

The *House Special*

VOLUME III

OCTOBER 1983

ISSUE 12





NOTES FROM THE BOARD

Wynfred Joshua, V. President

The Board covered relatively fast the various items on the agenda of the September meeting.

It has been decided to go ahead with the construction of a ramp for wheelchairs for access to the lobby. The proposal calls for the installation of a ramp in the middle of the pavement between the West Building lobby and the Main Lobby. Board members recommended that a more aesthetically justified location be selected.

The Board also approved to proceed with the landscaping of the octagon in front of the Main Lobby and endorsed the selected contractor.

The President reported that Build America via an intermediary had offered a financial settlement of \$8,000 to meet our claim to restore the front entrance driveway. The President was authorized to accept the offer.

Management announced that the installation of Medeco locks on all the exterior doors had been completed. There were still several residents, however, who had not yet picked up their new keys.

The issue was raised of requiring residents who moved from one apartment to another within Skyline House to pay a moving fee. Inasmuch as the fee had initially been established to compensate for wear and tear -- a wall is easily scratched,

requiring the painter or even the plasterer to fix it -- the Board confirmed its policy and directed that the same fee be levied against residents moving within Skyline House.

A proposal was submitted to permit individual Owners to speak at a Board session on an issue the Board was considering. Board members noted that they respected the views of the Owners and welcomed hearing from Owners about any issue affecting Skyline House. In the interest of conducting business efficiently and speedily at a Board meeting, Owners were urged to make their views known at the appropriate committee meetings. Thus, the proposal was rejected.

After some discussion, the Board authorized payment of a \$750 bill from the auditor for research to answer questions of a sub-committee of the Financial Management and Administration Committee. Board members expressed concern with the Committee going beyond the limit specifically authorized in the budget. A Board member requested that at a following session, the issue of expenditures by committee members be discussed.

Ending on an unhappy note, the President announced that the Association, along with the Developer, was being sued for \$300,000 by an Owner who is objecting to the noise of the airconditioning unit for the lobby near his apartment. The lawsuit is being handled by the Association's attorney.

LETTER TO THE EDITOR

Karyn Hill, Editor
The House Special

September 19, 1983

This is to request your readers to participate in a poll. Recently, Elizabeth Grant and I were asked to develop a "white paper" suggesting Board-Committee relationships. Subsequently, two changes were suggested that seemed to create considerable emotion. The changes limit committee participation as follows:

- (1) Individuals may be voting members of no more than one committee.
- (2) Each Unit will have only one vote per committee, regardless of the number of residents of the Unit present at a committee meeting.

The backbone of this, or any other, condominium is participation by owners and residents in the affairs of the Association. Current committee members have answered the call to serve with remarkable dedication and competence. That is not the issue. We need to encourage broader participation and, perhaps, limit the influence that a few owners could wield. Predictably, some of the committees have indicated they strongly oppose the proposed limitations. One suggested "that the changes will tend to decrease present participation and not bring forth additional volunteer committee membership." Another stated "there is nothing about the insertion which will contribute to greater Resident participation or a more workable relationship between the Board and Association Committees."

Although these views may represent those of the majority of the two dozen or so committee members, it is not clear whether they also represent the views of the majority of the members of the Association. Do they? Please take a moment and let me know your opinion by filling out the coupon below. Thank you.

Gordon A. Frank, Secretary
Skyline House Unit Owners' Association

To: Gordon Frank, Unit #1111-W

Agree Disagree

Individuals should be limited to voting on one committee.

Units should be limited to one vote per committee.

Name: _____ (Optional)

Unit No.: _____



CHAIRMAN COMMUNIQUE S

COVENANTS COMMITTEE REPORT

Howie McClennan, Chairman

The Covenants Committee had a most productive meeting with plenty of unfinished business being taken up and cleared for action for our Board of Directors.

At the start of the meeting we had 19 members present, including Board Representative Gordon Frank. We finished all of our business at about 10:15 p.m. (and with no secretary).

We are still appealing to all the Unit Owners for the services of a good secretary.

The Rules and Regulations were all cleared up and after being retyped (including changes made at this meeting) will be presented to our Board Representative who will bring them to the Board of Directors for final action. They will then be printed and sent to all Unit Owners and Residents.

A final draft of "Reporting and Following Up of Violation of Rules and Security Matters" was approved and will also be sent to the Board for approval.

