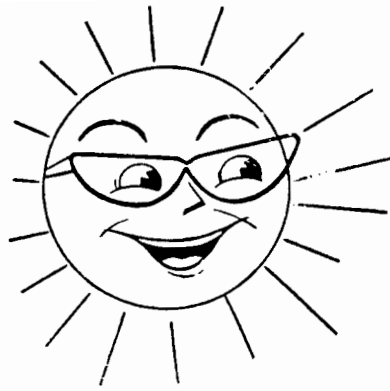
Music was the avocation of our visitor, both as a composer and a conductor of a young people's chorus, for whom he was composing a guitar mass to be sung and played during the coming Christmas season. We all discussed our favorite music and composers and performers. He was particularly enchanted by the variety of concerts at the Kennedy Center and planned to attend as many as he could while he was in Washington.

Several days later, during the intermission at a recital at the Kennedy Center, whom should we meet but our Mauritian visitor! We were pleased to have another opportunity to see him, and after the concert we bade him a final farewell at his hotel. Life should provide more such happy coincidences, and we trust it will.

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Around the House



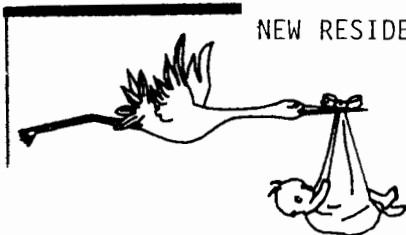
CONGRATULATIONS and BEST WISHES to: Mr. and Mrs. John Mullins of Skyline House who were married June 3. Mrs. Mullins is the former Marcy Eckroth.



* * * * *

The BEST KEPT SECRET in SKYLINE HOUSE: Adua Strangere's June birthday. Belated best wishes to our beloved front desk receptionist.

* * * * *



NEW RESIDENTS: JESSICA MORALES, born June 17. Her parents are Henry and Amy Morales, 812W.

JENNIFER LYNN WILLIAMS, born June 20. Her parents, Mr. and Mrs. David Williams, 508W. Her proud grandparents were here from Florida to welcome her.

* * * * *

ACHING BACK: Terry McAdams, recently home from Northern Virginia Doctor's Hospital, says it isn't funny. We're glad you are feeling better, Terry.

* * * * *

CONSERVATION: Ed Berman, 1706E will be happy to deliver your "throw away" magazines to National Orthopedic Hospital. Leave them at the front desk for Ed.

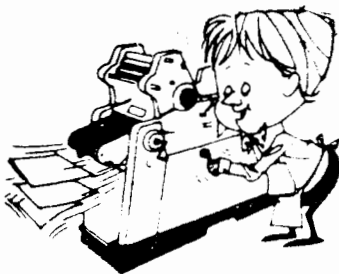
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Editor - Marden Kimball
513-W
820-1373
Letters Editor - Elizabeth Grant
Secretarial Editor - Kathleen Jeck
Calendar of Events - Gladys Ponce-Manrique

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



From Management



TOWING

This time of year we have many residents moving in and we would like to bring to your attention again the policy on towing.

First of all, we would like all vehicles to be registered in the Management Office. You will be requested to fill out two ID cards and be given a sticker with a number for the back of your rearview mirror. We file your registration cards by sticker number, apartment number and parking space number. If you do not have a sticker, please obtain one.

Employees are familiar with our filing system and will be glad to assist you when a vehicle is parked in your space. You will need to give the sticker number to the desk clerk and they will call the unit for which the vehicle is registered. If the desk is unable to reach the person parked in your space, you may request that a tow truck be called. We use J & D Towing because their trucks can maneuver within our garage and they have a storage facility for impounded vehicles which is required by Fairfax County. However, you may call any towing company you wish. If you decide to use J & D's services, you must sign the towing slip. The desk personnel cannot do this for you since you are the owner of the space.

Vehicles parked in guest parking or handicap parking without proper identification, (valid guest parking permit or handicap license plates or handicap decal) will be towed by Management. Please tell your guests about our parking permit requirement. We would also like to state again that parking by residents in guest parking is permitted for one hour only. Of course, if your vehicle is not identified by a resident's sticker or guest parking permit we have no way of contacting you before the vehicle is towed. Your cooperation is necessary to make our guest parking system work.

