



The

# *House Special*

Vol. IV

September 1984

Issue 9

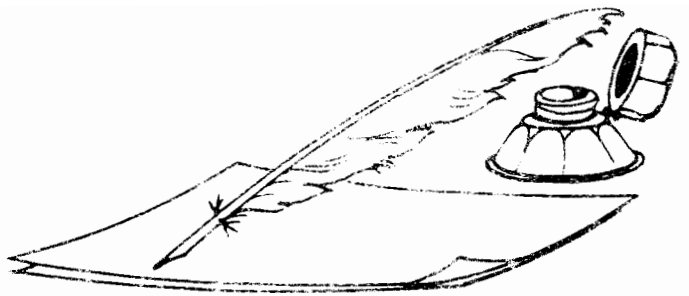
*Welcome home from  
summer vacations.*



*Your Editor*

# From the Board

WYNFRED JOSHUA, Vice President



The August session of the Board started with a brief report from Mr. Lowry on the remaining claims we have on the warranty items. He indicated that the Developer had made no discernible progress on repairs.

The Board subsequently voted to accept the 1983 report of the Association's auditor. At the recommendation of the Treasurer and the Financial Management Committee, the Board approved an expenditure of \$600 to have the auditor check whether certain corrections in our financial reports have been made and other recommendations followed.

One of the pending matters which the Board discussed involved potential changes in the ramps in the East Building garage in order to make them suitable for wheelchair traffic. The recommendation of the Smith architect was accepted, *i.e.*, not to tamper with the stairs since they are part of the building structure. The Board further noted the consensus of the Architectural Control Committee to keep the hallways painted grey for the time being.

The Property Manager reported that we had received our first water bill that covered a full three months' period in which all Fluidmasters had been installed. He disclosed that we had an expected savings of about \$2,000.

The Board then considered the extension of our insurance policy for the second year of the three-year term. Rather than going shopping for another company, the Board decided to extend the contract with Alton Insurance. It was noted that constant switching to other companies would neither help the reputation of Skyline House, nor guarantee good service.

A lengthy consideration took place on the driveway problem. The decision was made to repair and resurface the front entrance, to fix the pothole at the back of the West Building, and reseal the entire driveway and repaint the parking bays and traffic markings. The resealing is required to insure that the driveway will be one color and is cosmetically acceptable. At the same time, the rescaling is needed for inevitable maintenance requirements. The fee of \$9,307 for the project will be partly covered by the \$8,000 Skyline House received in response to its claim with Build America for repairing the damage to the driveway.

The Board rejected the proposal to use fertilizer for the removal of snow and ice instead of salt. As the manager explained, fertilizer does not sufficiently melt snow and ice and would leave hazardous driveways in winter. In addition, Skyline House does not even use salt, but a synthetic product that looks like salt.

The Vice President reported on the activities of the Contract Management Committee. Details are described on the next page. The board accepted the recommendation to renew the contract with our current organization, the Smith Company.

The Chairman of the Security Committee raised the problem of recent car thefts. One car was stolen from one of the outside parking places at the back of the West Building; two cars had been stolen from inside the Skyline Plaza garage. The Board agreed that the Security Committee go ahead with formulating its plans for a Neighborhood Watch system.

THE BOARD OF DIRECTORS RENEWS  
SMITH MANAGEMENT CONTRACT

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At the recommendation of the Contract Management Committee, the Board of Directors unanimously voted to renew the management contract with the Smith Company for another three years. The fee for 1985 will be 3% over the current cost; for each of 1986 and 1987 the increase will depend on the rise in the Consumers Price Index, but in no case will exceed 5%.

The Contract Management Committee, appointed by the Board this spring, invited five of the most prominent management companies in this area to submit bids for a management contract. The selection was based in part on the advice of the Association's attorney.

Of the five companies, two declined to bid; one was eliminated by the Committee when an examination of the company's activities and credentials indicated that it was not suitable for the purposes and requirements of Skyline House. The two remaining organizations were the Smith Company and Legum & Norman.

