



The

House Special

VOLUME VII

AUGUST 1987

No 8



COMMITTEE MEETINGS

Aug 11 Financial Management
East Card Room
7:30 p.m.

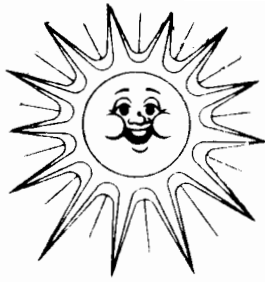
Aug 13 Physical Plant
East Card Room
8:00 p.m.

Aug 12 Recreation Committee
West Card Room
7:30 p.m.

Aug 18 Board of Directors
West Card Room
7:30 p.m.

Aug 20 Covenants Committee
West Card Room
7:30 p.m.

From the Board



NOTES FROM THE BOARD

Wynfred Joshua, Vice President

The President's report at the July session of the Board included the following items:

- A T level apartment has a leak that apparently comes from the common elements area. Smith company engineers are investigating what the source of the leak is.

- The Skyline House attorney has been instructed to prepare a release for eliminating the exclusive service arrangement from our contract with Washington Cable; once we have this release, the Association will be in a position to negotiate a contract with Media General for cable TV services.

- The relocation of the roof antenna has improved TV reception in the West Building.

The Board then proceeded to:

- approve to hold a pool party on August 19 from 6:00 P.M. to 8:00 P.M. for Skyline House staff and families. Expenditures are not to exceed \$200.00;
- vote renewal of the elevator maintenance contract with Schindler-

Haughton;

- decide not to go ahead at this time with awarding the Bid for \$4,895.00 to correct the drainage behind the East Building (after a rainfall water remains standing in a area between the East Building and the garage until it dries up again);

- instruct the Property Manager to go ahead with invitations for bids on an insurance contract;

- accept the proposal to have the garage doors linked to the emergency generators; work is to be performed by Haugh Enterprises for not more that \$1,200;

- instruct the Property Manager to proceed with a contract with Zimmerman for repairing the patio walls of apartments T5-E and T4-E.

- request the Property Manager to submit to the Board a package proposal that would provide for lessening the noise, pollution and blight created by the emergency generators;

- instruct Property Manager to get in touch with the expert on randon gas at George Mason University in order to work out an arrangement with him for checking whether Skyline House has any radon gas concentration;

- postpone consideration of the Physical Plant and Operations Committee's proposed charter, procurement policy, and contract award milestone schedule till the next Board meeting when all Board members would be present.



THE HOUSE SPECIAL



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502E

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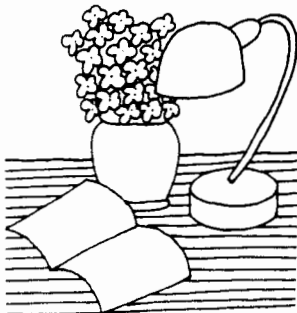
LETTERS TO THE EDITOR: THE HOUSE SPECIAL welcomes brief comments from readers. Please limit your letters to 250 words. Of course, the Condominium Association Board reserves the right to refrain from publishing incorrect or improper statements.

ADVERTISING. If there are service and/or trades people with whom you have dealt successfully with, why not let Tony DiSalvo know so that he can pursue them as future advertisers.

Advertisements appearing in THE HOUSE SPECIAL do not constitute endorsement nor reflect approval thereof by the Skyline House Condominium Association.

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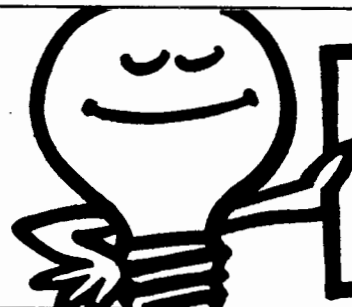
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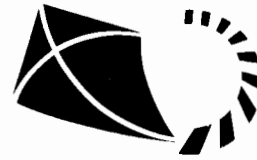
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Committee Communiqués



PHYSICAL PLANT AND OPERATIONS COMMITTEE

Gordon Frank

Fifteen people including Ed Barstow, Skyline House Chief Engineer, and Ralph Huppert, the Committee's Liaison Member to the Board of Directors, attended the July 9 meeting of the Committee despite an intimidating agenda of 20 items. Those present worked diligently and efficiently. The meeting started on time and ended on time. The agenda was completed. A grateful THANK YOU is extended to all who participated. Because the Board of Directors chose to forego its August meeting, the Committee has likewise chosen to reward our hard working members by cancelling our August meeting. We will next meet in September.

