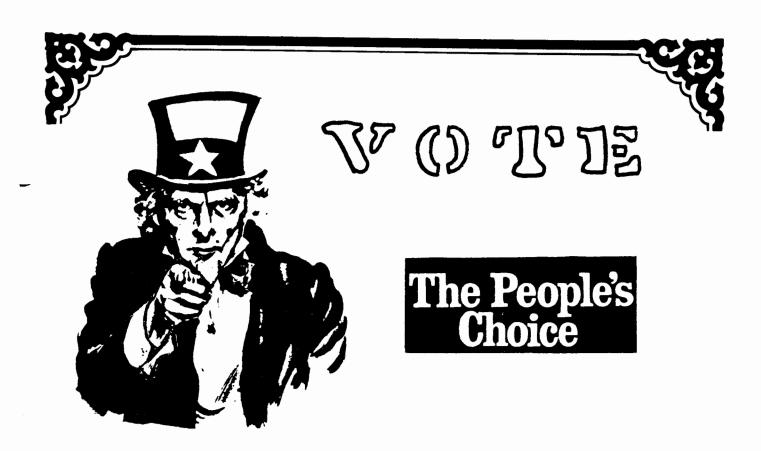


The House Special

Vol. IV

November 1984

Issue 11





Election Day



From the Board

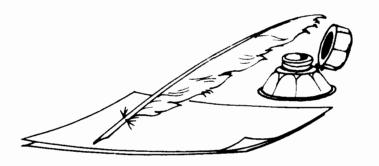
Wynfred Joshua, Vice President

The October session of the Board opened with a report from Gordon Frank on the status of the Developer's progress in regard to repairing defective or deficient items under warranty. In an executive session the Board had discussed this and decided to send a final letter to the Developer asking for a response within 20 days. If the response is unsatisfactory, the Board will be guided by the advise of our attorney.

The Chairman of the Covenants Committee reported on the final draft of the House Rules in which most comments of Owners had been accommodated. The Board unanimously voted to accept the Rules and thanked the Committee and its Chairman for their excellent job.

The report of the Property Manager, who had been unexpectedly hospitalized for surgery, was understandably short. The Board approved the request to service all units in the East building for pest control extermination at a cost of \$1,400. Entry will be subject to approval of the unit resident.

The other item of the Property Manager's report involved a complex issue: water backing up in a toilet of a ground floor unit. The obstruction originated in the main drain which is part of the common elements. However, it is not clear whether the Owner had been negligent due to his failure to raise the issue with the Developer while the unit was still under the warranty period. The Board decided to proceed with repairs in order to prevent further damage, as well as to avoid possible charges of neglect on its part. At the same time,



the Association attorney is being consulted about this issue.

The Resident Manager expressed her appreciation for the perfect support of residents in removing their cars during the repaving of the driveway.

At the request of one of the Board members, the Resident Manager and several other Board members explained the existing procedures for inspection of the roof. The general consensus is that the quarterly inspections have been conducted professionally and found to be satisfactory.

The Board rather quickly disposed of the question whether a policy was required for checking fulfillment of contracts. The conclusion was that the Resident and Property Managers and associated Committees are adequately monitoring contract fulfillment.

The Skyline House contract with Washington Cable Television is scheduled to expire next month. Several Board members commented on the deterioration in the picture. The Board decided to request an extension of the contract for 45 days during which time the Physical Plant Committee could explore alternative services.

The final question on the agenda was the Security Committee's proposal to institute a Residents' Watch program. This program would require volunteers to tour specified sections of the Skyline House complex a few times a week at hours of their own choice. They are to wear Skyline House armbands and will be briefed by

[continued on next page]

the Fairfax County Police Department on ways to deal with suspicious situations. Under no circumstances are these volunteers to be considered substitutes for the police or firemen.

In addition, a list of the volunteers in the Watch program would be available to the receptionist at the front desk who would then be able to request assistant in checking a potential security problem. However, once again, it is not intended that the volunteer be expected to take the place of Skyline House staff or the police. Standard procedures for calling the Manager, the building engineer or the poice remain in effect. Above all, the expectation is that the existence of a Residents' Watch program will help to deter criminal activity. The Board unanimously endorsed launching the program.

