



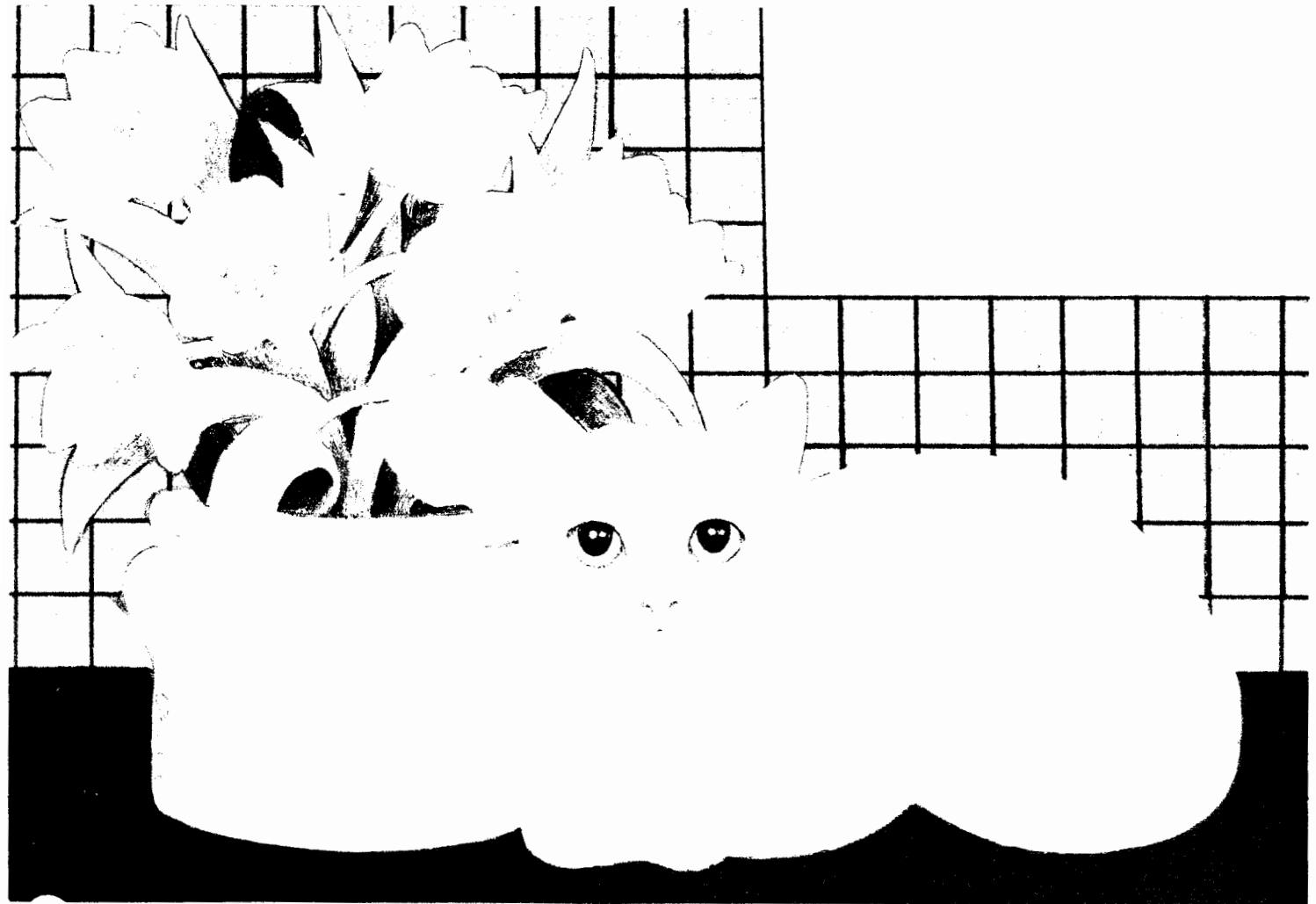
The

House Special

Vol. IV

May 1984

Issue 5



Committee Communiqués

COMMUNITY NOTES

Elizabeth Grant

OVERPASS

This column is being written before April 25th, at which time the request by Crossroads Associates for deletion of the promised pedestrian walkway over South George Mason Drive is to be considered by the Fairfax County Planning Commission. Copies of the preliminary architectural drawing have been posted on all our bulletin boards, hopefully allaying fears that the finished product would look like a trestle covered with chicken wire.

