



The

# *House Special*

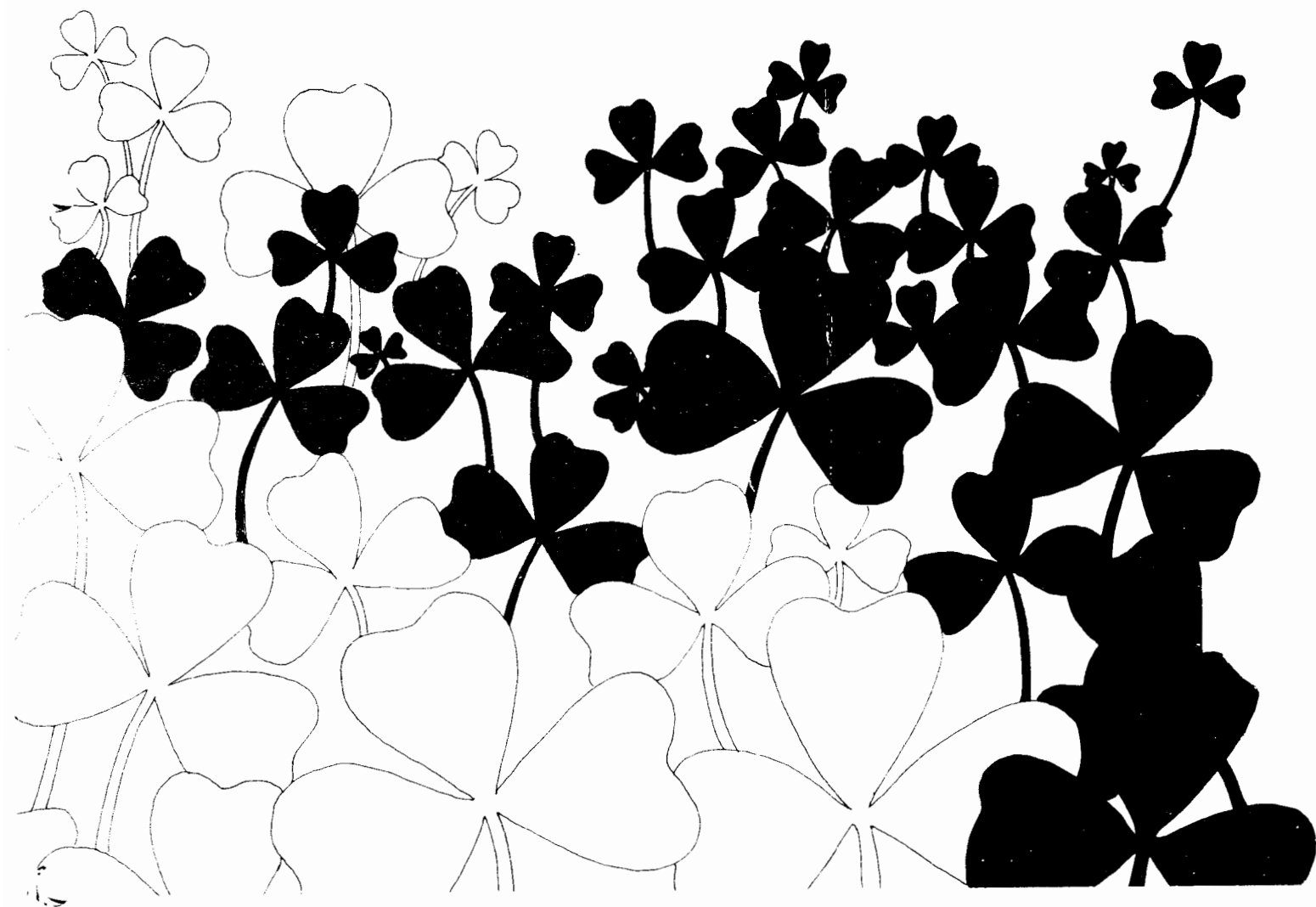
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Vol. IV

