

# The *House Special*

VOLUME III

SEPTEMBER 1983

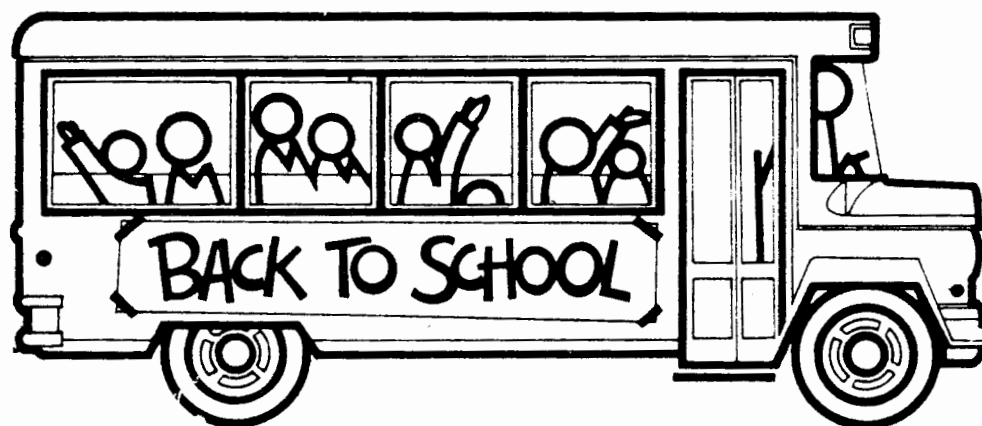
ISSUE 11

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## PLEASE NOTE

<u>COMMITTEE</u>	<u>CHAIRPERSON</u>	<u>UNIT #</u>
ARCHITECTURAL PLANNING & CONTROL	CARROLL THOMPSON	1108-W
COMMUNITY RELATIONS	ELIZABETH GRANT	1408-W
COVENANTS	HOWIE McCLENNAN	414-W
FINANCIAL MANAGEMENT & ADMINISTRATION	BILL MILLER	1702-E
PHYSICAL PLANT OPERATIONS	DIETWALD GERSTNER	213-W
RECREATION	ANN RICCI	304-E
SECURITY & FIRE/SAFETY	LES BOYKIN	914-W

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MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS  
SKYLINE HOUSE UNIT OWNERS' ASSOCIATION

By Gordon A. Frank  
Secretary

Despite a full agenda, there were only a few unit owners present to hear Mr. Frank announce that in a letter dated August 8, 1983, the developer accepted responsibility for such things as the cracked soffitt on the lobby building, excess gravel on the roof, and misaligned railings on the two tower roof promenads. The developer promised to study further the garage expansion joint and the waterproof joint between the garage and the residential tower. On most other matters, such as the weep holes and horizontal expansion joint, the developer stated, "We do not believe this item requires any further action on our part." The Board will schedule an executive session to determine its future course of action.

Mr. Stolarun announced that his investigation showed there was no easement for the Northern Virginia Community College across Skyline House property. In a related matter, Ms. Bear announced that the survey of trespassers would be delayed until the Community Relations Committee resumed its meetings in the fall. It was also agreed to delay for 60 days consideration of the proposed Board/Committee Chairperson relationships pending resolution of the dispute regarding two recently added items. The first item would permit each resident to vote on only one committee. The second item would permit only one vote per unit regardless of the number of unit residents present. Objections were raised based on the premise that committee activity would be hindered. Mr. Frank indicated he would try to attend one session of each committee to explain the proposed changes. Further work is still needed on the investigation by the Management Agent as to the feasibility of shade awnings at the pool. Also delayed, pending receipt of advice from the Association's attorney, is the penetration of interior walls to inspect certain construction features. One resident who volunteered to have his walls penetrated asked the Board to sign a legal agreement to accept responsibility for repairs. The proposed agreement is being reviewed.

The Fire Department has declared that our landscaping plan for the octagon by the main entrance will not interfere with the movement of fire equipment on the property. No hazard would be posed.

The Board authorized making available to new owners one copy of the condominium documents at no charge for as long as the limited supply, recently received from the developer, lasts.