The Chair reported that there has been no response yet to the letter sent to the Association's attorney inquiring about the legal impact on the warranty suit of undertaking much needed work to stop water leaks and repair balcony deterioration. The Chair also reported that the Warranty Committee would be meeting in late July to discuss these and other matters with the attorney.

Although the Board, at its June meeting, voted to ignore the evaluations of personnel staffing patterns that the Committees had been asked to undertake, nevertheless, after a vigorous discussion the Committee narrowly approved a motion to present its recommendations to the Board. One of the more contentious issues was the position description of the doorman. Others addressed the possibility of improving security by other staffing changes.

During the summer, individual Committee members will review the management contract and provide inputs by September first to the two Board Members who will negotiate the new management contract.

The Committee unanimously approved motions to request that the Board take the necessary actions to: (1) develop a more formal procedure for committee participation in the contract formulation and award process, (2) approve a new charter for the Committee, (3) proceed with work to correct the drainage problem at the rear of the East Building, (4) award a contract to power the garage doors with the emergency generators during power emergencies, (5) abate the noise and other nuisances caused by the emergency generators, (6) develop a contract award and review milestone schedule, (7) arrange to monitor for the presence of Radon gas, and (8) proceed with repairs to two East building patio walls (subject to specific concerns expressed by the Committee).

Recently the Committee had been informed of an owner's concern that spare parts would not be available for the bathroom fans. The Committee was informed that a source of needed spare parts is available. No problem with spare parts is foreseen at this time.

The Committee approved a plan to seek a release from the terms of the Washington Cable contract that give it exclusive rights to provide satellite television service to Skyline House. The Committee recommended that upon securing a release, a contract proposal be

(Physical Plant continued next page)

PHYSICAL PLANT AND OPERATIONS COMMITTEE



requested from Media General, the Fairfax County licensee for cable television. Additional discussions are expected with both companies with the intent of offering the broadest possible choice of television service to our residents at the lowest possible cost.

Lacking any supporting information, the Committee was unable to concur with the Property Manager's recommendation that the Association pay a small increase in the price of trash removal announced by Browning Ferris Industries, our contractor.

In the midst of the July heat wave, the Committee thought "cool". As requested, it reviewed the proposed contract for snow removal and provided the Property Manager with a number of suggested changes.

Starting with our next meeting in September, we hope to see many more of you at our meetings. We encourage you to participate and present your views. Have a nice August. We'll resume in September!

This is the Garden of a Successful Organization



FIRST: Plant five rows of peas:

Preparedness - Promptness - Perserverence - Politeness - and Peace...

Next to them plant three rows of squash

Squash criticism - Squash indifference - Squash gossip...

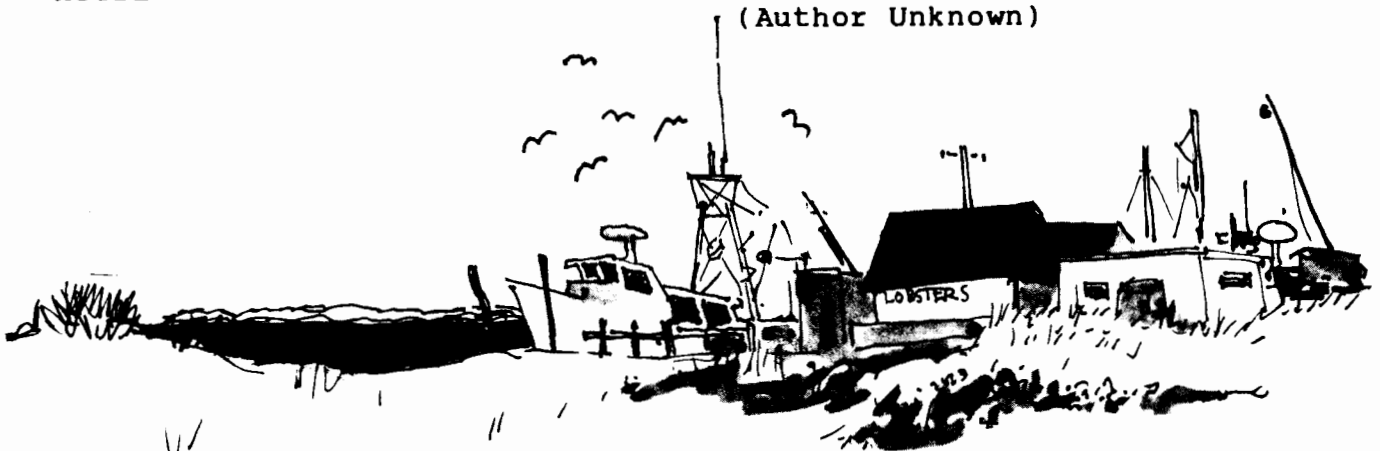
Then five rows of lettuce:

Let us be faithful - Let us be unselfish - Let us be loyal and Let us have patience with one another....

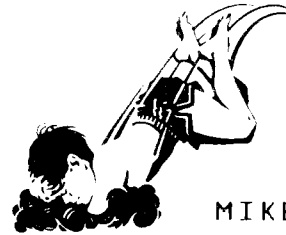
No garden is complete without turnip:

Turn up with a smile - turn up with a new idea - turn up with real determination and turn up for committee meetings of SKYLINE HOUSE.

(Author Unknown)



Committee Communiqués



COVENANTS COMMITTEE

MIKE MOORE

It's me again! You may whip me with a wet noodle for not writing an article in the House Special for July. I promise to do better in the future. That is, if you promise to read it.

Have you been to a movie lately? Have you noticed that it has become almost a custom to throw trash and food all over the theater floor? After the show you can see streams of spilled Coke running between the seats down to the screen, and enough empty food containers and discarded candy wrappers to overload a large truck. Then There's popcorn!!! I'll bet that there is enough popcorn strewn on the floor of the theater to feed all of the starving people in Africa. I call this the PIGGY REVOLUTION.

What, you may ask, has the trash on the floor of the theater to do with our quality of life here at Skyline House? Well ... we are beginning to see the effects of the PIGGY REVOLUTION right here in River City! Skyline House is being invaded by PIGGIES!

You may not want to believe this but, during the past several weeks, our fellow residents have found not only assorted empty food containers, egg cartons, egg shells, cigarette butts and broken glass in entrances, hallways and elevators, but also ... you guessed it ... POPCORN!!! The only thing that is missing is the preview of coming attractions.

AW COME ON! Reporting these infractions of our rules does not change our habits. We need to stem the tide of the PIGGY REVOLUTION right now .. before it is too late. Let's have a serious talk with our children and discipline ourselves to put trash where it belongs and pick up after ourselves when we spill or drop something.

Let's keep Skyline House a beautiful place in which to live. Don't allow yourself or your family members to support the PIGGY REVOLUTION.



Committee Communiqués



FINANCIAL MANAGEMENT & ADMINISTRATION COMMITTEE Julia Le Bert-Francis

We are pleased to announce that Bill Miller, a past Chairman of the Committee, has rejoined our group. We hope that this is an omen that more past members will be motivated to return. We also need some fresh perspectives from renters and owners who have not previously served.

The Committee held two working meetings - one on May 28 and the other on our regular meeting night, June 9 - devoted to an analysis of the Draft Audit Report for 1986. As a result of those meetings, at the June 16 Board Meeting we were able to call the attention of the Directors and the Auditor to the fact that the Management Agent had not implemented the decision of the Board regarding the disposition to be made of the 1985 Surplus (\$51,480). The decision, which provided for the transfer of the Surplus to Working Capital and the transfer of \$25,714 from Working Capital to the Replacement Reserve, was announced at the November 19, 1985 meeting of the Board and reiterated at its meeting of September 16, 1986. We submitted a revised "Statement of Members' Equity" incorporating the Board's decision and the document was accepted by the Auditor.

Another working meeting was held June 29 at which invoices for the first three months of 1987 were distributed to the members for reconciliation with the Management Agent's Ledgers for those months. Based on experience gained in reconciling the December 1986 General Ledger, the Acting Chairperson advised the Committee members as to the procedures to be followed and alerted them to special areas of concern.