March 1984

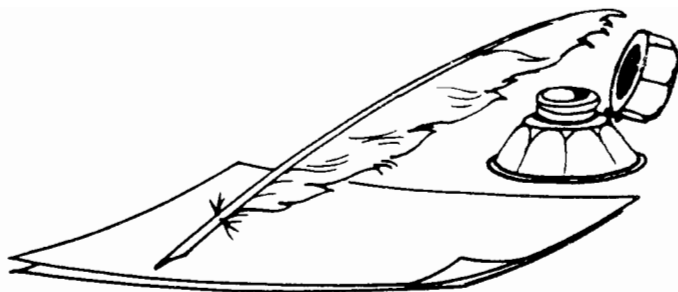
Issue 3

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# From the Board

Wynfred Joshua, Vice President



The February session of the Board opened with a report from Messrs. Lowry and Gerstner on the Developer's progress with the warrantee items that need repair. Several items have been completed. No response has been received from the Developer to our Consultant's report on the defective gallery carpet.

To counter the excess water usage as a result of leaking toilets in units, the Board accepted the recommendation from the Physical Plant & Operations Committee to install Fluidmasters in all toilet tanks in every unit. The loss of water due to leaks was reflected in last year's budget overrun of \$28,000. Expenses for the installation, which will be handled by our own engineers, are expected to run between \$6,000 and \$7,000 and will be borne by the Association. The Board was specifically assured that the installation would not affect the flushing capability of the toilets as was apparently the case with similar installations in Skyline Plaza.

The proposal to convert the two separate electricity meters of the East and West buildings into a single meter for all common areas was discussed. The cost for the conversion was estimated at \$40,000, but the expected savings will be about \$20,000 annually. Polling of Skyline House owners yielded a 57% endorsement of the project. Therefore, the Board decided to go ahead with the conversion and accepted a motion stipulating that at the time of preparation of next year's budget, consideration be given to replenishing the Working Capital Fund to compensate

for withdrawals required for financing the conversion project.

A recommendation of the Financial Management & Administration Committee to award the contract for the 1984 swimming pool operation to Aqualin Aquatics was discussed at great length. The contract proposals from the three bidders were not entirely clear, which made a comparison difficult. The majority of the Board finally accepted the Committee's recommendation which provided for keeping the pool open from 10:30 a.m. to 8:30 p.m., instead of from 11 a.m. to 8 p.m. as in previous years. The extra hour of operation per day amounted to \$600 more for the season.

Included in the Management report was the request for proceeding with completion of the sprinkler system for the plants in the octagon in front of the main lobby. The Board approved an expenditure of up to \$1,100 for this project, thereby completing the beautification of the Octagon.

The Board asked the Physical Plant & Operations Committee to join the Financial Management & Administration Committee in investigating the possibility of making storage bins available in the East building to interested owners. The excess storage space in the East building could probably be used for this purpose, provided that expenses involved are to be borne by the users directly and not by the Association as a whole.

The proposal to undertake a study of the feasibility and cost of

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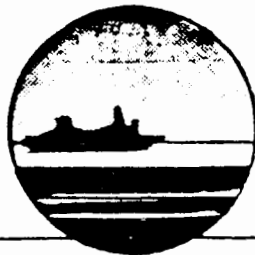
constructing awnings for the pool area was rejected. Mr. Gerstner of the Physical Plant Committee warned that drilling in the roof deck could void our warranties from the Developer. The Property Manager noted that the structural engineer had advised him not to proceed with the project. Some of the Board members were concerned about the aesthetic aspect of building pagodas on the roof deck. In the end, the Board decided that umbrellas would meet our requirements more safely without incurring large expenditures and risking damage to the roof deck.

Wynfred Joshua reported on a joint meeting of Board members of Skyline House and Skyline Plaza with Tom Davis of the Board of County Supervisors. Mr. Davis informed us that the Developer was planning to obtain approval for cancellation of the projected pedestrian overpass over George Mason at the east end of

Skyline House. This elimination, if allowed, would permit sizable savings to the Developer. The Boards of the two Associations intend to coordinate their positions in order to try to insure that if plans for the overpass are canceled, Skyline owners obtain an appropriate quid pro quo from the Developer. Board members and other owners are asked to suggest possible projects that the Developer could be asked to undertake and which would benefit the Skyline community as a whole. Suggestions are to be submitted to Board President Ed Stolarun as soon as possible inasmuch as hearings are scheduled to start in March.