A motion was made and seconded that the Covenants Committee take a position against

the recommendation of the Board of Directors in regard to the so-called "Limitations on Resident Participation in Association Committees." This was followed by a long debate, pro and con, on the merits of the proposal. Gordon Frank presented the Board's view of their thinking which was, in essence, that it would tend to create more participation by Unit Owners on the different committees. Most all who were present thought it would have the opposite effect and at the call of the Chair, the proposal was voted down by a 7 to 1 vote.

A letter was read from Elizabeth Grant expressing her dissenting opinion on the matter of action taken by the Committee in regard to the adoption of the Rules and Regulations.

Brian LeBert Francis informed the Chairman that he was going to file a minority report on the Rules and Regulations.

See you at our next meeting. GET INVOLVED.



FINANCIAL MANAGEMENT AND ADMINISTRATION COMMITTEE

Bill Miller, Chairman

At the last Committee meeting, the members approved a proposal to combine the independent metering of the East and West buildings into a central metering unit for both buildings. Although this improvement entails an installation charge, the annual savings to the Association is estimated at \$23,000. The Committee recommendation for approval, along with an approval recommendation from the Physical Plant and Operations Committee, was forwarded to the Board of Directors for their review and action.

A recommendation has been made to change the fiscal year of the Association. The Covenants Committee will submit a proposal with justifying reasons to the Financial Management and Administration Committee for review and submission of recommendations to the Board. It is anticipated that this item will be considered during the month of October. A change in the fiscal year will necessitate the preparation of a supplemental budget to cover the period between January 1, 1984 and the first day of the new fiscal year.

The Committee members met on September 22nd with Mr. Howard Goldklang, Auditor of the Association's 1982 financial

records and statements, to review the draft of the 1982 Audit Report and Management Letter. The final Audit Report and Management Letter will be presented to the Board of Directors by the Auditor.

The HOUSE SPECIAL for September 1983 listed the Unit No. for the Chairperson of the Financial Management and Administration Committee as 1702E. This should have read 1214W.

The primary item to be considered at our next meeting on October 4th will be the proposed 1984 Budget for the Skyline House Unit Owner's Association. This will be a full Committee overview prior to the Planning and Analysis Subcommittee making an item-by-item review. Interested Unit Owner's are invited to attend the meeting.

A second item to be considered at the October meeting will be a review of the proposal forwarded to the Committee by the Property Manager for renewal of the Association Insurance contract. Final action on a recommendation will be completed for submission to the Board prior to their October 18th meeting.

Unit Owners are encouraged to attend the October 4th meeting.



PHYSICAL PLANT AND OPERATIONS COMMITTEE

Diets Gerstner, Chairman

On September 8, 1983, at 8 p.m. in the West Card Room, the Physical Plant and Operations Committee held its monthly meeting. Seven members, including the Chairman, participated. The following actions were taken by the Committee.

BUILD AMERICA SETTLEMENT

The Board of Directors had asked the Physical Plant and Operations Committee to make recommendations on what it thought should be done 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 for the stores located to the west of our complex. The Committee inspected the area and recommended that a financial settlement be sought to cover the cost of replacing the asphalt pavement, the concrete curb, trees, and lawn.

CLOGGED STOVE AND DRYER DUCTS

The Committee voted to recommend to the Board that it implement the solution given in the March 1983 edition of the House Special. Also, the Committee voted to recommend to the Board that the ducts be considered common areas, notwithstanding the provisions of the Virginia Condominium Act, as described in the September 1983 edition of the House Special.

WARRANTY ITEMS

We finally received in writing the developer's response to all the warranty items that we had submitted to him for corrective action. There were a total of approximately one hundred thirty-six items covering the garage, buildings, and grounds. The developer's response to the warranty items generally fell into nine categories:

- (1) Items already corrected by him and accepted as such by our Board;
- (2) Items not yet corrected, but which he has agreed to correct;
- (3) Items on which he will perform further study;
- (4) Items which he said were the result of actions or alterations we undertook;
- (5) Items which he said the county inspected and passed;
- (6) Items which he said were a matter of ongoing maintenance for us;
- (7) Items which had already been repaired by us;
- (8) Items which he said were past their warranty period; and
- (9) Items which he said did not require repair. The Physical Plant and Operations Committee will review the warranty items and the developer's response thereto, and make recommendations to the Board on what action should be taken.