We can sympathize with residents living in units directly facing the anticipated structure who may feel unhappy over its location. However, it is pertinent to remember that the overpass was, from the beginning, an integral part of the Skyline City development plan. Polemic has arisen

ONLY because there is presently a request before county officials to absolve the Developer from the responsibility of building it.

Our Board of Directors is to be commended for the responsible position it is taking in this matter; namely, that once all the office buildings are completed and occupied, an already hazardous situation for pedestrians will only become aggravated. They have considered the safety of residents as paramount. This is consistent with analyses and recommendations of both the Planning Board staff and the Virginia Department of Highways, as well as the stand taken by the Skyline Plaza Association.

Whatever the outcome of the April 25th meeting, the request for deletion of the overpass must still be considered by the Fairfax County Board of Supervisors at their May 7th meeting.

This is a matter which involves more, at the present time, than just a count of how many might or might not make use of an elevated walkway. It is planning ahead to a time when traffic congestion on South George Mason Drive is many times heavier than it is now; it is looking into the future . . . to a time when a trip across the road at ground-level may be a matter of life or death . . . and providing an alternative!

HEALTH SERIES

Are you a jogger? Thinking about becoming one? Sorry you ever were a jogger? Know you should be exercising more . . . and don't? Feel you are too old . . . too busy?

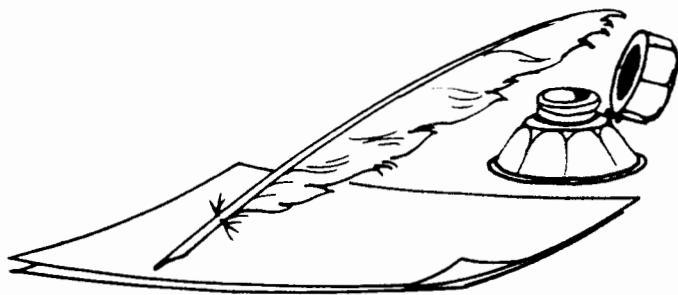
Come to the South Party Room at the Plaza on Wednesday, May 2nd at 7:30 p.m., for the second in the Health Series jointly sponsored by Skyline House and Skyline Plaza. Listen and ask questions of Glenn McDowell of the National Hospital for Orthopedics speaking on "Sports Medicine." Do not be misled by the title of the talk.

[continued on next page]

What's Up . . .

From the Board

Wynfred Joshua, Vice President



The April 25th session of the Board of Directors dealt with a wide variety of subjects. Several decisions were made based on extensive Board consideration and very thoughtful recommendations and explanations from the committees. Highlights of the meeting are as follows.

The Board was informed that the project to install Fluidmasters in the toilet tanks of all Units was virtually completed. Some 60 Units still need to be covered, as soon as access can be gained. Skyline House is also still awaiting approval from Richmond for the meter totalizing project; although the decision is a routine one, it generally takes a month or so for Richmond to calculate the exact price for the conversion.

Discussion was reopened in regard to acquiring a public address system for condo meetings. A proposal was made to procure a system that could be used where needed and would include a stereo system for use at events of the Recreation Committee. The Board split over the issue; President Stolarun broke the tie by voting in favor of spending up to \$2,300 for purchasing a mobile system.

The matter of the contract for operation of the swimming pool engendered quite a discussion. The contract had been negotiated with the lowest bidder for operation during standard hours from 11 a.m. to 8 p.m. instead of 10:30 a.m. to 8:30 p.m. Again the President of the Board broke the tie vote in favor of retaining the standard operating schedule. It was felt that too few residents would

benefit from longer hours, thus not warranting the additional expenditure.

Now that winter is over, the driveway can be repaired. The Manager was requested to invite bids for repairing the asphalt and resealing the blacktop of the driveway. The Board instructed the Manager to submit the proposals responding to the bid invitation at the May Board meeting.

Management reported that the velvet-type wallpaper used in the West building needed to be replaced. The Manager proposed to install the type of wallpaper which is currently in the East building because vinyl is easier to clean; apparently, people had deliberately scratched and damaged the wallpaper in the West building. In spite of the risk of vandalism, the Board decided to maintain the same standards and to replace the wallpaper as originally installed, and Management was instructed to order the same velvet-type paper. The Board also decided that when the paper in the elevator areas of the East building needs replacing, velvet-type paper is to be used. Some Board members urged that residents be more careful and that we all be alert to vandalism in the corridors.

The Board endorsed the recommendations of the Security and Community Relations Committees to extend the hours for using the billiard rooms from 10 p.m. to midnight. Also accepted was the recommendation to renew the contract with Wells Fargo for security guard services.