The Board postponed to the next session consideration of repairing the driveway into Skyline House and the issue of the Association's liability for trespassers crossing Skyline House property to go to NOVA College.

\* \* \* \* \*



## THE CRUISE CONNECTION

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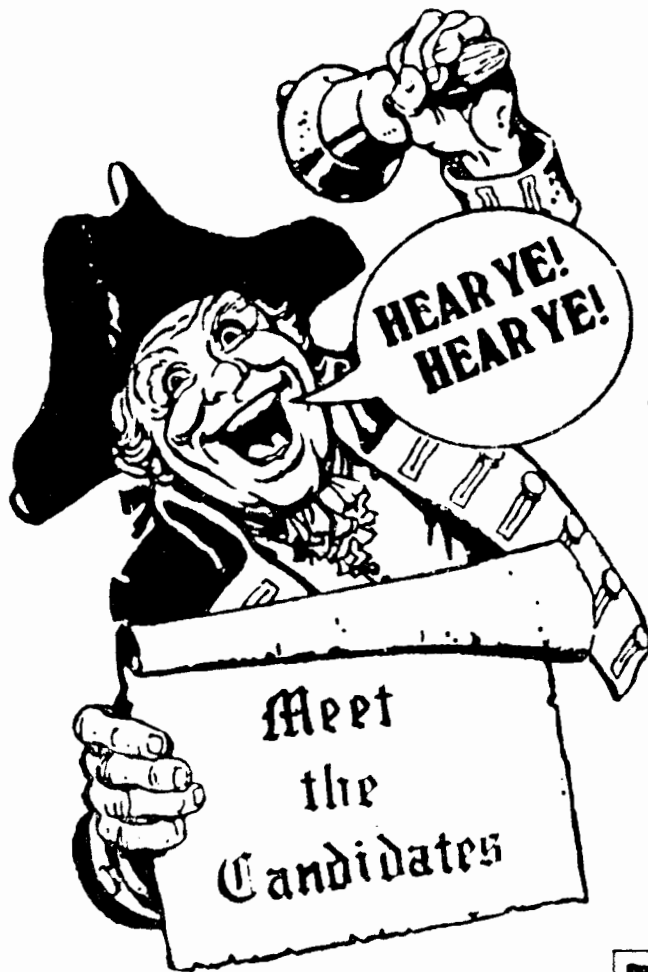
MON.-FRI. 9 a.m.-6 p.m.

SAT. 10 a.m.-4 p.m.

SUN. 1 p.m.-5 p.m.

**WHEN YOU'RE READY FOR THAT PERFECT VACATION AT SEA...**

# MEET THE CANDIDATES NIGHT



- Talk with candidates for Skyline House Board
- Enjoy wine, punch cheese and crackers
- Get your proxy notarized free of charge

7:30 P.M. EAST PARTY ROOM  
THURSDAY, MARCH 8TH

7:30 P.M. WEST PARTY ROOM  
TUESDAY, MARCH 13TH



V O T E

**The People's  
Choice**

ELECTION OF THE BOARD OF DIRECTORS

ELECTION DAY

TUESDAY, MARCH 27, 1984

LOBBY

SKYLINE HOUSE

PICK UP YOUR BALLOT AT 7:15 PM. AFTER THE QUORUM HAS BEEN REACHED AND THE MEETING HAS BEEN CALLED TO ORDER, VOTING WILL BEGIN AT APPROXIMATELY 7:30 PM.

IF YOU ARE UNABLE TO VOTE IN PERSON, BE SURE YOU VOTE BY PROXY. A PROXY WAS MAILED TO YOU IN YOUR ELECTION INFORMATION PACKET, OR YOU MAY PICK ONE UP IN THE MANAGEMENT OFFICE. ALL PROXIES MUST BE NOTARIZED. SANDY ZIEGLER, CONDOMINIUM MANAGER, WILL DO THIS FOR YOU IN THE MANAGEMENT OFFICE FROM 9:00 AM-6:00 PM MONDAY THRU FRIDAY AND AT THE MEET THE CANDIDATES NIGHTS, MARCH 8TH AND MARCH 13TH. SANDY WILL ALSO BE IN THE LOBBY ON MARCH 26TH FROM 4-7 PM.

REMEMBER YOUR VOTE COUNTS!