At our regular meeting on July 14, the members were advised that a copy of the final version of the 1986 Audit had been received and that the "Statement of Members' Equity" reflected our revisions. The 1986 Audit Report is being reproduced inhouse and copies are available at the front desk. Copies have been mailed to absentee owners.

Members were alerted to the scheduled submission of the 1988 Preliminary Budget by the Property Manager sometime in September 1987. Section 1 (a) of Article IX of the By-Laws requires the Board to adopt a budget at least 30 days prior to the beginning of the fiscal year (January 1) and to furnish each Unit Owner with a copy of the Budget showing information as to the new condominium fees at least ten days prior to January 1. Responsibilities of the Committee with regard to the Budget and the time frame within which they would have to be accomplished were discussed. Members were advised that copies of the Preliminary Budget would be made available for their analysis as soon as the Property Manager's submission is received.

(Financial Management continued on page 14)

Committee Communiqués

RECREATION COMMITTEE



CARROLL THOMPSON

The Recreation Committee met on July 8 at 7:30 p.m. in the East Card Room.

As we mentioned in last month, the August TGIF will be an August 1 TGI Saturday Luau. The TGIS will be held in the West Party Room beginning at 6:30 p.m. As usual we ask residents to prepare their hors d'oeuvres with a LUAU theme. Last year's Luau TGIF was an outstanding evening and those of you who are unable to attend the monthly Friday event will be able to do so since this will be a Saturday evening event.

There will be an outdoor BBQ in September. No date has been set but it will be a Saturday evening.

The Skyline House Recreation Committee is sponsoring a trip to Resorts International Casino in Atlantic City on Thursday, October 15. An East Coast Parlor Tours, air conditioned bus with bathroom and reclining seats, will pick up subscribers that morning, drive to Atlantic City, spend 6 hours there then return to Skyline House that evening. The cost is estimated to be about \$17 per person. Upon arrival, a bonus will be given to each person 21 years old and older. Details of the bonus package are not available at this time, but will be announced next month. Limited to 46 people, so hold Thursday, October 15 for this Special Event.

The water aerobics class has been underway for several weeks and we thank Jo McAdams who is chairing this activity. As you can see when someone gets involved - things happen. Thanks again

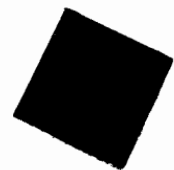
A buffet/dance party was discussed for late fall or early 1988.

The Committee will meet on Wednesday, August 12 in the West Card Room.

Activity dates:

Aug 1 (SAT)	TGIS with a Luau theme	West Party Room
Aug 12	Recreation Committee meeting	West Card Room
Sept 4	TGIF	East Party Room
Sept 9	Recreation Committee meeting	East Card Room
Sept	Picnic	Pool Area
Oct 6	TGIF	West Party Room
Oct 14	Recreation Committee meeting	West Card Room
Oct 15	Atlantic City	
Oct 23	Mexican Night dinner	West Party Room





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DUPLICATE BRIDGE WINNERS FOR THE MONTH OF JUNE/JULY



June 29

Juanita Mayer & Lucy
Troxell

1st
2nd

Midge Easter & Evelyn Burke

July 6

Midge Easter & Rob Keller
Lina Moyer & Tony DiSalvo

1st
1st

July 13

Tony DiSalvo & Earl Ing
Juanita Mayer & Lucy
Troxell

1st
1st

July 20

Babs Ullman & Rob Keller

Midge Easter & Evelyn Burke

1st
2nd



ANNANDALE FAMILY WANTS TO BUY APARTMENT IN SKYLINE

Annandale family wants to move from large home in Camelot subdivision to Skyline House or Skyline Plaza sometime in next 18 months. Tired of yard work and outside maintenance. Family wants unit on upper floors with good view. Ultimate goal is to get two adjoining units with total of 2500-3200 sq. ft. of space. Buyer will initiate contacts with owners of adjacent units. Willing to buy one unit and wait up to 24 months for the apartment next door. Can make current owner a variety of offers including rent-back arrangement which will give seller time to find new home and effect move. By dealing direct, sellers can get their money now, avoid fix-up cost and eliminate problems and uncertainty of normal real estate sale. **CALL STEVE OR NANCY WILLS EVENINGS ON 560-1092.** Neither of is in the real estate business. Even if you're not planning to sell right now, please **KEEP THIS AD**, your situation and plans may change in coming months.