Committee members checked references of Legum & Norman with officers of two of the condominiums which that company manages. Subsequently, the Committee interviewed extensively officers of the two management concerns. All Board members were invited to participate in the interviews.

Representatives of Legum & Norman made a good impression; as was to be expected, the Committee and Board members felt equally at ease with the officers of the Smith Company. After the representatives of the two companies left, the Committee and Board members deliberated at length about the advantages and disadvantages each company offered Skyline House. The Committee finally voted to

recommend to the Board of Directors that the Association stay with Smith Company. The three Board members of the Committee and the Chairman of the Security Committee endorsed the Smith Company; the Chairman of the Financial Management Committee opted for Legum & Norman.

The vote reflected several considerations: Smith offered a more comprehensive concept of management. It can enlist the services of its own engineers, interior designers, and other professionals -- attributes which Legum & Norman lacks.

Skyline House is familiar with Smith, whereas the other company is an unknown quantity. Smith has a virtually unbeaten record in the upkeep and maintenance of the buildings it manages. In addition, there was a serious concern that a change in management would result in a change in our condo staff -- a staff we are proud of.

It was recognized that Legum & Norman offered Skyline House a full accrual system of accounting; on the other hand, Smith did not yet, but is making progress in this area and is expected to refine its accounting system further. Perhaps more important was the realization that most Skyline House owners are basically quite satisfied with the Smith Company and its services.

In short, the decision to continue our Association with the Smith Company reflects a deliberate and positive step. It reflects confidence in the management we have had and will continue to enjoy in the future.

Wynfred Joshua  
Vice President  
Board of Directors

# Committee Communiqués

## COMMUNITY NOTES

### LANGUAGE OF SIGN

On Monday, September 17, at 7 p.m., Jefferson Memorial Hospital is offering a beginning study on the Language of Sign. The classes will be held for ten weeks from 7-9 p.m. in the hospital auditorium. The cost is \$40.

The course is designed to offer the student a fun approach to studying and learning the basics in sign language. The 10-week course will include: a brief history of sign language, basic signs and phrases (including medical terminology), and specially designed "games" to gain skills in reading and thinking in sign.

For further information and preregistration, contact the Community Relations office of Jefferson Memorial Hospital at (703) 998-4947.

### VOIER REGISTRATION

Voter Registration will take place at Skyline Plaza, South Card Room, on Thursday evening, September 6th, between 7-9 p.m.

In addition, registrars will process "change of address" cards where necessary.

### COMMENDATION

The Board of Directors commends our engineers and reception desk staff for their efficient and tactful handling of the electrical outage we experienced one evening last month.

### VOLUNTEERS NEEDED

The Board of Directors requests volunteers to handle the Employees' Christmas Fund.

Please call Ed Stolarun (931-1046) if you can spare a few hours in December.

*What's Up . . .*



## SECURITY & FIRE/SAFETY COMMITTEE

Les Boykin, Chairman

Skyline House has recently suffered a car theft from a West outside parking space, and Skyline Plaza has had two cars stolen from the garage. These thefts, plus publicized increases in automobile and auto parts thefts in general, explain why many of you (and I) have recently found yellow cards on our cars requesting that doors be locked and windows tightly closed. The following article from the Arlington-Falls Church Buyer's Guide explains further and contains solid recommendations:

### AUTO THEFT ACCELERATES by Ford Cochran

You can't stop automobile theft.

"If a professional thief wants your car," says American Automobile Association spokesman Tom Crosby, "he can get it."

There are all sorts of things you can do, however, to discourage would-be car thieves and thus reduce the likelihood of becoming a victim yourself.

AAA's Potomac Division and Washington area police departments released statistics on the growing car theft problem during a joint press conference on Tuesday, July 24. They also recommended measures car owners can take to prevent thefts from occurring.

According to a survey of Washington area police departments by AAA, the area has experienced a six percent increase in auto thefts during the first six months of this year. This increase came before August--the busiest month for car thieves--takes its toll. The value of vehicles stolen in the metropolitan area each year exceeds \$40 million.