# Committee Communiqués

## COMMUNITY RELATIONS COMMITTEE

*Elizabeth Grant, Chairman*

THE NEWCOMER-ORIENTATION-TOUR program has gotten off to a good start this month. Already we are realizing ways in which we can improve the tour, i.e., its logistics and the information necessary for the tour guides to answer satisfactorily queries about our community. As is usually the case, those giving instruction also end up being taught. The result is a friendly educational experience for both sides!

# # #

WANT TO "GET BACK TO NATURE"? Tired of those dreary winter weeks? The Fairfax Park Authority will sponsor a walk at the Hidden Pond Nature Center from 11 a.m. to 12 noon on Saturday, March 10th. Join a naturalist for a stroll along beautiful Pahic Creek. You will need stout walking shoes but no money to participate. To get to the Center (8510 Greeley Boulevard, Springfield), take Shirley Highway to Exit 4S (Route 95), turn west on Route 644, then left onto Greeley; the Park entrance is at the end of the street.

# # #

IF YOU PREFER A SPECTATOR SPORT, on Saturday, March 16th, the Annual Championship Rodeo will be held at Frying Pan Park. There will be seven events. There is an admission charge. For directions, call 437-9101.

# # #

ANOTHER KIND OF CONTEST is shaping up here at Skyline House . . . four candidates are vying for two places on the Board of Directors.


*What's Up . . .*

You may meet the candidates on March 8th, 7:30 p.m., in the East Party Room, as well as on March 13th, 7:30 p.m., in the West Party Room. Mark these dates on your calendar and be sure to attend so that you, as an owner, will be able to cast an enlightened vote.



## Take note

Icy road conditions may have forced the cancellation of the program we had scheduled for January, but the Community Relations Committee, in general, and Ed Berman, in particular, refused to be discouraged. The latter has arranged for Dr. David Crane to speak on the topic of "Emergency Medicine": why there is a need for this specialty and something of what goes on in the hospital emergency room. Rumor hath it that Dr. Crane is a dynamic speaker; he is a graduate of Tufts Medical School and former Director of Emergency Medical Services in Beaconess Hospital, Evansville, Indiana. We hope to have a good turnout for this event on Wednesday, March 21st, 8 p.m., in the West Party Room. If there are enough residents who show an interest in talks on health care, the National Orthopedic Hospital will be more inclined to provide us with another speaker on different phases of medicine.




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## COVENANTS COMMITTEE REPORT

*Howie McLennan, Chairman*

Wednesday, January 25, 1983

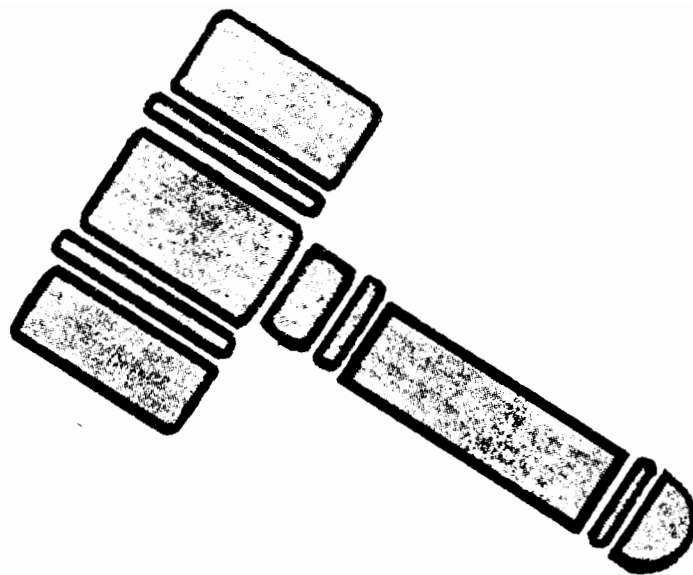
With ten members of the Committee present, including our Board Representative Gordon Frank, we had a very productive and interesting meeting.

If you have not attended any of the Committee's meetings, why not start the year off by getting involved and lending your voice to what is going on. I am sure that you will enjoy the experience and be rewarded by getting to know what is taking place at the "old homestead."