The Management Contract was discussed and members advised that Mr. Lowry has requested our comments be submitted in writing by September 1. They were asked to submit their suggestions and recommendations to the Acting Chairperson by our next regular meeting on August 11.

The results of the internal audit of the invoices and General Ledgers for the first three months of 1987 were discussed and a letter to the Property Manager will be prepared for the signature of the Treasurer.



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Committee Communiqués



COMMUNITY RELATIONS COMMITTEE

NEW SHUTTLE BUS SCHEDULE

Effective Tuesday July 21st there will be a change of schedule in the service, on the 20 passenger van, operating between the Skyline buildings and the Giant store at Bailey's Crossroad.

The new hours are as follows: First bus leaves Skyline Towers at 9:30 A.M. The last departure from Giant Food will be approximately at 12:00 noon. The schedule days remain the same, Tuesday and Friday only. The last drop off should be at Skyline Plaza by 12:30 P.M.

I am certain as time goes on there will be further changes, but the important thing remains. Use the shuttle van.

IMPROVEMENTS AT SKYLINE

Those of you who are accustomed to walking in the Skyline area will already have noted new sidewalk, curb-cuts and crosswalk-markings. These improvements in pedestrian safety were negotiated by the Skyline Task Force with the Charles E. Smith Companies, to be completed by July, 1987.

These additions, combined with the overpass, now provide safer options for the person who likes to walk; a mitigation of the possible high-rise syndrome and an increased sense of neighborhood and community.

Still to be resolved is the problem of traffic patterns on the section of South George Mason which runs through Skyline Center. Our Mason District Supervisor, Tom Davis, is currently pursuing this matter at the County and State levels.

AREA DEVELOPMENTS

"MANY QUALIFY FOR FASTRAN"

Many Skyline Plaza residents are eligible to use FASTRAN, Fairfax County's door-to-door consolidated transportation system for the elderly, disable, and income-disadvantaged. Under the eligibility rules of the county's Area Agency for the Aging, any resident who is 60 or more years old may take advantage of this program.

FASTRAN is the fifth largest para-transit system in the country. It operates 21 maxivans, 19 lift-equipped mini-vans (14 more are on order), and 12 mini-vans. These vehicles are owned by the county but operated and maintained under contract by a non-profit corporation. In the fiscal year ending June 30, FASTRAN made 305,000 passenger trips, about 15,000 of them with wheelchair-bound riders. The FASTRAN fleet 1.7 million miles last year.

Gleen Millis of the county's transportation office, who provided these figures, projected a rideship increase of some 45,000 trips (one passenger, one time, one way) during the next 12 months.

(Continued next page)

COMMUNITY RELATIONS



AREA DEVELOPMENTS (continued)

Various county agencies and departments support FASTRAN, and each sets its own eligibility rules for use of FASTRAN. The Area Agency for the Aging currently enrolls residents on the basis of age alone; they must be at least 60. Other agencies may set different qualifying criteria, including income ceilings.

To enroll for FASTRAN service, residents have to fill out an application form, obtainable from all Fairfax public libraries and the county government centers, or call the information and referral desk of the Office of Human Services (691-3253). The application which provides necessary data for all the supporting agencies, does ask questions regarding total monthly income. The answers to these questions are kept confidential. For those 60 or over, ownership of a condominium or the amount of monthly income do not at present adversely affect the approval of the application. Riding FASTRAN is one of the services that the county provides to senior citizens. It is particularly helpful to those over 60 who do not drive or own a car.

There is no charge for FASTRAN rides, according to Valery Skinner of the information and referral desk, who gave the information on eligibility to this reporter. She added, however, that riders who can afford it are offered the opportunity to make a donation to defray transportation cost. The suggested donation is \$.50 a trip. There are no collection boxes in the buses, but checks can be sent to the supporting agency on a periodic basis.

Once an application is approved, an identification card and instructions are mailed to the applicant. Generally a request for transportation (to a shopping center, grocery store, hospital, doctor's office, etc.) requires an advance reservation to be made no later than 1:00 P.M. of the day before the ride is needed.

Although destinations should be within the county residents living near the county line (such as those at Skyline who reside close to Alexandria and Arlington) will not be denied rides to nearby medical facilities even if they are technically in another jurisdiction, Millis explained.