The Board decided unanimously to establish a committee of three Board members and the Chairmen of the

Physical Plant and Finance Committees to review the management contract and to handle the issue in order to be able to make a recommendation for the management company to the Board at the September meeting.

Animated discussion was generated over the question of whether or not to keep the position of the doorman. While the Finance Committee made the recommendation to eliminate the position, the Security Committee overwhelmingly recommended to retain the position, not only for security reasons but also for the many other duties which the doorman has. In

particular, the doorman gets to know the residents of Skyline better than a security guard, and he can perform a variety of other assignments which a hired guard cannot. It was also stressed that a man in uniform during the day presents a highly visible deterrent. Several Board members reported sentiments expressed by residents that having a doorman was part of the original concept of Skyline House and added a touch of class. Thus, rejecting the Finance Committee's recommendation, the Board accepted the Security Committee's recommendation to retain the position of doorman.

You need not be a tennis player or an ice hockey participant to learn how to be physically active . . . SAFELY.

Most particularly, if you are a person whose idea of exercise is watching the golf pros on T.V., come hear a discussion of appropriate

physical activities for all age groups.

Proper exercise is essential for good health. So walk, run or trot to the Plaza . . . but BE THERE on May 2nd.

* * * * *



Take note

TO: All Who Assisted At
Out Annual Election

FROM: Howie McClennan, Chairman
Covenants Committee

RE: "Thanks!" For A Job Well Done

I would like to take this opportunity to thank all of the above for assisting in the Board Election on the evening of March 27th. It was a cumulative effort of many nights of meetings at which we planned and prepared for what took place on election night.

No matter what part you played, it was a well organized team-effort that made it possible for a successful election and one that received a "Well done!" from many.

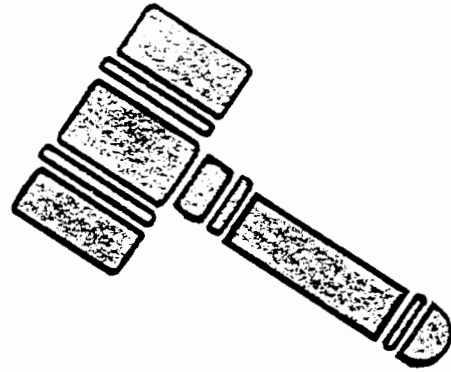
Again, my warm personal thanks to all of you. I know that you are as happy as I am over the assignment given to us and carried out in a manner of which we can all be proud.

Howie McClennan

P.S.: Our thanks to the Board Members who helped with getting proxies in the Lobby and to Sandy Ziegler who notarized them.

COVENANTS COMMITTEE

Howie McClennan, Chairman



Our March meeting was Chaired by our Vice Chairman, Fred Murrill. He did his usual excellent job of moving the meeting along and taking care of all situations with great dispatch and, at the same time, concluded all the business at hand, making for an early adjournment. The February minutes were approved after some corrections by the twelve Committee members. Also in attendance were our Board Representative Gordon Frank and the Treasurer of the Board Joe Strahs.

Information provided by Sandy Ziegler, our Condo Manager, was discussed as follows: In 1983, 29 move-in fees were collected from owners and 95 from renters, for a total of 124. Renters to date include 63 in the West building and 91 in the East building.

Plans for the election of Board of Directors members were discussed, and all of those who volunteered to work at the Town Meeting were given their assignments. The election ran smoothly, and Chairman McClennan sent a personal note to all who helped out, thanking them for their kind assistance and making it possible for a successful endeavor. It was a great team effort.

The violations for the month of February were as follows:

- Birds being kept in a Unit.
- Bad cooking odors.
- Bicycles being stored on balconies.

- Loud noises from guests.
- A fight in the hallway (no decision).
- A fight in a Unit (same result, as far as is known).
- Cars speeding in garage.
- Tailgating in garage.
- Cars parked in the Fire Lane.
- Illegal parking in the handicapped area.
- Car parked in No Parking area of the garage.

There were TEN violations in our garage. What is it going to take to stop the speeding????????? Several men have been seen and have been reported for looking into vehicles parked in the garage. One Owner reported that a man attempted to run into the garage as she inserted her security card outside the entrance.

Concerning the verbal abuse of Association employees, it was announced that the Owners involved have received letters from President Stolarun of the Board of Directors in which their behavior was criticized.

THOUGHTS ON REGISTERING A COMPLAINT

When registering a complaint, the individual has a responsibility accurately to identify the problem in specific terms in order to assist those endeavoring to implement remedial action. More on this next month.

NEXT MEETING

May 24th, West Card Room.