We started with the usual number of violations of Rules and Regulations, as follows:

- 3 trash violations.
- noxious odors.
- 3 complaints of loud noises, i.e., stereos, etc.
- 6 violations of parking without passes, and residents parking overnight in guest spaces (why is this done?).
- one car window shattered in an outside parking space.
- 2 complaints of charred papers on two different floors of the West building.
- 3 cars were towed, two of them from handicapped spaces (a real NO-NO!).

There was quite a discussion of noise from the West and East Party Rooms, especially about loud music and stamping feet (dancing). One of the Committee members who lives right under the



party room stated that there is no complaint as a result of Recreational Committee functions, just when the rooms are rented for outside functions.

Because of the excessive number of complaints and violations of the Rules and Regulations, our Condominium Manager Sandy Ziegler came to the January 25th meeting to discuss the various problems, including what action is taken after receipt of each complaint, where the most frequent violations occur, and what the results have been after following through on a complaint.

I only wish that a larger number of Unit Owners could have been present for Sandy's talk. She discussed all of the violations reported at many of our monthly meetings and went into great detail as to the type of action taken in response to each complaint. She also described a series of tests conducted in various units in an effort to determine the cause of loud noises and to assess the validity of some of the complaints. As a result, some of the problems were resolved.

There was also a discussion of the move-ins and outs, especially the problem (not a major one) of late night move-ins. (Out of 553 Units in Skyline House, 153 are renters.) A record is now being kept in the management office which will show at a glance whether the rule of 6-month's

[continued on next page]



occupancy is being observed. Sandy also discussed the new recording system for all violations of the Rules and Regulations which will make it possible at the end of each month to make a study of the types of violation and what course of action may be necessary.

The Committee unanimously passed a motion expressing its appreciation to Sandy for the fine report and recommending a similar discussion every six or nine months as it was useful in clearing up questions and misunderstandings.

Sandy then asked the Committee to request the Board of Directors to take action against two Unit Owners who recently verbally abused one of the desk clerks and one of the engineers. The Committee voted to record each incident in our minutes, and our Board Representative stated that the matter would be placed on the agenda for the next meeting of the Board of Directors.



#### RECIPE FOR A GOOD DAY

Take two parts of unselfishness  
and one part of patience and  
work together.

Add plenty of industry.

Lighten with good spirits and  
sweeten with kindness.

Put in smiles as thick as raisins  
in plum pudding and  
bake up the warmth which stems  
from a loving heart.



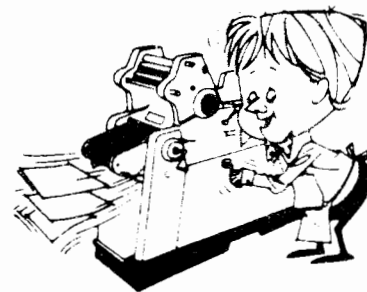
In closing, may I state that the month of March is a very important one for our Association. Make a note, and more importantly participate in our MEET THE CANDIDATES NIGHTS, March 8th and 13th, and then plan to attend the Annual Meeting and Election of Officers on the night of March 27th.

YOUR VOTE IS IMPORTANT.

DO YOUR THING.

GET OUT AND VOTE.

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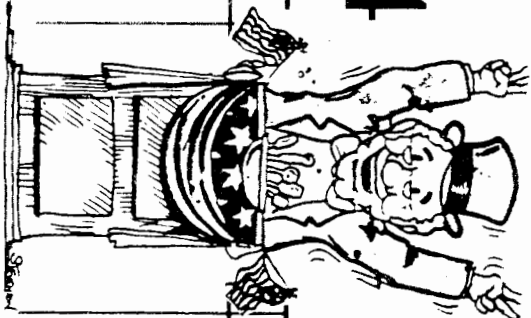
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MARCH

