



The

House Special

VOLUME VIII

JUNE 1988

No. 6

From the Board

NOTES FROM THE BOARD

The Board held its second regular meeting on May 24, 1988.

President Larry Ingels reported that the counsel has forwarded the warranty item list to the Developer; that a letter is being sent to NVCC regarding a mutual approach to the trash problem on our bordering property; and that he had authorized the purchase of a temporary cover for the East Building sundeck.

The Treasurer's report was made and approved. Treasurer Ed Bisgyer commented on several items to include the erroneous use of some accounts; he requested and was granted the task of forming a three member ad-hoc group to study advertising rates for the House Special.

The Management report resulted in some approvals and some deferrals (to obtain additional information requested by the Board). Approved were the American Window and Building contract (\$3990) to wash unit windows and panels (excluding balconies); the specifications to repair the West Building sundeck



concrete; a request to have Charles E. Smith Mechanical Department prepare a technical report on options concerning the emergency generators; and, circulation of a Sting Security information letter. Deferred were the specifications to replace the garage doors; proposal on dryer exhaust duct cleaning; and, the use of a proposed lease/lease addendum.

The Covenants Committee Chair, Howie McClellan, reported his committee's recommendations concerning changes to some sections of the Swimming Pool Rules and also the committee's position on a request by a resident to rent a card room on a regular basis. The Board approved the committee recommended changes to Rule 24, Swimming Pool Rules and Regulations, Sections H, J, & R.

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THE HOUSE SPECIAL

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502E, 824-1958

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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 Skyline House Condominium Association.

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ADVERTISING

A number of residents are under the impression that there is no cost to those who advertise in The House Special. Income from advertisers helps to defray the cost of the Newsletter.

NEWSLETTER DEADLINES

Committee Chairpersons are reminded that the deadline for the Newsletter is the 20th of each month. In the event that the committee meets after that date, we will wait several days for the report.

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Committee Reports



PHYSICAL PLANT AND OPERATIONS COMMITTEE

Gordon Frank

Twenty-one residents were present at the May meeting of the Committee. The first order of business was replacing our recording secretary, Brian Le Bert-Francis. After serving in an exemplary fashion for the last 18 months Brian has relinquished the post but has indicated he intends to continue his active involvement, for which we are most grateful. Thank you Brian on behalf of the entire PPOC! To ease the burden, two PPOC members, Rich Mundle 1011-W and Dan York 514-W, have volunteered to act as Recording Secretary on alternate months. We thank them for their support and welcome them to their new chores.

A West Building resident came to the meeting to notify the Committee that her complaint about water noises from the service closet in her unit had been attended to by the Resident Engineer and the situation largely corrected.

The major portion of the meeting was spent discussing the implications of a preliminary estimate of approximately \$250,000 to repair spalling concrete on the exterior of the two residential towers. The Committee moved to request the Board to direct that all needed repairs be identified and a specification be prepared that will be used to obtain competitive bids for the work.

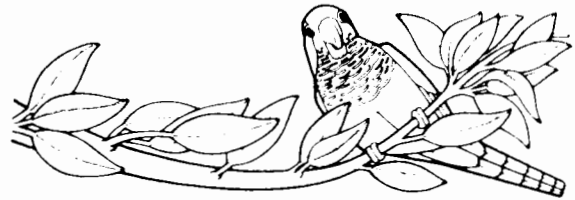
The Committee accepted a report by Brian Le Bert-Francis summarizing the four actions the Association could take regarding television service. They are additional channels to our present system, the purchase and operation of our own satellite system, purchase of television service from Washington Cable and wiring the buildings to permit Media General to offer cable television service. The four options are not necessarily alternatives; some could be offered concurrently. Rich Mundle will develop a questionnaire which will be reviewed at the next PPOC meeting and then forwarded to the Board for its consideration at the June meeting. The questionnaire will be used to determine the community's preference(s).

The Committee moved to reaffirm its opposition to repairing the peeling paint on my balcony ceiling until the extent of work needed on other balconies can be determined and whether balcony ceiling painting should be done at the same time as other exterior repairs are undertaken. (Correspondent's note: I still disagree. But then-as in all things in life-you win some and you lose some!)

Work on improving the capital replacement reserve schedule has been delayed due to a misunderstanding regarding channels of communication. Information due to the PPOC was not provided. We expect work on this task will resume once the misunderstanding is corrected.

