

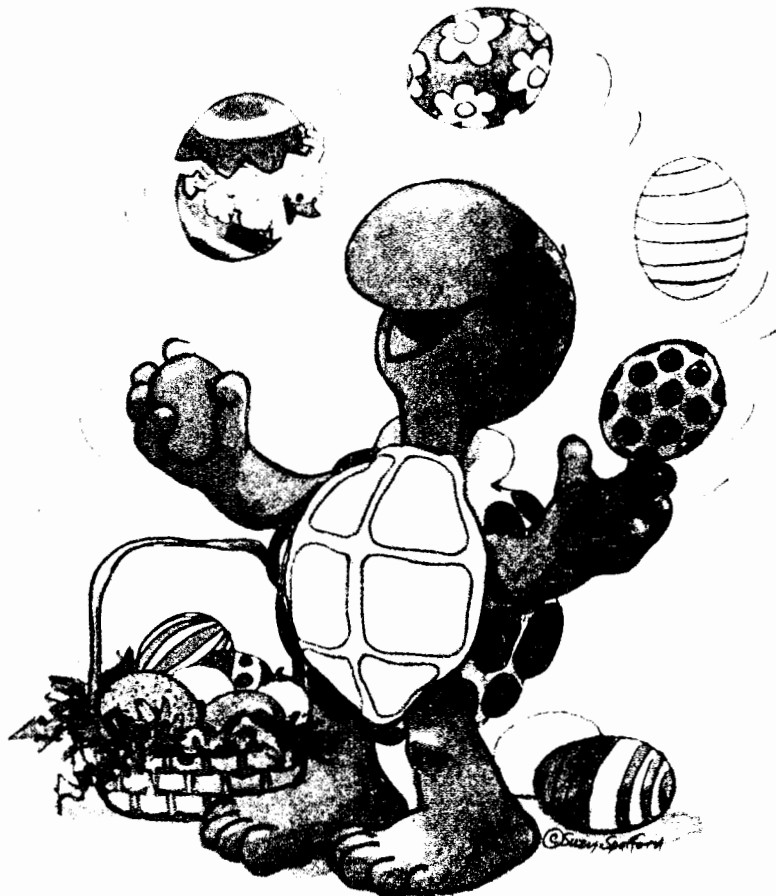


The *House Special*

Vol. IV

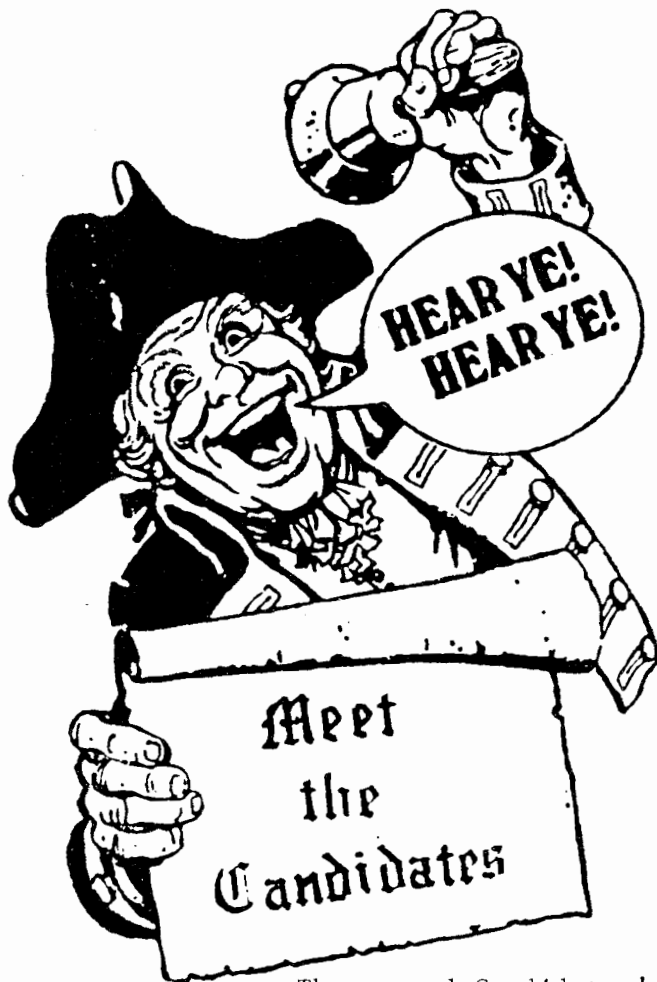
April 1984

Issue 4



Easter Happiness!