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		25	26	27	28	29



SUNDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 Recreation Committee 7:30 p.m. ECR	2 T.G.I.F. Party 6:30 p.m. WPR	3
4	6 Financial Mgmt. 7:30 p.m. WCR Community Relations 7:30 p.m. ECR	7 Ash Wednesday Aerobics 6:30 p.m. EPR	8 Physical Plant 8:00 p.m. WCR Meet The Candidates 7:30 p.m. EPR	9	10
5 Architectural Control Committee 8:00 p.m. WCR Bridge 7:30 p.m. ECR	13 Meet The Candidates 7:30 p.m. WPR	14	15 Bingo 7:30 p.m. WCR	16	17 St. Patrick's Day 
11 Bridge 7:30 p.m. ECR	20	21 Covenants Cmte. 7:30 p.m. WCR Aerobics 6:30 p.m. EPR	22	23	24
18 Omelet Brunch 12:00 Noon EPR	19 Bridge 7:30 p.m. ECR				
25	26 Bridge 7:30 p.m. ECR	27 Fourth Annual Meeting 7:15 p.m. Lobby	28	29	30
					31

March



## FINANCIAL MANAGEMENT & ADMINISTRATION COMMITTEE

*Bill Miller, Chairman*

The Committee was at full strength at our February 7th meeting with all twelve Committee members and the Board Liaison Representative present.

The audit of the Association's financial accounts and statements is progressing in a satisfactory manner. Our target date of March 15th stands for the completion of the draft audit report and submission for review by the full Committee.

d. A unanimous vote was taken to recommend to the Board of Directors that Aqualin Aquatics, Inc. be accepted as the contractor to operate the Association swimming pool for the 1984 season. This recommendation was based on the fact that their's was the only proposal submitted which met all the specifications outlined in the Property Manager's request for bid proposals.

The Chairman of the Planning & Analysis Subcommittee presented the members' recommendation in regard to the Reserve Fund, its present status and outlook. Chairman Miller is now coordinating with the Chairman of the Physical Plant & Operations Committee in an effort to establish a logical and effective method for determining reserve funds. It is anticipated that a joint meeting to discuss this subject will be held early in March.

Those who might be interested in the financial affairs of the Association are invited to the next Committee meeting which will be held on Tuesday, March 6th, 7:30 p.m., in the West Card Room.

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.

PHYSICAL PLANT &  
OPERATIONS COMMITTEE

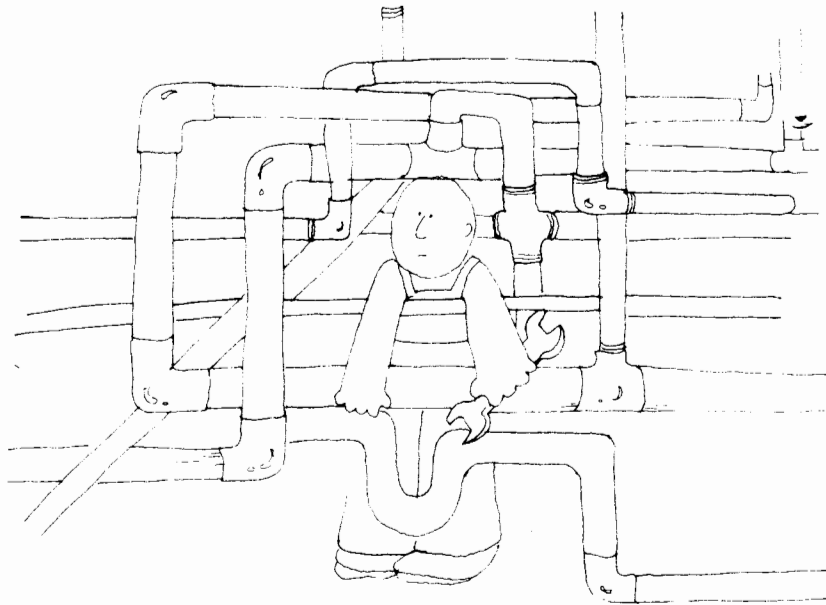
*Diets Gerstner, Chairman*

Water Loss From Toilet Tanks. Over the past year our water usage has been increasing. Initially it was thought to be caused by the extensive watering of the grounds during the hot, dry summer. However, water consumption remained high even after the dry weather ended. Our resident Chief Engineer checked all common area piping for possible leaks, but found none. Currently we are using about 150 gallons per day per unit. The average water usage at Skyline Plaza, for example, is about 125 gallons per day per unit. We are losing over 13,000 gallons of water per day, reflected in the sewer bill which was \$28,000 over budget last year.

The Plaza had a similar water loss problem after it was built, and the cause was found to be leaking toilet tank valves. A survey of units in our buildings has revealed that over 50% of these valves are leaking, with the excess water running down the spill pipe inside the tanks. Our Property Manager has recommended installation of Fluid Master tank repair valves and flapper valves in all toilet tanks as was done in the Plaza.

At the January meeting of the Board of Directors, the Physical Plant & Operations Committee was asked to recommend solutions to the water loss problem. Based on the facts available, at its February 9 meeting the Committee discussed the problem and voted unanimously to make the following recommendations to the Board:

-- Fluid Master 400-A tank repair valves and flapper valves be installed in all unit and common area toilet tanks. The 400-A model is the choice



because it fits the 14" high tanks we have, and has a back flow preventer as required by the Fairfax County Health Code.

-- Installation be done by the resident Chief Engineer, and that the valves be inspected some time after installation to check for external and internal water leaks, making any adjustments to maintain the proper level of water inside the tank.

-- Association funds be used to purchase the 1000 or so tank repair valves and flapper valves at the discount price of \$3.86 for each repair valve and \$1.58 for each flapper valve. The money needed for the initial purchase (about \$6,000) should be offset very quickly by reduced sewer bills.

-- The Property Manager be asked to investigate the salvage value of the old tank and flapper valves so as to reduce, if possible, the initial purchase cost of the new valves.

Warranty Work. On February 6, Board member Gordon Frank and Chairman Gerstner conducted an inspection of

recently completed warranty work with representatives of Richmarr Construction Company. As a result of warranty work completed over the past year, the original 7-page list of items to be corrected by the Developer has now been reduced to two pages. However, some major items remain to be corrected, for example, the expansion joints between the east and west sections of the garage.

Extra Storage Bins & Bike Room. Discussion continues as to the possibility of making additional space available in the East building for bicycles and storage bins. Storage room No. 4 on the S-level of the East building has adequate space for additional storage bins. There is also a large empty room that could be used for bikes. The Committee will consider this matter further at its next meeting.

Reserve Funds. The Board of Directors has asked the Financial Management & Admin. Committee and the Physical Plant & Operations Committee to work together again, as they did last year, to review the method used in allocating reserve funds for equipment replacement, and the amount of funds allocated each year for replacement. An initial meeting will be held for selected members from each committee to review this issue.

Reduction of Noise Between Units. There is a continuing problem with the transmission of noise between units, in particular the noise associated with walking on kitchen tiles with hard heels and walking or running on carpet that has the standard rather than upgraded padding. The Committee is considering some possible long-term solutions and will report on its progress in future editions of The HOUSE SPECIAL.

Monthly Maintenance Lists. Progress continues to be very good. As of February 10, 18 monthly lists had been submitted, containing a total of 282 items, 270 of which had been repaired and 12 in the process of being repaired.

Next Monthly Meeting: March 8th, 8 p.m., in the West Card Room.



# THE WEIGH IN...

# THE WAY OUT

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## **From Management**



### MAIL CHUTE

Please do not put envelopes any larger than letter size in the mail chute. Larger envelopes get caught in the chute and the mail dropped after it will be stuck until reported to the front desk.

Larger envelopes may be placed in the bottom of the chute in the lobby or left at the front desk.

### BALCONY ETIQUETTE

Please remember the following when using your balcony or patio:

- 1) do not store any items on the balcony - bicycles, boxes, exercise equipment, etc.
- 2) balcony is to be used exclusively for furniture designed for such areas
- 3) do not allow any items to be thrown from the balcony - anything thrown from any height gathers speed and weight and could cause injury to persons on the ground
- 4) cigarettes thrown from the balcony may cause burns to other furniture and carpet.

## CAR MAINTENANCE

We would like to remind all residents that car washing, waxing and repair (except for emergencies such as flat tires and using jumper cables to start a vehicle) are not allowed in the garage, parking areas or elsewhere on the premises. Everyone must cooperate by complying with this rule in order to keep our grounds and parking areas neat and clean.

## TELEPHONES

When moving out, please do not remove the phone with the secretarial button. Do not cut the wires in order to remove the phone to return it for credit to the phone store. These phones are "hard wired" not modular and are no longer available from C & P or A T & T. If you remove this phone, the next resident will not be able to obtain another phone like it and will be unable to use the secretarial service.



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