(continued on next page)

MONTHLY MAINTENANCE
LISTS

With regard to the monthly list of maintenance items that the Committee submits to the Resident Manager for corrective action, progress continues to be very good. As of September 1, 1983, thirteen monthly lists had been submitted. They contained a total of 245 items, of which 228

had been repaired and 17 were in the process of being repaired.

The next monthly meeting is scheduled for October 13, 1983 in the East Card Room at 8 p.m. Most of the meeting will probably be devoted to a review of warranty items and the developer's response to them.

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HTN 

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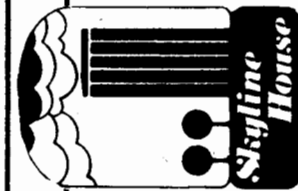
Don't miss: An Officer and a Gentleman, The French Lieutenant's Woman, Paternity, Chariots of Fire, The Godfather, The Godfather Part II, The Exorcist, My Favorite Year, The World According to Garp, Dead Men Don't Wear Plaid, Trail of the Pink Panther, My Favorite Year — and dozens more, uncut and without commercial interruption.

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1983

CALENDAR OF EVENTS FOR:
OCTOBER

1983



	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY																																										
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2	3 BRIDGE 7:30 p.m. ECR ARCH. CONTROL 8:00 p.m. WCR	4 FINANCIAL MGMT. 7:30 p.m. WCR COMM. RELATIONS 7:30 p.m. ECR	5 AEROBICS 6:30 p.m. EPR	6 RECREATION COMMITTEE 7:30 p.m. ECR	7 T.G.I.F. 6:30 p.m. WPR	8																																										
9 OKTOBERFEST PICNIC AREA NEXT TO POOL 3:00 p.m.-6:00 (EPR IN CASE OF RAIN)	10 Columbus Day BRIDGE 7:30 p.m. ECR	11	12 AEROBICS 6:30 p.m. EPR	13 PHYSICAL PLANT 8:00 p.m. ECR	14	15																																										
16	17 BRIDGE 7:30 p.m. ECR	18 BOARD MEETING 7:30 p.m. WPR	19 AEROBICS 6:30 p.m. EPR	20 B I N G O 8:00 p.m. WPR	21	22																																										
23	24 BRIDGE 7:30 p.m. ECR	25 SECURITY & FIRE SAFETY CONTROL 8:00 p.m. WCR	26 AEROBICS 6:30 p.m. EPR	27	28	29																																										
30	31 BRIDGE 7:30 pm ECR					October																																										

Around the House



DON'T MISS IT . . .

Our annual Oktoberfest to be held at the picnic area next to the pool.

Sunday, October 9,
3 p.m. - 6 p.m.

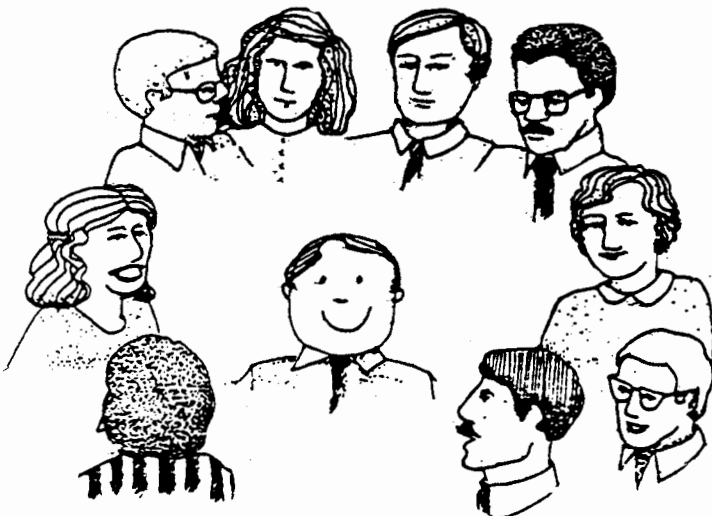
(EPR in case of rain)



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We wish to extend our greetings and best wishes to General O.C. Troxel, Jr., Unit 702-West, who is in Northern Virginia Doctor's Hospital.

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JOIN THE TEAM
Get Involved!

BINGO !!

Our fall Bingo season opened with a BANG. A large crowd was on hand and the pay-off on each of the six regular games exceeded \$20. The pay-off on the Jackpot Game was a round and rousing \$60. Our next regular monthly game will be Tuesday night, October 20th, at 7:30 p.m. in the WPR. Once again cards will be 50¢ each, with one FREE card with each one purchased. See you there.