MEET THE CANDIDATES NIGHTS



There were two Meet-the-Candidates nights: Thursday, March 8th, in the East Party Room and Tuesday, March 13th, in the West Party Room.

Attendance was poor at both gatherings. The first night attracted 28 Unit Owners, and on the second night only 43 appeared.

Questions were directed individually and collectively to the candidates for their comment. With one exception, most questions elicited unanimous agreement among the candidates.

To the question, "Do you think that the Board of Directors should hold executive sessions?" President Ed Stolarun and Vice President Winnie Joshua responded "yes" and stated their reasons. Candidate Zell Cantrell disagreed, stating that all meetings of the Board of Directors should be open to all Unit Owners.

The second Candidates' night, though better attended, drew fewer questions. Indeed, two owners publicly stated how well they thought Skyline House was being administered by the present Board of Directors. The real surprise of the second Candidates' night was the announced withdrawal of Karyn Hill (who had been unable to attend either of the gatherings). Karyn withdrew from the contest due to increasing demands on her time and energy, choosing instead to remain the Editor of THE HOUSE SPECIAL.

On both nights, Bernice and Milton Kaminsky were thanked by all concerned for taking care of the wine and cheese department, with plenty of both for all present.

Howie McClennan, Moderator
Chairman, Covenants Committee

Committee Communiqués

Int

COMMUNITY NOTES

Elizabeth Grant

"Ma Bell"

On March 12th in the Plaza Party Room, Mr. James Ellington of the C&P Telephone Company spoke on the break-up of the Bell Telephone System and what divestiture means to the homeowner. (Although notice of this meeting was posted on our bulletin boards, only three Skyline House residents were in attendance.) The following is a brief summary of the talk and the most-asked question from the audience, i.e., the matter of the secretarial phones.

The fear of monopoly and pressure from other companies who wanted a "piece of the pie" led to an antitrust suit against the Bell system, forcing it to divest itself of its local companies with the hope that more and cheaper service would become available. The result was that Humpty-Dumpty can never be put back together again. In the interim, there will be some confusion over billing, service responsibility, and the like.

Local phone service under the Bell system was subsidized by the long distance rates (a kind of robbing-Peter-to-pay-Paul approach). Thus, it is expected that the cost of local service will increase while long distance rates will decrease.

Anticipating an outcry over this increase (\$4-\$6 per month), Mr. Ellington reminded us that for households having limited phone use, alternate rates already exist:

(i) the "Message" rate which charges \$9.29 monthly for fifty calls or less, with an additional

charge of 50¢ per call over the limit; (ii) the "Economy" rate of 10.6¢ for every call.

It is important to keep in mind that regardless of which plan is chosen, there is never a limit on in-coming calls.

All equipment now belongs to AT&T unless it has specifically been purchased from that company. C&P no longer has any responsibility either to rent, sell or maintain. Their job, at present, is to maintain the dial tone, provide switching for long distance calls, and service telephone lines to the point of access in the customer's home. Hence, C&P's notice regarding the option to purchase "insurance" against the possibility of damage to inside wiring, the cost of which is 50¢ per month.

Mr. Ellington commented that he suspects the cost of telephone service in our area will come down eventually since C&P cannot afford to price themselves out of the market, as there is always the possibility that other companies will compete if it appears economically feasible.

The main question from the audience was in regard to the secretarial phones in Skyline units. As stated above, these are no longer the concern of C&P. However, anticipating that this would be a concern, Mr. Ellington came prepared with a letter from AT&T stating that these phones can be purchased. A copy of said letter has been forwarded to our Board of Directors for their consideration and action.

(continued on next page)

What's Up . . .

Spring Is Springing

Not only the sight of robins and daffodils indicate that spring is really on its way. Two historic sites operated by the Fairfax Park Authority have re-opened for public visitation following their traditional winter rest: Colby Run Mill and Sully.

Colby Run Mill is located in Great Falls, five miles west of Tysons Corner. The mill has a mammoth water wheel, a second mill stone in operation and a resident miller. There is also an audio-visual presentation to augment the guided tour.

Sully is on Route 28, just north of Route 50 and four miles south of the Dulles access road. There you can see demonstrations of spinning and wool-carding.

The grounds of both these sites can be enjoyed without charge, though there is a modest fee for the guided tours. Each is open daily, except Tuesday, from 11 a.m. to 5 p.m.