STREET CLEANING

on George Mason Drive was a success, thanks to those residents who did not park in the designated area last week. Only two cars remained parked on George Mason between our entrance and Skyline Plaza's entrance. Therefore, we were able to remove the debris from the long winter.

Our recent garage cleaning was not as successful because many cars remained parked.

We hope that next time we clean the garage, we will receive as much cooperation as we did when George Mason Drive was cleaned.

SWIMMING POOL REMINDERS

Please use the "G" level to go to and from your unit to the swimming pool deck. Do not go through the lobby in swimming attire. If you are expecting guests and you wish them to meet you at the swimming pool, you must leave an admit slip and pool pass for them at the desk.

Admittance to the building and parking permits will not be given guests unless you can be reached in your Unit or an admit slip has been left at the desk. The desk staff may not call the pool to see if a resident is there.

No food or drink is allowed in the fenced in area of the swimming pool. You may not take coolers or any other containers inside the fence. If you wish to eat and drink at all while in the pool area, you must sit outside the fence.

Glass containers of any kind are not allowed.

NOISES IN THE NIGHT

If you are disturbed by loud stereos or other loud noises, particularly late at night, you may call the desk and request the Security Guard's help in locating the source. If you are certain of the source, please ask the desk clerk to call the unit you suspect is causing the problem. In most cases, residents do not realize they are disturbing someone else and are happy to discontinue whatever has caused the disturbance. If the noises occur on a regular basis and calling the unit or the Security Guard has not helped the situation, you may contact the Management Office for further help.

We would like to remind everyone that there is a Fairfax County Ordinance concerning loud disturbances after 11 PM. Our House Rules and Regulations require unit owners and residents not to allow or make any disturbing noises which will unreasonably interfere with the rights, comforts or conveniences of other unit owners and residents.

We must all be aware that sounds which do not seem loud in our units may transmit to another unit in a way that is very disturbing. Some of the complaints we receive in the Management Office are - stereos too loud or bass not adjusted properly; running, heels clicking or chairs scraping on uncarpeted floors. When any of the above occur on a regular basis, they can become very disturbing to neighbors.

* * * * *

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

CALENDAR OF EVENTS

1983

JULY

1983

| SUNDAY | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| <div>JUNE</div> <table><tr><td>Sa</td><td>Mo</td><td>Tu</td><td>We</td><td>Th</td><td>Fr</td><td>Sa</td></tr><tr><td></td><td></td><td>1</td><td>2</td><td>3</td><td>4</td><td></td></tr><tr><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td></tr><tr><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td></tr><tr><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td></tr><tr><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td><td></td><td></td></tr></table> | Sa | Mo | Tu | We | Th | Fr | Sa | | | 1 | 2 | 3 | 4 | | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | | | <div>AUGUST</div> <table><tr><td>Sa</td><td>Mo</td><td>Tu</td><td>We</td><td>Th</td><td>Fr</td><td>Sa</td></tr><tr><td></td><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td></tr><tr><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td></tr><tr><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td></tr><tr><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td></tr><tr><td>28</td><td>29</td><td>30</td><td>31</td><td></td><td></td><td></td></tr></table> | Sa | Mo | Tu | We | Th | Fr | Sa | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | | | | CHECK BULLETIN BOARDS FOR ADDITIONS OR CHANGES | | | | 1 T.G.I.F. 6:30 p.m. EPR | 2 |
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| 28 | 29 | 30 | 31 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | 4 Bridge 7:30 ECR Independence Day | 5 Financial Mgmt. & Administration 7:30 ECR | 6 | 7 Recreation Comm. 7:30 ECR | 8 | 9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | 11 | 12 Community Relations Comm. 8 p.m. WCR | 13 | 14 Exercise Class 6:45 p.m. EPR Physical Plant Operations 8 p.m. WCR | 15 St. Swithn's Day | 16 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 17 | 18 Bridge 7:30 p.m. ECR | 19 BOARD MEETING 7:30 EPR | 20 | 21 Exercise Class 6:45 EPR | 22 | 23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | 25 | 26 Covenants Comm. 7:30 p.m. WCR Security Comm. 8 p.m. ECR | 27 | 28 Exercise Class 6:45 EPR Covenants Comm. 7:30 p.m. ECR | 29 | 30 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 31 Rain date Cookout | Bridge 7:30 p.m. ECR | | | | | COOKOUT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |