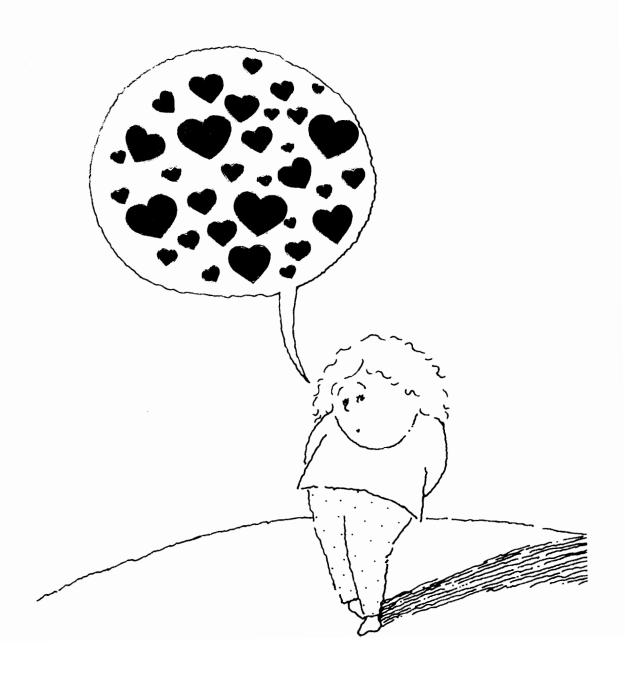
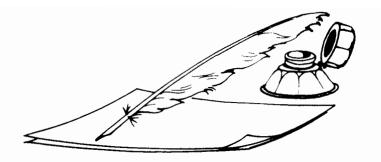


The House Special

Volume V February 1985 Issue 2



From the Board



Wynfred Joshua, Vice President

President Stolarun opened the January Board session with the news that our faithful recording secretary, Grace Krumwiede, had resigned for health reasons. The Board is looking for a replacement. Anyone interested? The job carries a modest honorarium. The President commended Jerry Schumaker for the superb job he had done in handling the time-consuming Employees Christmas Fund.

Regarding the lawsuit of an owners against the developer and our Association, Mr. Strahs reported that the developer proposed to correct the noisy air conditioner handler on the lobby roof by erecting an increased barrier. Details of the developer's plan were under study by a working committee which will report to the Board.

A report from Dietz Gerstner, Chairman of the Physical Plant Committee, indicated that in response to a questionnaire only 19 units owners were interested in having an extra storage bin; only 11 of them were prepared to pay for it. The Board agreed with the Committee not to take any action to provide extra storage bins. Instead, the Board advises residents interested in another bin to advertise this on the bulletin boards and in the Newsletter. There are several bins not being used by their owners who may be willing to let others use them.

The property manager explained the falling cement problem in the garage. Much, if not all of the repair job is probably covered by warranty. Mr. Bob Lowry was asked to check the recommendations made by the company who had looked at the problem. At the same time the developer was to be informed that the required repairs were part of our claims.

Mr. Stolarun commented on the warranty claims and the lawsuit which has been filed against the developer. The latter had advised the Board in early January of specific measures he intended to take to meet our grievances. The working committee is currently studying the developer's proposal to satisfy our claims.

The property manager then discussed a series of contracts that were up for renewal or replacement. The Board approved the following contracts of the competitive bids:

Ground Maintenance: Lancaster Landscap for \$14,244.00 per year.

Emergency Generator Inspections: Truland for \$680 per year.

Interior Plants Main Tenance: Botannical Decorators for \$75 per month.

Window Cleaning of common areas: American Window for \$3,600 per year.

Trash Removal: BFI for \$110 per pull. Swimming Pool Guards & cleaning: Aqualin for \$14,350 per season.

The Board authorized the Property Manager to fix the drain problem in the air handler on the roof of the West Building in order to stop the water leaks in apartment 1702.

Treasurer Strahs noted that the auditor had submitted an analysis of the management agent's efforts to improve accounting. Mr. Strahs' motion to rehire auditor Goldklang & Associates was approved.

[continued on next page]

'Mr. Howie McClennan, chairman of the Covenants Committee, expressed his deep regrets with the loss of Marden Kimball, a dedicated member of his committee and the first editor of the Newsletter. Mr. McClennan then announced that elections will be held on Tuesday, 26 March; a Meet the Candidates night will be held only once this year on Wednesday, 20 March. Four seats will need to be filled on the Board: 3 for three-year terms, and 1 for a one-year term. The Board accepted the Covenants Committee's proposed complaint form. As soon as the forms are printed, residents making a complaint will be asked to complete these forms.

Mr. Les Boykin, Chairman of the Security and Fire Safety Committee, reported on the neighborhood watch program: Seventeen persons had signed up and provided some 34 hours of coverage during the first half month of the program. The Security Committee was still exploring further ways of enhancing security; it is focusing on guard coverage at this point.

To remind residents not to turn down the heat too much in order to prevent frozen pipes on very cold days, the Manager was requested to include this warning in the Newsletter at the beginning of the winter season and on the bulletin boards. Last winter the very low temperatures caused frozen pipes in some apartments (not at Skyline House) where residents had either turned off the heat or turned the heat down too much. The tragedy is not just the damage to the apartment in question, but also to the apartment below.

A lengthy discussion ensued about unauthorized use of private outdoor parking spaces. Several members of the audience participated and reported their experiences. Spaces behind the East Building are particularly vulnerable to use by guests of Skyline Plaza; lack of signs, difficult to read signs, and inadequate lighting were blamed. Patty Scharf, Ruth Ballard, Joe Strahs, Howie McClennan, and Ross MacAskill volunteered to serve on adhoc committee to recommend solutions.

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ELECTION TO THE BOARD OF DIRECTORS SKYLINE HOUSE - 1985

ON MARCH 26, 1985, AN ELECTION WILL BE HELD TO ELECT THREE UNIT OWNERS FOR THREE YEAR TERMS AND ONE UNIT OWNER TO COMPLETE A ONE YEAR TERM EXPIRING IN MARCH, 1986, AS MEMBERS OF THE BOARD OF DIRECTORS OF THE SKYLINE HOUSE UNIT OWNERS' ASSOCIATION, INC.

THE NOMINATIONS COMMITTEE IS ENCOURAGING RESIDENTS WHO ARE INTERESTED TO SUBMIT AN APPLICATION FOR NOMINATION TO THE BOARD OF DIRECTORS. APPLICATIONS ARE AVAILABLE AT THE FRONT DESK.

IF YOU PLAN ON RUNNING FOR THE BOARD, OR IF YOU KNOW SOME-ONE WHO IS INTERESTED, PLEASE MAKE SURE THAT THE APPLICATIONS ARE SUBMITTED PROMPTLY.

IF YOU HAVE ANY QUESTIONS CONCERNING THE NOMINATION PROCESS. PLEASE FEEL FREE TO CALL ON ONE OF THE FOLLOWING COMMITTEE MEMBERS:

ROSS MACASKILL

206E 820-3787

W. HOWARD MCCLENNAN 414W 379-4223

IMPORTANT: PLEASE MAKE SURE THAT YOU SUBMIT A BLACK AND WHITE PASSPORT PHOTO WITH YOUR APPLICATION.

MARCH 1ST IS THE FINAL CLOSING DATE.





Committee Communiqués

COMMUNITY NOTES

SOCIAL SECURITY AND MEDICARE

Last month, on a snowy January 16, Lizabeth Smith from the Social Security Office of Northern Virginia turned out to address a group of Skyline House residents on recent changes in Social Security and ones slated for Medicare; she also offered her prognosis for the future "health" of these programs.

Happily, these seemingly complex matters were handled by Mrs. Smith in a straight-forward, lucid manner (she was able, for example, to clear up the difference between Medicare and Medicaid, two agencies easily confused.). The latter part of the evening was spent answering questions and addressing individual problems.

It was, altogether, an interesting and informative session which should have been of interest to an even larger segment of the Skyline House Community.

ICE CAPADE TICKETS

While on the subject of Senior Citizens...the following has been taken from the January issue of "The Golden Gazette":

"The Northern District of the Virginia Recreation and Parks Society is sponsoring a fund raiser at the Capital Center for a matinee performance of the Ice Capades on Saturday, February 16th. The cost of a ticket is \$9 (regular price \$11.50). For ticket information, call Senior Services Division of the Fairfax County Department of Recreation and Community Services at 691-2266."

THE POST OFFICE ALTERNATIVE
For those of you who are not already aware of it, another amenity has been added to Skyline Center. It is called Mail Boxes, Etc. U.S.A. This enterprise will not only mail your packages for you but will wrap them, as well. If you wish to do the wrapping yourself, the shop has all the supplies you need: boxes, wrap, tape, labels, etc.

Mail Boxes Etc. U.S.A. employs the services of UPS, Federal Express, Emery, Purolator, and DHL... should you prefer any one of these to the Federal Post Office route. Choose which one you prefer.

Other services include Mail Box Rental, 24-hour Message Service and Electronic Mail. It is, also, possible to have typing done, order business cards and stationery, buy greeting cards and stamps...as well as having that special present gift-wrapped.

Hours are 9 a.m. to 6 p.m., Monday through Friday and 10 a.m. to 2:30 p.m. on Saturday.

What's Up

COVENANTS COMMITTEE REPORT

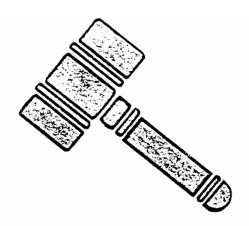
Howie McClennan, Chairman

There has been no recent reports of the above committee due to the fact that we had to cancel two meetings because of the lack of attendance of members sufficient to conduct business. I do hope that the New Year will bring out more of our Unit Owners to take part in the various committees that Skyline House has in order to properly run our residence. What does it take in order to get more people involved? It sure takes more than "Mail Box Huddles" where many of our people express dissatisfaction on what is going on at Skyline.

I am sure that all Committee Chairmen or Chairpersons would welcome more participation by our Unit Owners. How about it? Let's get involved in 1985!

As you know by now that on Tuesday, March 26, we will elect a total of four persons to our Skyline House Board of Directors. One will be for an unfinished term of one year and three will be for full three year terms. We all hope that there will be many Unit Owners that will run for positions on the Board so that we can operate our Condo in a real business-like manner. There is alot of real talent in our buildings. Let's get some of it involved.

At the December Meeting of the Covenants Committee, the date for the Election was set as well as the date for "Meet the Candidates Night" that will be held Wednesday night, March 20 in the West Party Room. It was voted to have just one Candidates Night because last year the attendance was poor at both meetings so it was decided to combine the meetings. Ross MacAskill, Unit 206E, was appointed Chairman of the Election and Nomination Committees and he will appreciate any help that you can give him especially on Election Night.



The Covenants Committee discussed last year's election and voted to ask the Board of Directors to make a change in the voting by Proxy. It was felt that when a Unit Owner votes by Proxy that when they sign the Proxy form that they be given a ballot and an envelope so that they then could vote and place the ballot in the sealed envelope and thus have a secret ballot the same as those voting the night of election.

The Chairman then went over the violations of the Rules and Regulations for the previous two months. Particular concern was expressed over the recent incidents of vandalism in the garage and of recent break-ins in the West Building. There is a strong desire by many of our Unit Owners to have a special Parking Committee set up to study the growing violations of the parking areas including the Handicapped spots.

There was the usual trash violations, loud T.V. and Stereo late at night, License Plates removed from cars in garage, SPEEDING IN THE GARAGE, Bottles thrown from balcony, Tailgating into Garage, Forged Parking permit, Expired Guest Pass, Resident parking overnight in guest parking space, Residents moving in during early morning hours and 23 cars vandalized in garage with holes punched in trunks.

Gordon Frank, the Board Representative to our Committee, will present to the Board the Complaint Form worked out by the Covenants Committee with the assistance of Sandy for adoption. It will be a four-page form so all involved will get a copy of same and a file kept in the Manger's Office of each violation.

[Continued on next page]

The Committee also voted to give Unit Owner, Gerard Lagace, a hearing in regard to his complaint about noise in his Unit caused by the occupant of the Unit above him. Mr. Lagace had requested the hearing.

Our Meeting closed with a tribute to one of our former members, now departed,
Marden Kimball. He was a faithful member,
never missed a meeting and with his wit and knowledge, many times resolved a tough situation that left all involved smiling.
We all will miss him; especially myself, as it was a "treat" for me to meet him down in the lobby to discuss the Red Sox,
Redskins, The Capitals and the Orioles.
He was a great sports fan and a "Classy Guy."