Emergency Medicine

Nearly fifty people attended Dr. David Crane's talk on Emergency Medicine on Wednesday evening, March 21st. He is a dynamic speaker and well-versed in his field, one of the newer specialties in the medical profession. The question-and-answer period was spirited, and all in all, it was a lively and interesting evening.

Never satisfied, the Community Relations Committee through Ed Berman, their liaison with National Hospital, is now making plans for another lecture in the health series, probably for sometime in May. Watch the bulletin boards and the What's Up section in The HOUSE SPECIAL for a notice of the time and place of our next lecture.



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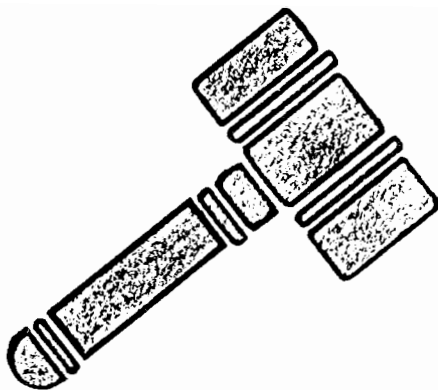
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SAT. 10 a.m.-4 p.m.

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

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COVENANTS COMMITTEE

Howie McClennan, Chairman

The Covenants Committee met on February 29th in the West Card Room and 14 members of the Committee were present.

The Chairman was requested to contact Sandy Ziegler to find out the actual number of renters in our Condo, and in particular the number of renters who were move-ins during the last year. This was obtained and will be available for the March meeting.

The request from Board Member Bob Lowry for our approval of a new charter for the Physical Plant Committee was approved after verifying there was no conflict with the Covenants charter.

The violations of our Rules and Regulations during the month of January were then discussed. They included:

- A dog seen running around one of the hallways.

- Trash discarded on disposal room floor instead of placing it down the chute.

- Loud stereo noise in early morning.

- A fight in one of our hallways.

- Five cars parked illegally, all of which were towed.

During this report, two members told about making a complaint and not hearing anything more about it.

Also discussed was the real problem which is developing in regard to speeding in the garage. Many cars are driving at high speed without turning their lights on, and last week the writer was almost hit head on on the ramp going from C level to B level. The other car was going at least

25 mph and no lights. It was only the fact that my wife spotted him coming that prevented a crash. I tried to get his number but was unable to. I did notice that he had a diplomatic plate. There must be some way to slow these speeders down.

A final draft of a form of complaint was approved by the Committee and sent on to the Board for approval. This form has been designed for the documentation of complaints regarding violations of House Rules and Regulations, and it is hoped that it will assist in the follow-through on complaints.

A Unit Owner appeared at the meeting to request some sort of action be taken on his previous complaint about noise from the unit above him. However, because this complaint will probably be one that will go to the Board and then before the Hearing Committee, the Chairman stated that he would have to rule him out of order so that if and when the complaint comes before the Covenants Committee, his request will not be disqualified.

Elizabeth Grant announced that the new orientation tours have begun for new Unit Owners and renters and that they have been highly successful. At the end of the tour, owners are given a form to fill out which includes questions about what irks them the most about life at Skyline House.

DATES FOR UPCOMING COMMITTEE MEETINGS

April 25th, East Card Room

May 23rd, West Card Room



FINANCIAL MANAGEMENT & ADMINISTRATION COMMITTEE

Bill Killian, Chairman

The Committee met on Tuesday, March 6, with all Committee members and our Board liaison representative present.

In order to make the efforts of the Committee more effective, the members concurred in setting up weekly meetings over a six to seven-week period in order to evaluate and review the Association's financial statements provided by the Management Agent under the terms of the Management Contract. These sessions will also be a learning process for those members who have limited financial experience, allowing those members possessing more financial expertise to explain the finer points of the accounting and financial management process in relation to the financial statements. Plans call for the sessions to begin during the month of April. Julia Le Bert-Francis, Chairperson of the Policies and Procedures Subcommittee, will head up the project.

The Committee has received the draft audit report from the Auditor and after a special meeting to review it, we submitted a request for additional information to the Auditor. Upon receipt of the additional info, a five-person subcommittee, including the Association Treasurer, will meet

the Association Treasurer will meet with the Auditor to review the draft audit report prior to forwarding the Committee's recommendation to the Board and submission of the final Audit Report to the Board by the Auditor.