The Physical Plant Operations Committee will be asked to develop, in conjunction with other committees, as appropriate, and with the Management Agent solutions for removing water from the pool shower rooms, which now are to be used by all going to the pool area, and wheel chair access to the main lobby and West Building mail lobby, as well as the proposal for cable television service from Media General.

The Board confirmed nominations of Howard MacLennan as Chairperson of the Covenants Committee and Ralph Hippert as Chairperson of the Hearings Subcommittee. The Board also again expressed its appreciation for the fine job by the previous Chairperson. Still needed, however, is a Secretary. Those owners who have stenographic skills are urgently requested to volunteer for this most important and

interesting task. Also confirmed were Ora Kerlin as Chairperson of the Holiday Fund and Edna St. Peter as Vice Chairperson.

The Board approved the recommendation by the Resident Manager, who upon her own initiative received permission from county authorities, to open the double gate between the pool and the pool promenade, provided the double doors between the promenade and exercise room foyer were locked. Residents will still have to enter the pool area through the shower rooms, but once in the pool area they will be able to pass freely between the pool and the promenade, as before.

Mr. Strahs made a matter of record the initiative of one Wells Fargo guard who took it upon himself to check into the presence of a resident, Mr. Strahs himself, in the storage room late one evening. The guard handled the matter expertly and with aplomb, and Mr. Strahs wished it to be recorded.

Finally, due to concerns expressed by residents about drivers not keeping to the right side when driving through the west building driveways, Mr. Stolarun agreed to review with the attorney the possibility of striping some or all of the driveway, based on recording in writing that the striping does not indicate the Association is accepting the Pflug paving but that the striping is necessary immediately to preserve the safety of residents and guests.

\* \* \* \* \*



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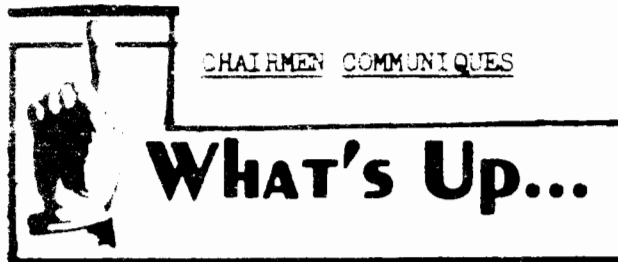
#### HOURS

Mon-Tues-Wed-Fri-Sat 9AM-5PM  
Thursday 9AM-8PM

Skyline Plaza, South Bldg.  
B-1 Level C-10

TRY A "SUN" CUT AND LOOK TERRIFIC





SECURITY & FIRE/SAFETY COMMITTEE

By Les Boykin, Chairman

Would any resident care to volunteer to stage a burglary in the House? When Skyline Plaza held a Crime Prevention meeting in May, it just happened to be scheduled shortly following a number of burglaries there. RESULT: a crowd of more than 160 overflowed into the corridors and stayed with no air conditioning for over two hours.

If we were to schedule such a meeting here now (as we did in January), we could probably attract between 20 to 25 residents out of more than 1,000. Actually, we are both pleased and troubled that most of our residents apparently feel secure—for example, in our request in last month's House Special to hear from any who might feel more secure by being escorted from the garage into the building, we got no response. Maybe it's a dumb idea, but at least we offered to consider such an arrangement if anyone wanted it and now the Committee need not bother with it. Let us hear from any of you who have something else worrying you in the security area that we should consider.

Meanwhile, we were busy without having meetings in July and August. John Bassett, while on vacation, put his expertise in the procurement field on paper for the Financial Management Committee's consideration. Ken and Elizabeth Grant, while on vacation, came up with an excellent effort in their review of the Front Desk Manual, a tough job, which will give the rest of us a lot to edit and sweat over. Rob Sherrer is working with Kitty McDaniel, the resident who smartly suggested a convex security mirror on the G level corridor in the West building, to decide the best size and placement. Rose Bravo has cheerfully edited and typed Committee papers. Harlan Foote monitors all of the incidents occurring in the House and follows up where appropriate. He will be doing the annual summary of incidents in mid-September and report to you in the House Special next month.

Speaking of incidents, we want to commend Ralph Alvey for reporting the twisting off of his left windshield wiper between August 9th and August 13th on the top level of the garage on the east side. If anyone has any information bearing on this vandalism, please contact Ralph and the Management Office. Many of us might not have reported this—but it is important to do so because we need to know what is going on to address security problems and you never know when one piece will fit with another piece. The vandalism was reported to the police.