Howie McClennan, Chairman Covenants Committee

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RESALES, RENTALS, Property Management

FEBRUARY 1985

					1	2
					T.G.I.F. EPR 6:30 p.m.	
3	4	rv	9	7	∞	6
	Bridge ECR 7:30 p.m.	Community • Relations ECR 7:30 p.m.	Slimnastics EPR 6:30 p.m.			
10	11	12	13	14	15	16
	Bridge ECR 7:30 p.m		Slimnastics EPR 6:30 p.m.	Physical Plant ECR 8:00 p.m.		
		Lincoln's Birthday		St. Valentine's Day		
17	18	19	20	21	22	23
	Bridge ECR 7:30 p.m.	Board of Slimna Directors Mtg. EPR EPR 7:30 p.m.	Slimnastics g. EPR 6:30 p.m.			
	Washington's Birthday observed		Ash Wednesday		Washington's Birthday	
24	25	26	27	28		
	Bridge ECR 7:30 p.m.	Security Cmte. ECR 8:00 p.m.	Slimnastics EPR 6:30 p.m.			
			-			



SECURITY & FIRE/SAFETY COMMITTEE

Les Bovkin

SECURITY & FIRE/SAFETY COMMITTEE

The Committee hopes all residents realize the danger spelled out in the accompanying massive burglary study. Burglars aren't just "sneaky" and non-violent. If all Owners, resident or absentee, would install Medeco or other pick-proof cylinders and all of us would always throw our deadbolts, we might cease to attract any burglars. This would apply to both insiders who have normal access to the building and outsiders who intrude.

As you know, the Resident Watch has the primary purpose of deterring burglary by being visible, as well as reporting any suspicious activity. The Watch has more than 40 volunteers and will hopefully add more as we progress. Please join us if you possibly can because it does serve our purpose to show as many armbands around the complex as we can. The exercise is beneficial to each of us especially on these winter days and we don't ask for anything more than an occasional walk at your own time and place.

We remind our members that we need your simple entries in the Log Book at the Front Desk - several of you have made tours but have not entered them. Just sum up the past ones into inclusive dates and total time. The Police want to know how much coverage we are getting and so do we. It 's our barometer of how we're functioning. Whether you note

anything of interest out there or not, your visibility for a period of time is basically what counts. For your information, we had almost 100 tours in the first month and about 55 hours of coverage. Not bad even though many members haven't started yet!

Coverage has been particularly strong by Helen and Ross MacAskill, Wilna McDonald, Elizabeth Grant, Ken Gresko, Pauline Rubin and Harlan Foote. Wilna and Elizabeth came across units with kevs in the door; Elizabeth found a note on 1 door indicating no one was home; the MacAskills found 2 unit doors open and a rolling door open, the latter they closed; they also found bikes in the garage. The Shillings found a billiard room unlocked with the lights on and an exit door open which wouldn't close. Two other unit doors were found open and another rolling door. Jo McAdams found the Bridge door braced open. Lights were found to be out and Ken Gresko helped out an ill resident. dentally, please notify the Resident Manager of any items which involve maintenance such as a stuck door or burned out lights, and also any items which may require notes from the Manager such as bikes in the garage.

Bill Southerland has volunteered to cover the garage about 4:30 a.m. on some of his jogging runs. Join him?? We are pleased to have two new volunteers from amongst our Middle Eastern [continued on next page]

From Management



A REMINDER

Please do not turn your <u>HEAT</u> completely off while vacationing during the winter months. There is always the possibility of pipes freezing within individual units, which would in turn cause considerable water damage to your unit as well as your neighbors' unit. We suggest that the thermostat be set on 62 degrees while you are away.

HEAT PUMP FILTERS

The engineers continue to find that when they receive a "no heat" call, in most cases it is simply a dirty filter. The filter must be changed every 30 days or so in order for the air to flow through the unit. Filters are easily changed and are available in the Management Office for \$1.00. Any "no heat" call that is simply a dirty filter will be charged the \$15.00 service call fee.

 $[\]frac{N}{C}$ $\frac{O}{C}$ $\frac{T}{C}$ $\frac{I}{C}$ $\frac{C}{E}$: Advertisements appearing in this Newsletter do not constitute endorsement nor reflect approval thereof by Skyline House Condominium Association or its Board of Directors.