#

Q: Do you enjoy a stroll in the sunshine? Walking up a few stairs to lose weight? Meeting interesting people?

A: Your new Editor is 'sans wheels' and will appreciate your help in delivering The HOUSE SPECIAL to our neighborhood advertisers the first of each month.

Q: Would you enjoy keeping simple, uncomplicated accounts? Typing a few bills? Meeting prospective advertisers?

A: These jobs are yours by calling Karyn at 671-3224 (evenings) or 872-3735 (daily, 9-5 p.m.). Your assistance is needed.

SECURITY & FIRE/SAFETY COMMITTEE

Les Boykin, Chairman

By now almost everyone knows that crime was down all over the U.S. last year and again in the first half of this year. Fairfax County did considerably better than the national average. Nationally, the reasons given are:

- (1) the demographics of having a lower proportion of young males in the overall population;
- (2) the growth of neighborhood watches;
- (3) improved police performance; and
- (4) the longer incarceration of repeat offenders.

Here at Skyline House it was a year ago today (written 9/22/83) that we had several burglaries in the West Building. Since then, we have had none, although the Plaza and the Towers have suffered a number of break-ins, particularly last spring. My own theory, for what it's worth, is that we were fortunate primarily for two reasons:

- (1) the professional burglars knew they had been seen here and described by a resident to the police, and

- (2) a goodly number of you installed pick-resistant locks which made us less of a target than our neighbors. After the Plaza burglaries this spring, a huge number of Plaza residents also changed to pick-resistant locks, so hopefully would-be-burglars can no longer locate

the clusters of vulnerable units that they seem to prefer. However, don't count on it.

Bad as they are for those victimized, our crime losses (other than the burglaries) at the House for the full year (Sept. 15 to Sept. 15) continue to be relatively minor, with the following incidents occurring:

Garage

- * Two young males followed resident's car into garage after hiding behind bush. Reported by resident and security guards got names, addresses and descriptions of both, plus two other companions. Police notified. No damage done.

- * Right rear window of vehicle smashed. Stereo equipment stolen.

- * Windshield of vehicle cracked, possibly from pellet gun.

- * Radio stolen from convertible parked near exit.

- * Cable TV cable cut in half.

- * Windshield wiper torn from car and thrown to floor. Adjacent car had wiper twisted out of shape.

- * Car window broken. Nothing reported missing.

Within Building

- * Santa Claus door decoration destroyed.

- * Bicycle stripped in East bike room.

(continued on next page)

* Young male distributing flyers was escorted out of the building by doorman. He claimed a resident let him in and said it was O.K. to distribute. Company was told next time we would presecute for soliciting/ trespassing.

* Fight broke out between male juveniles in East Wing hallway causing considerable noise. The House participant has since departed.

* Excrement found on floor of Disposal Room, W. Penthouse.

* Ladies Bathhous sanitary napkin machine broken into and small amount of change stolen.

* Silk flower arrangement stoken from lobby.

* Drops of blood from elevators to outside door on lower East level.

* Two strange men reported twice as trying tp pick resident's Medeco locl. Unfortunately, police not called.

* Bicycle in East bike room vandalized for 2nd time in year; seat torn and saddle bags stolen.

* Sweat suit and jacket reported missing from lifeguard room.

* Plastic ceiling panels missing in East Garage elevator.

Outside Building

* New car stolen from resident parking behind East Building. Car located by police in SE Washington.

* Four wheel covers stolen from car in West outside resident parking.

* Window broken and radio ripped out of vehicle parked behind West Building.

* Guest car stolen from front parking lot during 2-hour visit.

* Lit cigarette thrown off balcony burned hole in lower balcony rug.

* Fifteen sprinkler heads in front of building broken.

Once again, I would like to remind all residents that they should call the police at 911 directly when they have any inkling that a crime is being committed. As previously stated in The HOUSE SPECIAL, these burglars have been outrageously fortunate because they apparently have been made (spotted) on at least four separate occasions, BUT each time the resident spotting them has not called the police.

#

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From Management



PARKING COURTESY

Are you careful when getting out of your vehicle so the door does not hit the vehicle parked next to you? We have received several complaints from residents that their vehicle's paint is being chipped away by others letting the car door hit the parked vehicles. We all want to keep our own vehicle looking nice so please be more cautious when opening your door.