Police officials say cars are stolen for three reasons: joy rides, parts and dismantling by professional thieves. Pros take stolen cars to "chop shops," which

quickly dismantle them for their spare parts and sell them at bargain prices to unsuspecting buyers. Chop shops have flourished lately as a result of the high demand for used car parts.

Area police say a number of cars are also stolen "to order" by thieves who set out with a contract for a particular type of car part, then track it down and steal it.

In D.C. the car most commonly stolen is the Oldsmobile Cutlass Supreme, a popular target of car thieves in other jurisdictions as well. The Cutlass Supreme is among the four top-selling models in the area, and is the most luxurious of the four.

Other cars frequently stolen in D.C. are General Motors products. Because GM is the largest domestic manufacturer of automobiles, GM cars are common and their parts simple to sell.

Easy access is as important a reason to steal a car as its make, police experts report. The lack of a key is usually no problem even for  
[continued on next page]

...leave their keys in the cars, however, and nearly forty percent will leave their doors unlocked.

Jim Austin, an area locksmith, demonstrated an auto break-in on a new Outlander. It took him only nine seconds to open a locked door, and in another fifteen seconds he had the car hot-wired and ready to drive off.

Two out of every three cars stolen in the metropolitan area are eventually found, but recovered vehicles often are found or have missing parts.

'The second largest investment you make is your car,' says Major. 'Many people are reluctant to let their cars be damaged. They should use the same precautions for their cars as you do with your home. We'll provide the potential thief with the opportunity to become one.'

#### Ten Habits That Thieves Hate

1. Always park in a well-lit, busy area.
2. Close all car windows tight.
3. Never leave an open match or smoking.
4. Never leave valuables in sight inside the car.
5. Lock the car and take the key with you.
6. Don't hide a spare key anywhere in the car.

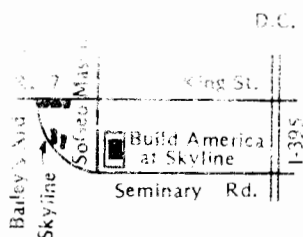
7. Always keep ID card and driver's license in the glove compartment.
8. If you park on the street every day, don't park in the same place.
9. Leave only an unmarked ignition key with parking lot attendants.
10. Take your claim check with you when you leave your car in a public lot.

Five Habits That Thieves Hate

1. Replace standard door lock handle with the slim, tapered kind.
2. Install a door-to-door connecting device that will allow you to lock the door from inside.
3. Install an ignition-kill switch that will immobilize your car on your command.
4. Install an anti-tampering alarm.
5. Install a fuel switch which prevents fuel from reaching the carburetor and leaves the would-be thief "out of gas."

# # # #

IMPORTANT NOTE TO RESIDENTS. Do not enter or leave the garage via the Entrance door on foot except in case of emergency.



**Timothy L. McKinney, D.D.S.**

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1984

SEPTEMBER

1984

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY																																																																																				
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Labor Day	Financial Mgmt. 7:30 p.m. WCR	Community Relations 7:30 p.m. ECR	Aerobics 6:30 p.m. EPR	Recreation Cmte. 7:30 p.m. ECR	T.G.I.F. 6:30 WPR	

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Grandparent's Day Bridge 7:30 p.m. ECR			Aerobics 6:30 p.m. EPR	Physical Plant 8:00 p.m. WCR		

16	17	18	19	20	21	22
Bridge 7:30 p.m. ECR	Board of Directors 7:30 p.m. EPR		Aerobics 6:30 p.m. EPR			

23	24	25	26	27	28	29
Bridge 7:30 p.m. ECR	Security Cmte. 8:00 p.m. WCR			Jewish New Year		
30						September

# From Management



## BATHROOM FILTERS

have finally arrived. They are now \$2.75 each and may be purchased in the Management Office.

## SWIMMING POOL

will be open the weekends of September 8 & 9th and September 15 & 16th from 11:00 AM-8:00 PM. The pool will close during the week beginning September 4th.

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