\* \* \* \* \*

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## FINANCIAL MANAGEMENT AND ADMINISTRATION COMMITTEE REPORT

By Bill Miller

The Committee met on Wednesday, August 3, 1983, with the Chairman and seven members present. Also attending the meeting were Milton Kaminsky and a new visitor, Zell Cantrell, from the East building. We hope that Zell will continue to attend our meetings and become an active committee member.

The proposed procurement procedure for the Association intended to provide timely and factual information to the Board of Directors from the committees and Property Manager for use in their review and approval of procurement actions was discussed at length at the meeting. Final action on this proposal has been postponed until a joint meeting between the Treasurer, Property Manager, a Management Agent representative and committee representatives can be held. Due to vacations and travel commitments, a joint meeting will likely be held toward the end of September or during the month of October.

The review of the Board of Directors/Committee relations proposal has been postponed by the Board until the Secretary meets with the various committee chairpersons to discuss proposed changes that have been made to the proposal. The Financial Management and Administration Committee will include this as an agenda item for the meeting on Tuesday, September 6, 1983. An item of primary concern is the proposed changes in regard to committee membership and requirements for voting as a committee member.

The proposed Association budget for 1984 will be forwarded to the Board of Directors by the Property Manager sometime during the month of September. The budget will be an agenda item for our October meeting for a general overview by the full committee. The proposed budget will then be forwarded to our Planning and Analysis Subcommittee for an item by item review and recommendations. A final review will be made at our November meeting and the full committee recommendations forwarded to the Board of Directors for their approval. Unit owners who have an interest in the budget process are encouraged to attend our meetings and to participate in the deliberations.

The committee members again wish committee member, Gladys Frank, a speedy get well and a quick return to active committee participation.

\* \* \* \* \*



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## COVENANTS COMMITTEE REPORT

By W. H. McLennan, Chairman  
Unit 414-W

On August 4 the above committee finished up its third meeting on the review of its subcommittee report on updating the Skyline House Rules and Regulations. The subcommittee has been working on this project for over a year.

Over twenty unit owners and co-owners were present to lend their voices and vote on adoption or rejection of the subcommittee's proposals.

Prior to getting into the business at hand, it was voted to give our departing Chairlady Marjorie Levitan and Secretary Deanna Hammend a sincere vote of thanks and appreciation for their outstanding work and dedication to their duties while serving in their positions.

At the August 25 meeting of the Covenants Committee there was a rerun of a clean copy of said Rules and Regulations. The revised Rules and Regulations will be presented to Gordon Frank, the Covenants Committee Representative from the Board of Directors, who will submit them to the Board of Directors for action.

Action was taken on a report from Col. Fred Murrill, Chairman of the Rules Subcommittee, on a proposal for a "Procedure for Reporting and Followup on Violations of Rules and Security Matters."

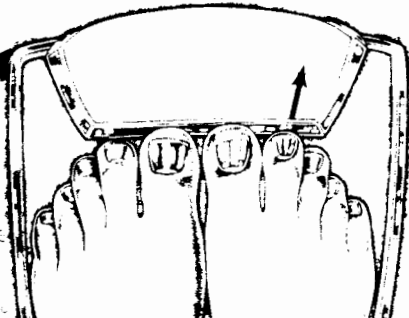
In closing this report to all our owners, renters, etc., I would like to report that while waiting for the mail downstairs three days after the Board of Directors meeting, at which they concurred on my appointment by President Ed Stolarun as Chairman of the Covenants Committee, a friend of mine came up to me and asked if it was true. I told him, yes, it was, and he then said, "I do not know whether to congratulate you or feel sorry for you."

Time will tell.

\* \* \* \* \*

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# 1983

# SEPTEMBER

# 1983

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY																																																																																				
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September

Yom Kippur



## COMMUNITY NOTES

By Elizabeth Grant  
Chairman

Skyline Plaza will host a Voter Registration Night on Thursday, September 22, from 7:00 to 8:00 p.m. in their North Card Room. If you have NOT already registered or wish to record a change of address, this is your chance to do so conveniently. You must be 18 years of age or over by November 8, Election Day. This year there is a contest for the post of Mason District Supervisor and Delegates to the Virginia House of Representatives and Senate. We all have a stake in the results!