The Committee accepted the concept of placing a log book at the front desk to permit residents to note needed maintenance or other common area corrective actions. As each action is completed, the book will be annotated to clear it. The matter was to be presented to the Board at the latter's May meeting, but will be delayed until June due to the absence of key persons, the need to improve the report page format and a suggestion to develop a short explanation of what should and should not be entered into the log.

PHYSICAL PLANT & OPERATIONS
COMMITTEE (continued)



After a discussion of a proposed plan to seek additional information on the cleaning of dryer vent ducts, the Board liaison agreed to act for the Chair. Among the recommended actions was a request for the Board to authorize a test to clean a limited number of ducts, perhaps those in units owned by the Association before contracting for the cleaning of all ducts.

The Chair read a copy of a letter from the Association's attorney indicating the latter did not believe the facts outlined in a recent PPOC memorandum do not change his position. The attorney has requested additional information about the chemicals being used and their purpose. The attorney indicated he would delay any further action until he has the information.

There were three items under new business. The Committee was unable to approve the specifications offered by the Property Manager for new fiberglass garage doors. Supporting documentation indicated repairs for the last year were largely due to broken springs and hinges not the door. The Committee did support the effort to repair spalling concrete on the West building sundeck and recaulking of the window frame on the east wall of the West party room to prevent any further damage to the ceiling and parquet floor. However, the PPOC did indicate the specifications appeared to be inadequate for use in a competitive bid that would assure Association satisfaction with the work when completed. Lastly, the Committee supported the Property Manager's recommendation that the

current contractor be awarded a non-competitive contract to clean all exterior windows. The Committee did note that the bid includes cleaning windows and panels and recommended Management assure that panels are cleaned as well as the windows.

All residents are invited to come to our meetings and participate in our discussions. We welcome your views. See you next month!

**MEDICAL SPORTS
SEMINAR**

THURSDAY

JUNE 2, 7:30 PM

EAST PARTY ROOM

The Community Relations Committee is pleased to announce that M. DAVID TREMAINE, MD, Orthopaedic Surgeon, National Hospital for Orthopaedics & Rehabilitation specializing in sports medicine and adult reconstructive surgery will speak in the East Party Room.

So, all you summer athletics and all of you with orthopaedic problems - bring your bodies and your questions to this lecture and have a great learning experience.

RECREATION COMMITTEE COMING EVENTS

June	3	TGIF	Pool Area
June	8	Recreation Com. Mtg.	West Card Room
July	1	TGIF	East Party Rm.
Aug	6	TGI Saturday - Luau	West Party Rm.
Sep		Picnic	Pool Area
Oct		Atlantic City	

Committee Reports



COVENANTS COMMITTEE

Howie McClennan, Chairman

The April meeting was called to order at 7:30 PM by the chairman. There were 14 members present including Board Representative Ray Lum and former Board Representative Arlene Burbank, also our newly elected Treasurer Ed Bisgyer.

The minutes of our Feb. 11 and special meeting on Feb. 25 were accepted with three corrections.

The Chairman read a letter from President Ingalls thanking Chairman Miller and his excellent election committee for a job well done. Copies will be sent to all who worked at the annual election.

The Chairman's annual report to the annual meeting was given to our new Board Secretary, Arlene Burbank and she was thanked for her excellent service and help during the past year.

The committee then were informed of the rules and regulations violations for the past two months. There were 15 violations in all and there were two cars towed away during the month of March. Violations included: Water leaking on car in the garage; a car parked repeatedly in a unit owner's space or half way over yellow line--unit owner involved in this issue wrote to Embassy of Saudi Arabia to ask their assistance with problem as violator was an employee of same; garage door kept opened while employee worked on his car; problems with youngsters in front and back of West bldg.; open house sign posted on our property; door propped open to allow delivery of

goods; illegal parked car in fire lane, gave doorman trouble; illegal parking in handicapped area; illegal parking in rear of West bldg.; trash left on freight elevator by new move-in; cigarette butt (live) found on balcony; burned hole in carpet; dirty condition of Nova College slope behind East bldg.; and security door in the East bldg. not locking properly. Action was taken by contact, phone or letter by Management on all of these complaints.

Convenants committee approved new Lease and Lease Addendum as requested by Management and will send on to the Board for final decision. We also received a letter from unit owner for rental of party room every month with the understanding of a charge for same. Committee requested Chairman to confer with Management concerning this matter and will discuss this subject at the next meeting.