SECURITY LOCKS

Medeco security locks have been installed on all exterior doors, bathrooms, bathhouses, sundeck doors, service elevators and other security doors within the buildings. One key fits both the East and West buildings. In order to call the service elevator to the ground level, please use your security key. This was done so the service elevator door would not open on the ground floor for non-residents. Previously, the elevator was accessible to anyone who happened to walk into the building if the vertical door was left open. This is no longer possible. We feel this is a good security measure.

HUMIDIFIERS

We will soon be coming into the heating season. This is the time to clean and check your humidifier for proper operation. Your Carrier Owner's Manual will give you the information necessary to perform this annual task.



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Skyline House

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HAVE YOU TESTED YOUR SMOKE AND FIRE DETECTOR RECENTLY?

IF NOT, WE URGE YOU TO DO SO AS SOON AS POSSIBLE. THE FOLLOWING INFORMATION AND INSTRUCTIONS ARE FROM HONEYWELL, THE MANUFACTURER OF OUR DETECTORS.

CHECKOUT AND MAINTENANCE

CHECKOUT

The TC49D, TC89D, and TC489A alarm when visible or invisible particles of combustion enter the sensing chamber. On initial installation and at regular intervals thereafter, check the detector to make sure it is operating properly. It's a good idea to make weekly checkouts, establishing one definite day each week for the check. Make sure you check the smoke detector after severe electrical storms. After a power failure, you may hear a short beep as line voltage detectors reset. The test disc physically simulates smoke in the chamber, checking the chamber, electronics, horn, and power supply. All Honeywell smoke and fire detectors should also be tested by gently blowing smoke into the detector, and then silenced by opening the detector. (see fig.14)

TC49D 120 VOLT DETECTORS

1. Make sure detector is installed with a reliable power source. See that the power indicator light (red LED) is on.
2. Completely depress the test disc. Use a broom or mop handle to reach ceiling mounted detectors.
3. The alarm should sound within 5 seconds.
4. To stop the alarm, release test disc.

MAINTENANCE

Open detector cover and vacuum with a soft brush at time of installation and periodically afterward:

1. Remove the cover.
2. Vacuum with a soft brush, or gently blow the dust from cover and detector. The alarm may briefly sound while vacuuming. Other than removing the cover, do not attempt to take the smoke detector apart for cleaning.
3. Close cover. Be sure power indicator light is on in line voltage models. Test detector with test disc.

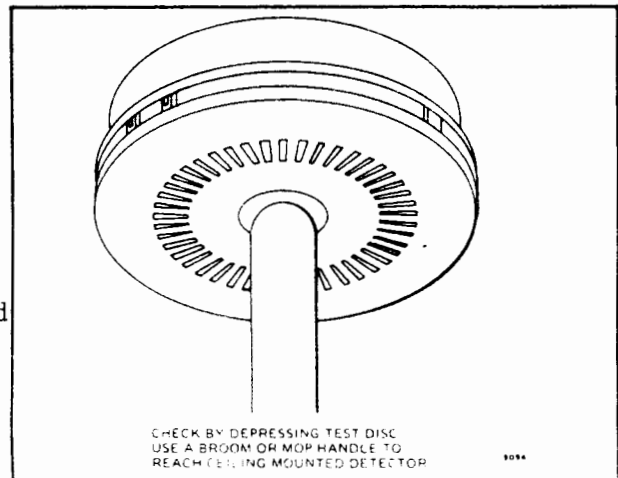


FIG. 13—TEST SMOKE DETECTOR.

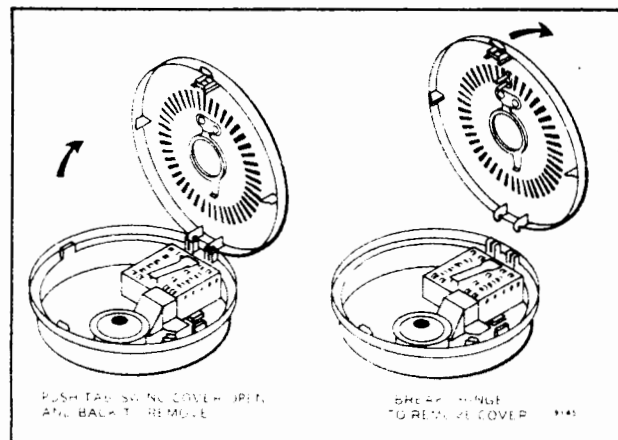


FIG. 14—OPEN SMOKE DETECTOR COVER.