Were you aware that a co-owner may submit a proposal for consideration by our Board of Directors by submitting a written request at least eight (8) days before the monthly meeting?

Bothered by noise from the Coca Cola Plant or NVCC? Call the Alexandria Department of Environmental Health and Noise Control. Their phone number is 838-4860.

The Fairfax County Department of Recreation is sponsoring an outdoor Arts, Crafts and Photography Show and Sale on Saturday, September 10, from 8:30 a.m. until 4:00 p.m. at the Old Court House in Fairfax City. Volunteers are needed to help with registration. The work requires that the volunteer have the ability to work with people and handle money. For more information, call the Voluntary Action Center of Fairfax County at 691-3460.

The Alexandria Community Singers will hold auditions for 1983-84 season on September 13 and 20 at Westminster Presbyterian Church at 7:30. The only remaining openings are for tenors, baritones and basses. The Singers is a large, friendly community group that plays a wide variety of music ranging from country to light rock, show tunes to big band, Dixieland to jazz. The group presents two major concerts a year in addition to appearances before business groups, charities and civic organizations. They have been featured for the last two years in the Kennedy Center Christmas Festival and in the Mormon Visitors Center Christmas program. For more information, call 549-2705 before 10:00 p.m.

The Community Relations Committee regrets any inconvenience to those who came prepared to participate in last month's meeting -- one which had not been intended to take place. However, there IS one definitely scheduled for September 13, at 8:00 p.m. in the West Card Room. Come and join our deliberations on matters of interest to Skyline House residents. All are welcome!

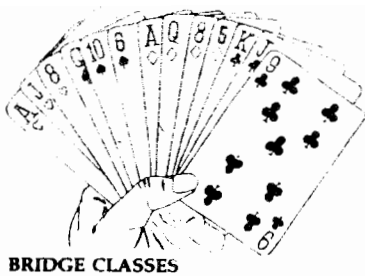
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### **A Little Story**

This is a story about four people named Everybody, Somebody, Anybody and Nobody. There was an important job to be done and Everybody was sure that Somebody would do it. Anybody could have done it, but Nobody did it. Somebody got angry about that, because it was Everybody's job. Everybody thought Anybody could do it, but Nobody realized that Everybody wouldn't do it. It ended up that Everybody blamed Somebody when Nobody did what Anybody could have done!

\*\*\*\*\*





BRIDGE CLASSES

## RECREATION COMMITTEE REPORT

By Ann Ricci  
Chairman

Some exciting new events for September:

September 7, East Party Room. We will be starting an aerobics class. Every Wednesday night for eight weeks. \$15.00 per person. 6:30 to 7:30 p.m.

September 14, East Card Room. Bridge lessons are being offered. Every Wednesday night for eight weeks. \$40.00 per person. 7:00 to 10:00 p.m.

Sign-up sheets for both events are at the front desk.

Thank you to Maria Boykin and Gladys Ponce-Manrique for another wonderful Pot Luck evening on August 17.

The cookout in July was a wonderful success. Thank you to everyone on the Recreation Committee who helped make it a big hit.

Thank you to Bernice and Milton Kaminsky for August's TGIF Party.

Fall Bingo is scheduled to start September 15, 7:30 p.m., West Party Room, \$0.50 per card. Six games, plus one giant jackpot!

J. T. Satterwhite is off and running again -- Oktoberfest is scheduled for October -- watch at lobby desk for sign-up sheets.

\* \* \* \* \*

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## PHYSICAL PLANT AND OPERATIONS COMMITTEE REPORT

By: [Name] - Secretary  
Chairman

On August 11, 1983, at 8:00 p.m. in the East Card Room, the Physical Plant and Operations Committee held its monthly meeting. The following actions were taken.

### Proposed Items for Inclusion in the 1984 Budget

Item - The three-bedroom units on the east and west ends of our two buildings have stove and dryer ducts that vent to the outside wall above the dining rooms. As such, they cannot be cleared of accumulated grease and lint unless a scaffold is lowered down the outside of the building. The stove and dryer ducts of all other units vent above the balcony door and are therefore accessible for cleaning by unit owners. It was proposed that money be included in the 1984 budget to install non-clogging ducts.