#

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Committee Communiqués

COMMUNITY NOTES

MARK YOUR CALENDARS

November 6, Election Day. Be sure to go to the polls on Tuesday, November 6, to vote for your choice of candidates. The voting booths at Skyline Shopping Mall will be open from 6 a.m. until 7 p.m.

In addition to the candidates for President and members of the Senate and House of Representatives, the ballot will also contain Fairfax County bond issues:

- 1. \$20 million for Neighborhood Improvement Bonds.
- 2. \$74.87 million for School Bonds.
- 3. \$51 million for Storm Drainage Improvement Bonds.

Also the following Constitutional questions:

- 1. Shall the Constitution of Virginia be amended so that members of local governing bodies can be elected or appointed to vacancies in the office of Mayor or Board Chairman?
- 2. Shall the Constitution of Virginia be amended to require a balanced State Budget?

November 15, 7:30 p.m., EPR. Mr. Paul Powers, Vice President, EF Hutton Co., will conduct a seminar on "Your Money: What Do You Want It To Do For You?" Mr. Powers and his associate will remain as long as there are questions from the floor, and will be pleased to stay even longer to deal with personal questions. For further information contact Ed Berman, 1706E.

November 26, 7:30 p.m., Skyline Plaza. Mr. Tom Davis, our District Supervisor, will meet with us at the Skyline Plaza North Party Room to discuss what is going on in our County. This should be a most informative program inasmuch as the discussion will cover our schools, transportation, property tax, and county development. If any resident wishes to submit any question(s) on any local matter, you may only do so by submitting your question in advance to the front desk for my attention (Ed Berman, 1706E). Let's have a great turnout and show our County Supervisors that we care about our County.

WHY PUT OFF TIL TOMORROW WHAT YOU COULD DO TODAY!

Do you speak, in addition to English, any language? If so, won't you stop by the management office and ask Sandy, Virginia or Hazel to tell you how you can be a vital part of the Newcomener's Orientation Program? We have been trying and trying to "reach out and touch someone"!

LET'S GET ACQUAINTED

Residents of Skyline House represent various nationalities and religious beliefs. It was suggested [continued on next page]

What's Up

at the last meeting of the Community Relations Committee that representatives of each cultural group be given an opportunity to present their traditions and customs.

Each country has its own special holidays that express one's joys, fears and feelings of gratitude, e.g., Yom Kippur, Christmas, Ramadan, Easter, Hanukkah, Flower Day, to name only a few.

You're invited to attend the next meeting of the Community Relations Committee to discuss this and other timely community topics of general interest. This will certainly be an enlightening, goodneighbor discussion. Please join us.

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Green Bell Peppers	2.25	5.00	7.35	Mushrooms	2.25	5.00	7.35
Salami	2.25	5.00	7.35	Extra Cheese	2.25	5.00	7.35
Anchovy	2.25	5.00	7.35	Green Olives	2.25	5.00	7.35
Hamburger or Meatball	2.25	5.00	7.35	Extra Toppings	.50	.75/ea.	1.00/ea.
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The Rental Resurgence

M. Leanne Lachman Chicago, Illinois

Rentals in Review

Seven major factors have helped to spark a renewed interest in rental apartments:

- 1. Housing costs—Many households are forced to rent until they can accumulate the required down payment for a house or condominium. Others rent because they question the future appreciation potential for ownership property. And many households with limited incomes will never be financially able to purchase a home.
- 2. Population—Some of today's fastest-growing population groups have a strong propensity toward renting, such as the elderly, young singles, divorced individuals, and, to a lesser extent, empty-nesters.
- 3. Construction—For the first time in 20 years, rents are outpacing operating costs and inflation. New multifamily construction is gradually becoming more feasible in many markets. In 1983, for example, 60 percent of all new units were constructed in the South, and 25 percent were concentrated in Texas. This year, rental construction is spreading into the temperate central band, and by 1985 the northeastern and midwestern states are likely to set a 15-year record for new production shares.