A special joint meeting was held between members of the Physical Plant & Operations Committee and the Financial Management & Administration Committee to discuss the method of calculating reserve funds for Association common element equipment. The members of the joint committee concurred in continuing the present method of calculating the reserves, with an alternate method to be used to cross-check the present method as more accurate cost factors are obtained for specific items of equipment. The joint committee also agreed that an effort should be made to obtain a more accurate estimate of the life span of the items on the reserve list and that the Physical Plant & Operations Committee determine if other items should be added to the reserve list.

Also discussed at the March 6 meeting was the possibility of the Association providing more storage bin space. The Committee concluded that such a project was financially feasible if a workable payback plan to cover all costs to the Association were established. Prior to taking any action, the legal aspects of such a project would require investigation.

Our next meeting will be held on April 3, 7:30 p.m., West Card Room.

PHYSICAL PLANT &
OPERATIONS COMMITTEE

Diets Gerstner, Chairman

On March 8, 1984, at 8 p.m. in the West Card Room, the Physical Plant & Operations Committee held its regular monthly meeting. Eight members, including the Chairman, were present. The following activities took place.

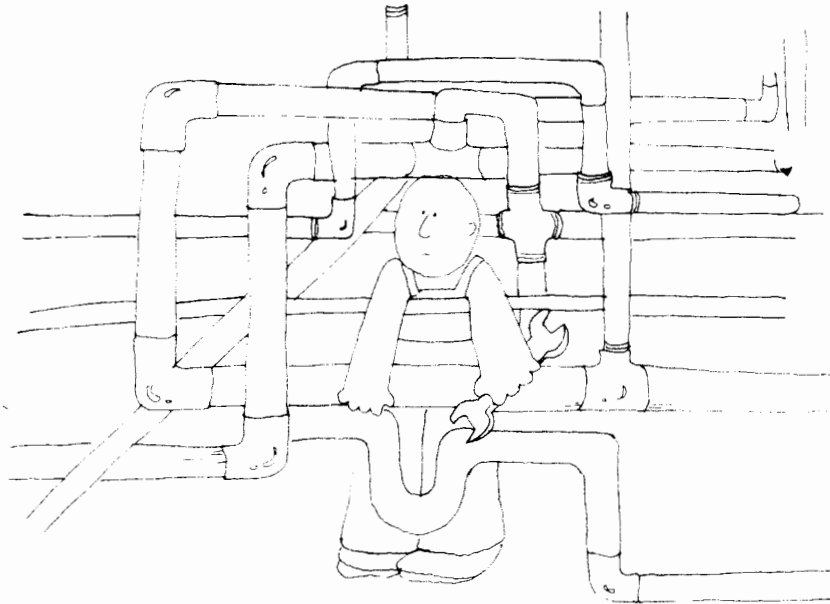
Chairman's Report: Warranty Meeting

On February 16, 1984, two Board members and the Chairman of this Committee met with the Developer in his downtown D.C. office. The purpose of the meeting was to press for the repair of three major warranty items: (1) the leaking planter drain pipes in the garage, (2) the garage ramp expansion joints, and (3) the expansion joint between the West garage and the West building at the pool promenade level.

The meeting lasted about two hours and consisted of showing the construction defects to the Developer by means of about twenty color photographs that had been taken two weeks before the meeting. All the photos were left with the Developer, but the negatives were retained by the Association.

There were two results from the meeting. First, the Developer wanted the drain pipes inspected to see if they were clogged. He claimed this could cause them to leak, and it was our responsibility to keep them clean. Second, the Developer would present to the Board his proposal for making repairs to the other two items.

On March 7, 1984, the leaking drain pipe in front of the East garage A-level elevators was opened and inspected. Representatives from the Developer and Skyline House witnessed



the opening. Some small pieces of cement from the time of construction were found in the bottom of the pipe, but the flow of water was not being restricted. The Association is now awaiting the Developer's response to all three items.

Report: Reserve Replacement Meeting

The Board of Directors has asked that the Financial Management & Administration Committee and the Physical Plant & Operations Committee work together again, as they did last year, in reviewing the method used to allocate reserve funds for equipment replacement. Members of the two committees held a meeting in early March to discuss the matter. It was concluded that the capital equipment replacement schedule was in much better shape than two years ago, but that some refinement was still needed before the Association's 1985 Budget is prepared this fall. The two committees are continuing to work on the matter.