Recommendation - This item was rejected for inclusion in the budget because of the following section of the Virginia Condominium Act: "If any chutes, flues, ducts, conduits, wires, bearing walls, bearing columns, or any other apparatus lies partially within and partially outside of the designated boundaries of a unit, any portions thereof serving only that unit shall be deemed a part of that unit." Hence, it appears that the stove and dryer ducts belong to the units and are the responsibility of the unit owner and not common area elements.

Item - Combining the master electric meters in the East and West Buildings would substantially reduce our electric bill for the common areas. Our Management Agent, in conjunction with VEPCO, performed a study on what it would cost to combine the meters. The initial cost would be \$36,902.00. There would be a continuing monthly maintenance charge of \$222.44. Savings in utility costs were estimated at \$23,000.00 per year. The initial installation would pay for itself in less than two years.

Recommendation - The committee voted to include \$37,000.00 in the 1984 budget for totalizing the master electric meters. This recommendation will be passed on to the Finance Committee, which initiated the action.

Item - It was proposed that funds be provided for hiring a qualified consulting engineer to advise the Association on how to eliminate or reduce the noise associated with the trash chute and the freight elevator in the East Building. Both of these common elements are placed out of service at night so as not to disturb the occupants of adjacent units.

Recommendation - The committee voted not to include this in the 1984 budget. It was felt that shutting down the freight elevator at night was sufficient. Also, the trash chute is a warranty item that has been handed over to the developer to correct.

Item - Half of the fluorescent bulbs in the light fixtures of the S-level corridor in the East Building have been removed for the sake of economy. It was proposed that money be set aside to restore the lights on the S-level of the East Building to a like-new condition. Every other two-bulb fixture should be removed and the ceiling repaired, or all two-bulb fixtures should be replaced by one-bulb fixtures so that the S-level has a finished appearance rather than a run-down look.

Recommendation - The committee voted not to include this item in the budget. The consensus was that the removal of the bulbs did not detract that much from the appearance of the corridor.

#### Miscellaneous Committee Discussions and Announcements

Channel 10 on your TV is the Skyline Plaza and House bulletin board. Washington Cable has provided this service, so if you turn to Channel 10, whether you are on the cable or not, you will see announcements of meetings and other activities. We can place notices of our committee functions if we wish by calling Washington Cable.

On July 25, 1983, Gordon Frank and the Chairman of the Physical Plant and Operations Committee, Diets Gerstner, met with Bob Malone of Richmarr Construction to inspect warranty work on the garage. Of the 45 items on the list for the garage, about half have been repaired. Right now replacement of the cracked bricks in the garage facade is underway.

Media General Cable of Fairfax sent us a form letter addressed to "Dear Reader" asking that the Association sign an enclosed easement agreement so that it could wire our buildings for cable TV. The agreement was rather curt, stating that any damages done to our buildings during wiring would not be Media General's responsibility. The committee took no action on this preliminary feeler.

The Board of Directors has asked the Physical Plant and Operations Committee to make recommendations on what it thinks Build America should specifically do to restore the west end of Skyline House property to its original condition, that is, its condition before Build America dug up the area to lay sewer pipes. The committee decided that between now and the next committee meeting on September 8, 1983, the committee members should personally inspect the area in question, ascertain its condition, and present their suggestions for corrective action at the meeting on September 8. Accordingly, I am requesting that each of you take a few minutes to walk around and inspect it so that we can hold an informal discussion at our next meeting. The main things to look for are the asphalt pavement, the curbing, and the grass. It has been about a year and a half since the area was dug up.

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

\* \* \* \* \*

\* \* \* \* \*

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

# POTPOURRI

Moses Owens, whom we all miss so much, will be so thank you for your cards, letters and best wishes for his speedy recovery.

Moses will celebrate his birthday September 4.  
3012 South 18th Street, Arlington 22204.

Also having birthdays this month -- Lucy MILLIKIN (5th)  
Roxie Clements (10th) Damon Manton (20th) Ellen Deinan (21st)  
Ed Stolarus (30th)

\* \* \* \* \*

TO: Skyline House Residents c/o Mrs. Helen Wiener  
FROM: The Fairfax Hospital  
Rose C. Keene, Director of Volunteer Services

We would like to take this opportunity to say "Thank You" for the time you spent working on the puppets/sock dolls.