*
* AN INVITATION *
*
* from *
*
* Skyline House & Skyline Plaza *
* Community Relations Committee *
*
* to *
*
* A Lecture *
*
* on *
*
* SPORTS MEDICINE *
*
* by *
*
* GLENN McDOWELL *
*
*
* Wednesday, May 2, 1984 *
* at 7:30 p.m. *
*
* Skyline Plaza South Party Room *
*
* * See "Community Notes" * *
*

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PHYSICAL PLANT & OPERATIONS COMMITTEE

Walter G. Geringer, Chairman

On April 12, 1984, at 8 p.m. in the East Card Room, the Physical Plant & Operations Committee held its scheduled monthly meeting. Six regular members and three new attendees were present.

Reserve Replacement Fund. Agreement was reached between the Financial Management & Admin. Committee and the Physical Plant & Operations Committee as to the responsibilities of each committee in reviewing the reserve fund for replacement of capital equipment for the 1985 Budget. Basically, the Physical Plant & Operations Committee will attempt, with the help of the Property Manager, to update the items on the reserve list with regard to their type, number, installed cost, expected life, and replacement cost. The result should be a better estimate of the required reserves that need to be on hand.

New Committee Charter. A revised charter for the Committee has been developed and sent to the Board of Directors for consideration. The updated duties of the Committee, as described in the revised charter, are based on the working experience gained by the Committee over the past several years. The revised charter defines a more constructive role for the Committee in providing technical staff support to the Board of Directors in the area of plant operations and maintenance. If adopted, the revised charter would replace the current one which was published on June 18, 1981. The Financial Management, Covenants,

and Community Relations Committees have all reviewed the revised charter and have no objection to its content.

Management Contract Review. On September 20, 1983, the Committee recommended to the Association directors that it and the Financial Management & Admin. Committee undertake a review of the current management contract. The Financial Management & Admin. Committee has agreed to such a joint review, the purpose of which would be to develop a contract that is somewhat more precise and better defines management roles. Input from the other committees of the condominium and from associations with experience in condominium management and administration will also be sought during the review process, if and when it is approved by the Board.

Central Switchboard System. You have undoubtedly heard about the breakup of AT&T and have probably been wondering how the breakup will affect us with regard to our secretarial phones and central switch or cordboard. The

[continued on next page]

secretarial phones (the ones with the small plastic switch on the front) that are now in Owners' Units were manufacturer discontinued in 1978. AT&T is committed to servicing this unit until 1988. This system is expensive for the phone company to maintain, and parts are no longer made. As time progresses and the equipment gets older, breakdown will become an ever increasing problem.

There are a number of systems available from AT&T and other companies that can replace our current system. The price range for these new units is very wide, and exact price for rent or purchase depends on the sophistication of the equipment. Also, AT&T will no doubt at some time in the future offer the old cordboards for sale. If we can get replacement parts, we could continue to operate with our current system. The point here is that in the near future, we will have to make some difficult decisions about our secretarial service needs. Among them are:

1. Should we maintain our current system with its future repair costs and equipment failures?

2. Should we purchase our own system, and if so, what system? We have to be very careful in buying a

new system because technology changes quickly and we could be left with an out-of-date piece of equipment.

3. How can the purchase of a new system be funded?

4. What do we do about the secretarial phones in individual Units?

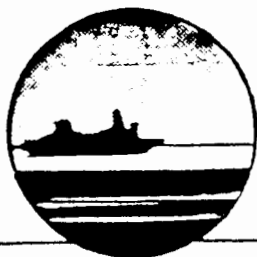
As this Committee gets more information in the coming months, we will keep you informed as to some of the possible options.

Extra Storage Bins and Bike Room.

The Committee continued work on the draft questionnaire to Unit Owners on the need for an extra bike room and storage bins. Once a final version of the questionnaire is completed, it will be sent to the Financial Management and Admin. and Architectural Control Committees for their review. After that, it will be sent to Unit Owners to determine what the demand is for extra storage space.

NEXT MEETING

The next monthly meeting of the Physical Plant and Operations Committee is scheduled for May 10th at 8 p.m. in the West Card Room.



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

SECURITY & FIRE/SAFETY COMMITTEE

Iles Boykin, Chairman

During the day of April 19, a Unit in the West building had its lock picked and a betamax recorder was stolen. This is the first reported break-in since September, 1982. There was no Medeco lock on the door, but there is now. I'm sure the co-Owner joins the Security Committee in strongly recommending that all Owners and tenants install pick-resistant locks at what is a nominal cost for relative peace of mind. The management office can help any who desire to beef up their security.