AREA DEVELOPMENTS

1. On July 18th, the Hampton House, our newest hotel neighbors had an open house for Skyline residents. Coffee and refreshments were served and all those who attended were given a tour of the premises. This was good public relations by the Hampton House because Skyline residents will be using the facilities when an extra guest room is needed. It's new, it's close and priced fairly.
2. Toys-R-Us, which is well on it's way to completion will be a big operation and will as usual generate more traffic.
3. Skyline Towers continues to move along at a very fast pace. When finished this building should make quite impact on "House & Plaza".
4. Reports from Charles E. Smith, marketing director, tells us that the interior and exteriors of Skyline Mall will be upgraded over the next 6 to 8 months. Directional signs will be improved for pedestrian and vehicular traffic. This fall, Skyline Mall will celebrate it's 10th Anniversary with a number of special events.



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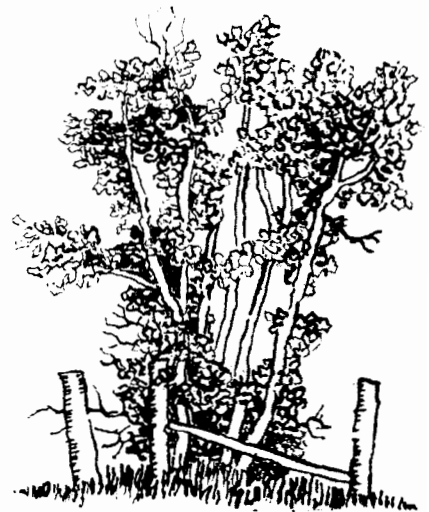
LOCATED IN THE SKYLINE COURT TOWNHOUSES
 (across from Skyline Mall)
 3610 Forest Drive, Alexandria, Va. 22302



578-4221





COMMUNITY RELATIONS

AREA DEVELOPMENTS (continued)

5. Plans have been received from Northern Virginia Community College for a proposal walkway from the rear of the West Building to the campus of Northern Virginia Community College. The details of the proposed project are now in the hands of the Physical Plant Committee and may be brought up at their next meeting.

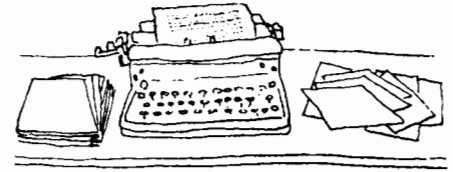
6. There will be a public hearing on August 3, 1987 at 2:30 P.M. by the Board of Supervisors of Fairfax County, re: a request by the Skyline Health Club to expand its facilities by an additional 5,000 square feet. Any questions on this rezoning request call Mason District Supervisor for further information.

NOTE TO ALL RESIDENTS

If you learn of any changes in our area that you feel will be of interest to our residents or if you know of any events coming up in our Bailey's Crossroads area that, again, would be of interest, would you put them in box 1706-East.

Continue to have a safe, healthy and enjoyable summer.

From Management



SPECIAL THANKS TO ALL THE SKYLINE HOUSE RESIDENTS WHO:

- Display automobile car registration sticker.
- Enter the garage with headlights on and drive 5 miles per hour in the garage.
- Stop at the front desk for messages.
- Do not use the urns next to the elevators for anything but cigarettes ashes.
- Those who use kitchen exhaust fan while cooking.
- Do not disturb their neighbors with loud noises.
- Use their balconies for relaxing only.
- Make sure their children do not run nor play on the unit balconies or the common areas.
- Dispose of their trash down the trash room chute.
- Make sure their guests have valid parking permit for the guest parking area.

THANKS

THANKS

THANKS

NOTE:

- Adua is vacationing in Italy for the month of August.

SPECIAL NOTE - HEAT WAVE

Fairfax County has requested that resident conserve water usage. Please do your part, or we might be faced with mandatory conservation.

IMPORTANT NOTES:

Change your furnace air filter regularly and check condensation line on air condition for clogging.



NOTICE:

1. July has been a busy month at Skyline House. The outside windows have been washed.
2. Picnic Tables at the deck area mezzanine level have been painted.
3. New shrubs have been planted at the west end of West Building, Lobby area toward George Mason Dr. and at the West lobby area.