They will bring happiness to the children who come to the hospital. We only wish you could enjoy seeing how happy those tiny dolls make them.

Thank you again,  
\* \* \*

This ongoing activity is possible because of a group of dedicated Skyline House participants who are contributing materials, time and talent.

Public acknowledgment is due each of the following: Ruth Baker; Lillian Brown; Jeanne-Marie Burgess; Vera Church; Aagot Collett; Pearl Farrington; Virginia Fissmer; Rita Henry; Nell Kimball; Gladys McCarthy; Lisa Ruiz; Daisy Shih; Dorothy Sills.

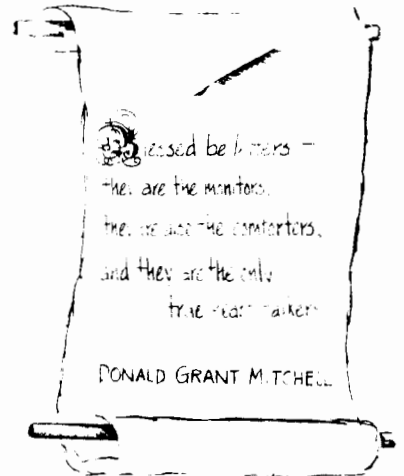
Please contact Helen Wiener, 1506-W if you wish to contribute to this Skyline House volunteer activity.

\* \* \* \* \*

FROM: Marden D. Kimball, Editor The HOUSE SPECIAL, Retired



It has been a pleasure to have had the privilege to work with so many capable, friendly Skyline residents while establishing this newsletter. Thank you for your support, kind words and notes. I have no doubt that you will continue to encourage and assist those responsible for writing and editing The HOUSE SPECIAL.



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## Good for you!

KAREN HILL - educated at Claregate College, London - Editor of the college paper, "The Science Journal" - presently affiliated with the Arnold & Porter law firm - has enthusiastically volunteered to be Editor of The HOUSE SPECIAL.

### THREE CHEERS FOR KAREN & SKYLINE HOUSE

Karen will be requesting your assistance. Kathleen Jeck, who serves on the newsletter so expertly, will continue to assist.

Input for the newsletter must be received by the 20th of the month preceding publication.

Karen Hill 10-4-E  
Telephone; 671-3224 home  
872-3735 office



\* \* \* \* \*

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# From Management

## NEW ASSISTANT ENGINEER HIRED

We wish to welcome Russell VanAsperen to our staff as the Assistant Engineer. Russell has lived the past several years in Louisiana working on a motor supply boat. He now wishes to remain on land and hopes to be with us for many years. We have already found that Russell is ready and willing to work and learn. Please introduce yourselves to him as you see him working around the building so that he can become familiar with all of you.

We were very sorry to lose Bob Lilly as our Assistant Engineer. He was very well liked and certainly an asset to our staff. We wish him the very best.

## medeco lock



MEDECO LOCKS ARE TO BE INSTALLED IN ALL SECURITY DOORS BEGINNING WEDNESDAY, SEPTEMBER 7th. PLEASE BE SURE YOU PICK UP YOUR KEYS BEFORE THIS DATE.

THE MANAGEMENT OFFICE WILL BE OPEN WEDNESDAY, AUGUST 31st AND THURSDAY, SEPTEMBER 1st FROM 7 A.M. TO 8 P.M. FOR YOUR CONVENIENCE IN PICKING UP THE KEYS. REMEMBER TO BRING SOME FORM OF IDENTIFICATION WITH YOU.

MEDECO LOCKS WILL BE INSTALLED IN THE FOLLOWING DOORS:

1. ALL EXTERIOR SECURITY DOORS
2. BATHHOUSE DOORS
3. PENTHOUSE REST ROOMS
4. SUNDECK DOORS (PENTHOUSE LEVEL)
5. SUNDECK, MEZZANINE LEVEL (EXCEPT DURING SUMMER MONTHS)
6. SERVICE ELEVATOR (TO CALL ELEVATOR TO LOADING DOCK ONLY)