Extra Storage Bins & Bike Room

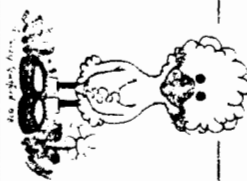
The Financial Management & Administration Committee and the Physical Plant & Operations Committee are working together on the possibility of making additional space available in the East building

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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY																																																																																				
1	2 Archectural Control Cmte. 8:00 p.m. WCR Bridge 7:30 p.m. ECR	3 Financial Mgmt. 7:30 p.m. WCR Community Relations 7:30 p.m. ECR	4 Aerobics 6:30 p.m. EPR	5 Recreation Cmte. 7:30 p.m. ECR	6 T.G.I.F. 6:30 p.m. EPR	7																																																																																				
8	9 Bridge 7:30 p.m. ECR	10	11 Aerobics 6:30 p.m. EPR	12 Physical Plant 8:00 p.m. ECR	13	14																																																																																				
15	16 Bridge 7:30 p.m. ECR	17 Passover Board of Directors Meeting 7:30 p.m. WPR	18 Aerobics 6:30 p.m. EPR	19 Bingo 7:30 p.m. WCR	20 Good Friday	21																																																																																				
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29	30 Bridge 7:30 p.m. ECR			<div><div>MARCH 1984</div><table><tr><td>S</td><td>M</td><td>T</td><td>W</td><td>T</td><td>F</td><td>S</td></tr><tr><td></td><td></td><td></td><td>1</td><td>2</td><td>3</td><td></td></tr><tr><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td></tr><tr><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td></tr><tr><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td></tr><tr><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td><td>31</td></tr></table></div> <div><div>MAY 1984</div><table><tr><td>S</td><td>M</td><td>T</td><td>W</td><td>T</td><td>F</td><td>S</td></tr><tr><td></td><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td></td></tr><tr><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td></tr><tr><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td></tr><tr><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td></tr><tr><td>27</td><td>28</td><td>29</td><td>30</td><td>31</td><td></td><td></td></tr></table></div>	S	M	T	W	T	F	S				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	S	M	T	W	T	F	S		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				
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for bicycles and storage bins. Storage room number four on the S-level of the East building has space for additional storage bins. Also, there is a large empty room at the east end of the S-level corridor that could be used for bike storage.

There are a number of issues that need to be resolved before any recommendations are made, e.g., who pays for the bins, how will they be allocated, what is the extent of owner interest, etc. It was decided that a questionnaire to Unit Owners was the best way to answer many of the outstanding questions and to arrive at a basis for making recommendations to the Board.

Accordingly, this Committee will draft a questionnaire and review it with the financial Management & Admin. Committee. Once the questionnaire is finalized by the two committees, it will be passed out to Unit Owners, probably in an edition of The HOUSE SPECIAL.

Monthly Maintenance List


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 March 1, 19 monthly lists had been submitted since August 1982. They contained a total of 288 items of which 272 had been repaired and 14 were in the process of being repaired.

Next Monthly Meeting

The next meeting of the Physical Plant & Operations Committee is scheduled for April 12, in the East Card Room at 8 p.m.

The main agenda item will be the questionnaire in regard to extra storage bins and another bike room.

All interested Unit Owners and renters are cordially invited to attend.



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SECURITY & FIRE/SAFETY COMMITTEE

Iles Boykin, Chairman

Normally we bring bad news, but not this time! Good news: serious crime in Fairfax County decreased 12.5% in 1983, capping a 3-year decline of 25%.

Our two main concerns -- burglaries and vandalism -- registered whopping drops of 44% and 55%, respectively, for the past three years. All this decline occurred in the face of substantial growth in population, housing units and industry in Fairfax.

Gratefully, at Skyline House we have so little to report in our six-month survey from September 15, 1983 to March 15, 1984 that I had to take a look at the folder on violations of House rules, although this Committee does not report on such violations.

The following are incidences which related to security and fire-safety matters at Skyline House during the period September 15, 1983 to March 15, 1984:

In Garage

-- Moped stolen from garage parking space.

-- Speeding in the garage is apparently alive and well judging by comments and limited observation. Much as we hate to say it, we will have to suggest that residents must monitor each other. Advise the Resident Manager when you witness excessive speed and other life-threatening activity in our garage. It is important that you take down the license number and car make or whatever else you can distinguish in order to identify the offending vehicle. Steps can be taken by Management, but please be careful about the accuracy of your description.

In Building

-- Fire alarm pulled about 12:45 a.m.

-- Two resident young girls selling candy. They were told by the Resident Manager to stop.