4. Demand—By 1981, apartment vacancies had reached an all-time low of about 5 percent, and the excess from the high-construction years of the early 1970s had been absorbed. During that time, new construction of unsubsidized units was limited, and many apartments were converted to condominiums. As supply dwindled and demand grew, rents began to rise. And during the past three years, rental increases have exceeded those of the cost of living.

Since 1983's aggressive construction in a few southern cities, vacancy rates in those areas have risen dramatically. But as the economy recovers, two-family households will divide, and apartment demand will continue to grow. In many areas, current rental vacancies are less than 1 percent.

- 5. Opportunity—The overbuilding of commercial real estate has forced investors to consider the opportunities of residential properties. Also, public syndicators, who have always focused their interests on apartments, are now considering pension funds as well.
- 6. Tax credits—Current tax laws favor residential real estate investments over commercial ones, because investors can use accelerated depreciation without triggering overwhelming penalties. The investment tax credits have spurred rental housing development and the rehabilitation of historic buildings and other structures not less than 30 years old.
- 7. Safety—As a safety net, most investors foresee the conversion of large rental housing projects to condominiums. However, with the current rental demand in many markets, the ongoing financial difficulties of home purchases, and the upward spiral of rents, such a "safety-net" factor is of little importance.

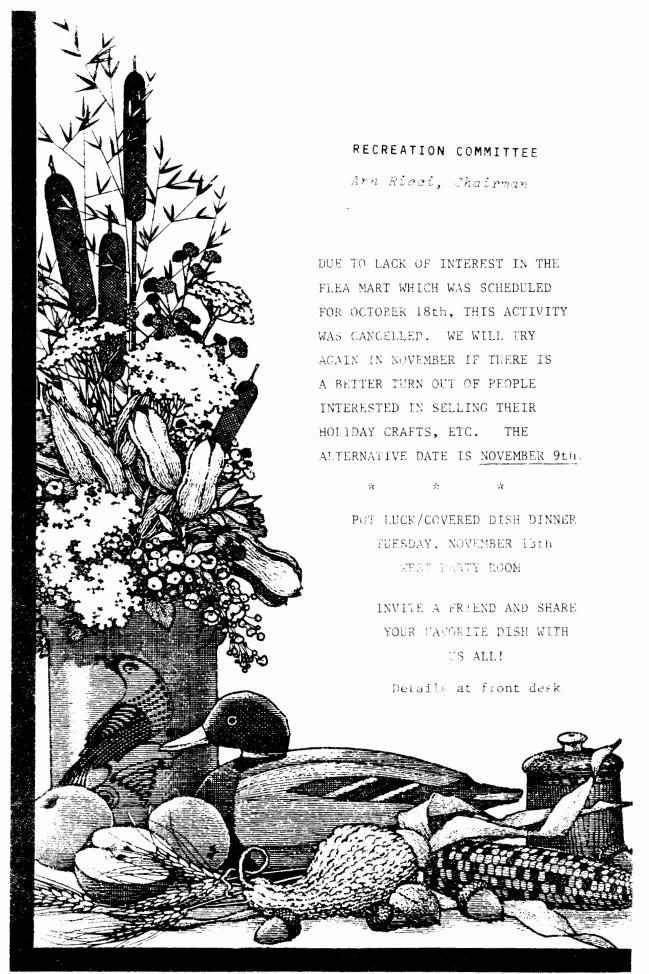
Many syndicators are proceeding with rental projects, too, even though lower rents in some areas provide a negative cash flow during the first and second years of investment. In these cases, syndicators are willing to handle the carrying costs in return for a higher tax shelter during the early years.

Unless new rental construction outgrows its demand, the market's strength should support sizable yearly rent increases and ensure the success of such projects. Although traditional feasibility studies suggest that developers should wait a year or two before building, many builders are constructing new apartment projects in some northern cities. And when vacancy rates are less than 1 percent, who can resist the urge to build?