Please remember that even if you consider your possessions of little value to a burglar, he may not know that, and if he happens to enter your Unit, there is always the possibility of a confrontation -- to your detriment. Think in terms of protecting your person, even more than property!!

Incidentally, while visiting the area of the burglary on the following evening, I couldn't help but notice that two of the Units closest to the burglarized Unit still had morning papers outside their doors at 7 p.m.

Our Committee met on April 19th and discussed and voted on the following subjects:

1. [8 to 1] Recommend to the Board the retention of the Doorman position and that Management prepare a somewhat detailed job description since there are a number of security and safety-related duties which need to be spelled out clearly. Also, to

to stop using doorstops to hold open the front security doors, both as a security measure and an energy saver.

2. [8 to 0] Recommend to the Board to extend the hours of the Billiard Rooms to 12 midnight on a three-month trial basis and require the security guards to look in on their rounds.

3. [7 to 1] Recommend to the Board that it investigate how to make garage ramps safer to avoid any additional accidents, such as recently occurred to a wheelchair resident. Also, to mark these ramps as not for wheelchairs where applicable.

4. [8 to 0] Recommend to the Board the renewal of the Security Guard service contract with Wells Fargo at the same \$7/hr. rate.

5. [7 to 0, 1 abstention] Recommend to the Board the retention of the Charles E. Smith overpass plan to allow safe passage across an ever-increasing traffic load on S. Geo. Mason Drive. Naturally, persons with Units affected view-wise had mixed feelings, but we are, of course, considering safety.

#

Have you asked anyone up to see your etchings recently? The old
[continued on next page]

proposition takes on new meaning when vehicle numbers are etched on car windows. Major car and truck rental companies are doing it and effectively reducing theft and improving recovery rates of stolen vehicles. It can give you 10% off on your Comprehensive Coverage with some companies if the

Vehicle ID number is chemically etched or sandblasted on all window glass. However, even a do-it-yourself kit can qualify you for the discount. While increasing the risk for thieves, this process also lowers the "market value" for both stolen vehicles and stolen parts.

PLEASE USE YOUR LIGHTS IN THE GARAGE
to help others see you coming . . .

IT MAKES A DIFFERENCE!!

* * * *



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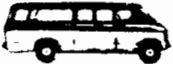
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From Management



HOW TO PREVENT CONDENSATE LINE BACKUP

Now that the cooling season is beginning, we request that all of you help to prevent condensate line backups in your mechanical rooms. You can do this by pouring approximately one quart of 1/2 vinegar and 1/2 water solution into the bottom of your hot water heater pans each month during the cooling season. Residents in the East Building have a 1½" open stack pipe in the mechanical room into which this solution can be poured. The solution will help to prevent algae from growing and clogging the condensate lines. When the line becomes clogged, the water will back up and may cause damage to carpets, ceilings and walls. Please help prevent damage to other units by pouring the vinegar/water solution into the drain lines regularly. Your cooperation will be appreciated.

Reminder: Check filter for heating and air conditioning unit; if dirty, replace it. Filters are available in the management office for \$1.00 each.

SWIMMING POOL OPENS SATURDAY, MAY 26th

The swimming pool will be open every day during the pool season, 11 A.M. - 8 P.M. except during inclement weather. Swimming pool passes will be available at the front desk beginning Saturday, May 19th. The number of passes issued for each unit are according to the number of people allowed to occupy a unit as stated in the condominium By-Laws.

1 Bedroom	2 Passes
1 Bedroom/Den & 2 Bedrooms	3 Passes
2 Bedroom/Den & 3 Bedrooms	4 Passes

You may use your passes for anyone residing in your unit or for guests. If you need additional passes, they will be available at the front desk for a nominal charge of \$1.50 weekdays and \$2.00 weekends and holidays.

A reminder of important swimming pool rules:

1. No food or drink is allowed inside the fenced in area of the pool - food and drink must be consumed on the sundeck or park areas surrounding the pool.
2. No glass containers of any kind may be used on the sundeck or park area.

3. All persons are requested to shower and enter the pool thru the bathhouses. You may not enter thru the double doors to the sundeck during pool hours.
4. It is suggested that you use ear plugs if you wish to listen to a radio. If not using ear plugs, you are requested to keep the volume low enough not to disturb others.
5. Children under 12 must be accompanied by an adult (over 18) during the entire time they are in the pool area.
6. Robes or other suitable garments and shoes must be worn to and from the pool area.
7. Please use the G level corridors to and from the pool area. Please do not go thru the lobby.



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