-- Resident stuck on an elevator on the 14th floor, East. The Elevator needed a new governor.

-- Resident called Management to commend the Security Guard for "finding" her keys still in the door.

-- Strong burning odor in the corridor of the West building. No keys to the Unit were on file in the office, and the engineer had to gain entry via the balcony of the adjacent Unit. Nothing was found on the stove and the Fire Department was unable to find anything. NOTE: For your sake and your neighbors', be sure you have a key on file in the office for emergencies.

-- Resident reported someone apparently tried to start a fire in the stairwell of the West building, judging by charred paper and yellowed floor.

-- Persons who contracted to clean an East Unit were distributing their ads throughout the building. They were advised that if this recurred, their company would no longer be allowed in the House.

-- Fire extinguisher on 4th floor West was set off -- vandalism.

-- Washington Post stolen twice in one week. Note written to entire floor.

(continued on next page)

-- Visiting male ignored desk clerk's offer to help and headed straight down the corridor of the East building (wrong building); he was expected in the West building. The Resident Manager caught him and had him sign in at the desk.

-- Resident reported that a "big man" looked back at her twice and went down west end stairwell. The Resident Manager was unable to locate the man.

Outside Building

-- Car of the night desk clerk was tampered with while in an outside parking space. Someone tried to open the hood with a crowbar, broke the front grill and jammed the hood.

-- Teenage gang at the entrance of the garage and also in front of the building.

-- Same gang returned the following evening and intimidated residents. Police were called, but the response was not good.

-- West resident entering garage at about 10:15 p.m. saw a young man running toward her car and yelling. She proceeded inside, leaving him behind outside.

In addition to the above, we had a spate of vandalism involving car windows off our premises (though on S. George Mason) in late January and early February. Some of our residents were among those vandalized.

A convex security mirror was installed in the West G-level passageway where it serves to protect residents from any possible surprise intruder who could enter the garage and hide on the steps to the corridor exiting to the rear of the West building.

The police have advised us that the Fire Marshal's office has examined our security problem in the East building (which we won't specify in public print) and approved a proposed solution as complying with their regulations. However, we now await written approval so as to request Board permission to correct the deficiency.

It has been brought to our attention that residents exiting our driveway from the garage are ignoring the YIELD sign out front. The sign is there for your protection. Ignoring it does not remove your liability in the event of an accident. We hope it won't be long before we obtain driveway striping which will help the overall chaos which sometimes results in our driveways.

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From Management



REMINDERS ABOUT THE TRASH CHUTE

- 1) DO NOT USE BETWEEN 11:00 PM AND 7:00 AM. When trash goes down the chute, those residents living near the disposal room on the lower floors are disturbed by the crashing sounds of bottles and cans hitting the bottom.
- 2) DO NOT PLACE CARDBOARD BOXES IN THE CHUTE - take them via the service elevator to the loading dock area. They will be disposed of from there by our staff. Boxes placed in the chute become wedged and then cause other trash to backup behind them.
- 3) NEWSPAPERS AND MAGAZINES SHOULD BE PLACED IN PAPER OR PLASTIC BAGS BEFORE BEING THROWN DOWN THE CHUTE. Loose newspapers and magazines stick to the sides of the chute.
- 4) Please advise the desk if you find the trash chute backed up.

GARAGE ETIQUETTE

Please TURN ON YOUR HEADLIGHTS when driving in or out of the garage. Headlights on during the day are for the benefit of the other drivers. They will be able to see you as you approach one another. We also remind you that the speed limit is 5 MPH in the garage. Speeding is dangerous to other drivers and especially pedestrians. If you are able to identify a vehicle by parking space number or by sticker number, please report anyone who speeds in the garage to the Management Office.

BALCONY CLEAN UP TIME

Please remove any items from your balcony which are not decorative or designed for balcony use. Residents will begin to use their balconies as the weather becomes warmer. If you are using your balcony to store items such as bicycles, boxes and discarded furniture, this is a violation of the Skyline House Rules and Regulations. Please help keep Skyline House attractive from the outside.

OCCUPANT INFORMATION FORMS

An Occupant Information Form has been placed in each unit box at the front desk. For us to function well, it is necessary to have current information concerning residents living in the units, up-to-date telephone numbers and emergency contacts.

Those of you who have not returned the forms, please do so. We appreciate your cooperation.

NO CAR WASHING ALLOWED ON THE PREMISES. Thank you.



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