Ms. Lachman, president of Real Estate Research Corporation, co-authors Emerging Trends in Real Estate, an annual industry forecast.

real estate today*







RESIDENT WATCH

On October 16, 1984, our Board of Directors unanimously approved the establishment of a Resident Watch for our buildings. Although serious incidents have remained low over an extended period of more than two years, the Watch program should give us something of a deterrent capability to maintain a low-incident track record, and if our crime experience should surge at any time, we will have a vehicle in place which can be beefed up to help counter whatever occurs.

The Watch will consist of volunteers, and <u>all tenants and owners</u> are invited to join, especially those who are not tied down to a full-time job. Armbands have been ordered which will take 3 or 4 weeks to arrive. Then we will arrange a briefing by the Fairfax County Police for all those who have volunteered by that time. We still have the names of residents who offered their services in the event of bomb threats and we will be contacting them.

Basically, what will be requested of the volunteers is to take a 15-minute stroll once or twice a week at a time of their choice through selected areas of either building, including the garage and around the grounds outside. You may choose your own preferred area. Of course, a longer patrol is welcome since we will be reporting monthly

SECURITY & FIRE/SAFETY COMMITTEE

Les Boykin

totals on patrol time to the County Police. On patrol, you would be looking for such situations as:

Residents opening security doors for strangers.

Open security doors.

Open storage or bike room doors.

Unit doors open.

Keys left in doors.

Somthing burning, usually on a stove.

Car lights left on.

Signs of vandalism, such as wall markings and broken wiper blades on cars.

Signs of theft or attempted theft, such as broken vent windows or open car trunks.

Speeding, reckless driving, and/or no lights on in the garage.

Cars parked in fire lanes. Any suspicious activity.

You can arrange your strolls alone or with another volunteer, maybe from your own household. The idea is to enjoy doing this at your own sweet time and place.

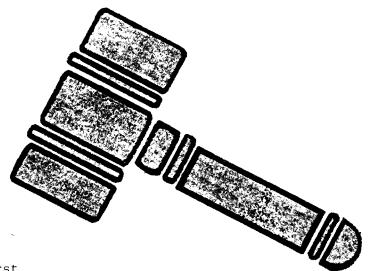
This may sound undisciplined, but the purpose of the Watch is served if we get enough extra eyes and ears out there to plug some of the inevitable holes in our security armor and at the same time create a visibility which might cause a potential thief or vandal to think twice before targetting the House.

The majority of the time you may observe nothing at all to report. However, your visibility is valuable and will permit us to put up Neighborhood Watch signs outside the buildings.

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NOVEMBER

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			Aerobics 6:30 p.m. EPR	BOARD OF DIRECTORS MEETING 7:30 p.m. EPK	Bridge 7:30 p.m. ECR	
24	23	Thanksgiving Day 22	21	20	19	18
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COVENANTS COMMITTEE REPORT

Howie McClennan, Chairman

Wednesday, September 19, was the first meeting of the Covenants Committee since last May due to the lack of business during the summer months.

The attendance was poor (only 6 members showed up). It is becoming clear that if the Unit Owners of Skyline are the least bit interested in what is taking place at the House, they should be willing to put in a couple of hours a month to keep things going smoothly. YOU CANNOT WIN THEM IF YOU DO NOT JOIN THEM.

The Chairman reported that the hearing scheduled to discuss noise in a unit resulting from no carpeting was cancelled when the offending party moved. However, there is still a debate over who is responsible for complying with the Rule, and the Board will have to make the final judgment on the language of the Rule.

The violations of the Rules and Regulations for the months of June, July and August were then discussed. A brief summary follows:

Trash in hallways, stairs and disposal room.

Loud stereo at night and other noises.

Violations of patio rules (including bicycles).

Garage violations: speeding (the most serious violation); resident learning to drive in the garage; expired guest parking tag; parking in No Parking areas; rear license plate stolen; radiator hose slashed; female occupant accosted in passenger elevator; attempted auto theft from behind West building.

And several other minor complaints. Not exactly what you would call a happy home.