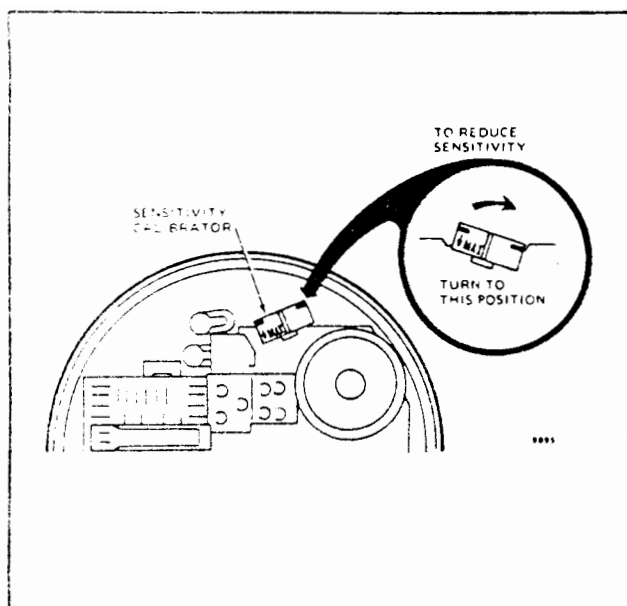


FIG. 14—SENSITIVITY ADJUSTMENT SWITCH LOCATED UNDER COVER.

NUISANCE ALARMS AND SENSITIVITY ADJUSTMENT

Sometimes, when a smoke detector is located close to a kitchen, fireplace or bath, the detector may respond to invisible cooking or wood fire by-products, or concentrations of hot, moist air. Should this occur, silence the alarm by gently fanning or blowing fresh air into the detector. If you wish, you may slightly reduce the sensitivity of the detector by turning the sensitivity adjust bar clockwise to the stop. Your detector's sensitivity remains well within requirements of Underwriters Laboratory standards, but nuisance alarms will be minimized.

If battery is removed, or cover is opened for any reason, the detector is inoperative and cannot provide protection. *Always be sure to replace battery or close cover immediately.*

OPERATION

The TC49, TC89, and TC489 are dual chamber ionization smoke detectors with internal alarms. They are for use in mobile homes and in conventional single and multiple family dwellings.

Ionization smoke detectors work on the principle that ionized air particles will create a path for current flow. The chamber contains a very small radioactive source along with two electrodes across which a voltage is induced. The source ionizes the air particles between the electrodes. These ionized particles then travel to the electrodes, producing a current flow between the electrodes. When particles of combustion (smoke) enter the chamber, the ions readily attach themselves to the smoke particles instead of traveling to the electrodes. This causes a reduction in current between the electrodes, which triggers the alarm signal.

The term "dual chamber" refers to the 2 ionization chambers contained in the device. One, called the sensing chamber, has openings which allow particles of combustion to enter. The other, called the reference chamber, has a small opening which allows changes in atmospheric pressure, temperature, and relative humid-

ity only to occur inside the chamber. The reference chamber compensates for variations in temperature, pressure, or relative humidity which would otherwise affect the device alarm point.

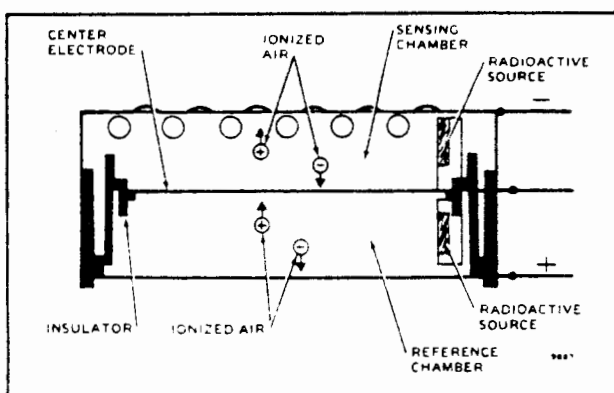


FIG. 12—ALPHA PARTICLES EMITTED BY A SMALL RADIOACTIVE SOURCE IN EACH CHAMBER IONIZE THE AIR, ALLOWING AN ELECTRICAL CURRENT TO FLOW.