In regard to the most serious of the above violations, Management took some type of action, including calling the police. The important thing is that you can help by keeping your eye open while moving around the grounds and building and advising the front desk immediately.

The balance of the meeting involved reviewing suggestions sent to the Management office regarding the new Rules and Regulations. The revised final document will be submitted to the October meeting of the Board of Directors for final approval.

The Chairman then announced before adjournment that he had received a letter from Le Bert Francis stating that he was going to step down from the Committee this fall. I want to state, as Chairman of this Committee, that we will really miss Bert. He has been a tremendous help to me, but more importantly, his presence at Committee meetings will be sorely missed. I do not know anyone in our condo that is as well informed as Bert, and he has always been there when we needed him to take us through tough situations. He always spoke up and there was never a time that you didn't know where he stood. You might not always have agreed with him, but you respected him. I know that I did.

OUR NEXT MEETINGS:

November 29, 7:30 p.m., WCR December 19, 7:30 p.m., ECR

"Condo fever" -- get it. Attend a meeting.

Supplementally, we will also have a rotating system whereby the front desk may call and request your help on a security matter that has come to their attention. If you can help, you should respond promptly. However, you are not required to do anything and, you can have your name removed from the Watch list at any time.

Those willing to give it a try may let us know by calling Jerry Schumaker (820-8898), Rob Sherrer (379-7442, nights only), or Les Boykin (820-1567).

* * *

The Fairfax County Fire and Rescue Department has advised that they have

!

just taken delivery of two new 135-foot-ladder trucks, one of which was demonstrated at Skyline House on Sunday, October 21st.

There are only four such trucks in the entire United States and cost \$416,000 each.

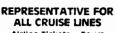
They went into service on October 1st, and one is assigned to the Bailey's Crossroads station. Their ladder can reach just about all of our units, which is a major safety improvement for us. You are welcome to see the truck at the Bailey's Crossroads station.

#



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NEED ANEXTRA PARKING SPACE?

The developer now has three (3) surface parking spaces available for sale to Skyline House unit owners.

The spaces are:

SP-30-West

SP-91-East

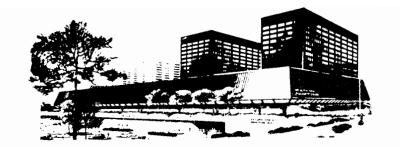
SP-92-East

These spaces will be sold for \$3,000 each if purchased by December 15, 1984. After that date, any space still remaining will be priced higher (The last surface parking space at Skyline Square recently sold for \$5,000!).

If you are interested in purchasing one of these spaces, please contact Caroline Hopkins or Joe Bier at 920-8500.



From Management



RESEALING OF DRIVEWAYS COMPLETED

We appreciate the cooperation we received from all of you during the repairs and resealing of our driveways and parking areas. Without your complete cooperation, the repairs could not have been completed in a timely manner. Our only problem was the weather; not enough sunshine to dry the sealer in two days as we had anticipated. We thank you all again for your patience and understanding during this time. We think the driveway looks great, and we hope you think so too.

COMMITTEE PARTICIPATION

- - - has dwindled during the past months. We encourage all of you (owners and renters) to participate in the Committees of the Association. They are:

Recreation Community Relations Architectural Planning & Control Physical Plant Operations Covenants Financial Management & Admin. Security & Fire Safety

1st Thursday, 7:30 P.M. ECR 1st Tuesday, 7:30 P.M. ECR 1st Monday, 8:00 P.M. WCR

2nd Thursday, 8:00 P.M. WCR/ECR "alternating" 3rd Thursday, 7:30 P.M. WCR/ECR "alternating"

1st Tuesday, 7:30 P.M. WCR 4th Tuesday, 8:00 P.M. WCR

Your participation is encouraged so the Association can receive your views, ideas and suggestions as to how the building is maintained financially, socially, administratively, relationships with our surroundings and safety. This is also a good way to meet your neighbors and begin new friendships. We are sure there are many of you with talents that would benefit your community. PLEASE VISIT A COMMITTEE MEETING THIS MONTH - YOU WILL BE MOST WELCOME.





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