I ♥ BRIDGE

DUPLICATE BRIDGE WINNERS FOR THE MONTH OF MAY

May 2		
Nancy Pearson & Betty Wade		1st
Lina Moyer & Tony DiSalvo		2nd
May 9		
Midge Easter & Elcy Leshley		1st
Lucy Troxel & Juanita Mayer		2nd
May 16		
Elcy Leshley & Rob Keller		1st
Lucy Troxel & Juanita Mayer		2nd
May 23		
Lina Moyer & Tony DiSalvo		1st
Lucy Troxel & Juanita Mayer		2nd

Committee Reports



PHYSICAL PLANT & OPERATIONS COMMITTEE

Brian Le Bert-Francis

Due to a previous commitment, Gordon Frank could not chair the April meeting of the PPOC; so I substituted for him.

We began by welcoming our new Board Representative - Dave Harvey. It was a little like a class reunion, since before he was elected to the Board in March he had been a loyal and hardworking member of the Committee.

We accomplished one piece of business that will be of interest to all residents. The Committee recommended adoption of a Common Areas Maintenance Request Log Book. If the Board accepts our recommendation, you will have a place where you can record housekeeping or maintenance problems you notice anywhere on our grounds or in the common areas of our buildings. It will be kept at the front desk and be reviewed daily by management to determine what corrective action is indicated. This Committee will review it from time to time to ensure that appropriate action is being taken. PLEASE NOTE, HOWEVER, THAT THIS LOG IS NOT TO BE USED TO REPORT PROBLEMS WITHIN YOUR UNIT! Such reports will be disregarded. Watch for future announcements.

Richard Mundle volunteered to become Project Officer for Television Services, a post vacated when Dave Harvey was elected to the Board.

Thanks to an earlier initiative by Ralph Alvey we now know that we do not have to worry about lead in

our drinking water. He identified the potential problem, Mr. Lowry requested the Property Manager to look into it and a contract was let for professional, independent testing. The result: Sklyine House was shown to be well within the margin of safety.

Another initiative of the Committee is in its final stages, that of testing for the level of Radon infiltration into our buildings. Based on our recommendations, the Property Manager has purchased 10 alpha track monitors that will be installed in the lower levels of both buildings. The results should be available in the fall; so watch for further news.

It looks as though we may be finally closing in on resolution of a problem that has haunted this Committee since 1982 - I refer to the issue of what the Association should do in reference to Dryer Duct Cleaning. After being in limbo for a year, this project recently got a shot in the arm. The Property Manager delivered a long overdue response to queries from this Committee. We now have an engineering report evaluating the problem and a potential solution.

The balance of the April meeting was devoted to tying up loose ends and setting the stage for the work that will have to be done over the next twelve months. To be successful in cleaning up our backlog and in completing the new assignments that experience teaches us to expect, we need more volunteers to serve as Project Officers. The work is interesting and challenging so join us in solving your problems.

FROM MANAGEMENT (continued)

PARKING NOTE

The street along the East Building going to the entrance of the garage is part of Skyline Plaza. Signs are posted and Skyline House Residents/Guests are not to park in that area.

NEW GARAGE CARDS

New garage cards are ready for pick up on June 1 thru June 30 in the Management Office.

COMMUNITY RELATIONS (continued)

forums. We need more civic minded folks to step in and represent our Skyline community. To keep us informed as to "what is going on" in our community, our county and our State. If we don't care-we can't complain if our legislators won't represent us properly. So, to those of you that have the time-let us hear from you and join one of our groups.

The meeting closed with our thanks to Elizabeth Grant, Nancy and Dave Harvey and Brain Le Bert-Francis for the work they do for our "Skyline House" and our CRC. All these outside community activities is an extension of the responsibilities of this committee.

We meet again on June 7th-same time-same place for our last meeting prior to the summer vacation period.

CORRECTION

My apologies to the PPOC for the inadvertent omission of the happenings of the April meeting in the May Newsletter.

DUPLICATE BRIDGE

Duplicate bridge is played every Monday evening at 7:30 p.m. in the East Card Room. All bridge players are invited and we welcome newcomers. If you are a newcomer and do not have a partner, contact Tony DiSalvo (824-1958, unit 502E) and he will see what he can do. Duplicate bridge is sponsored by the Skyline House Recreation Committee.

NEWCOMERS ORIENTATION

New residents that have moved into Skyline House during November and December that have not availed themselves of the Community Relations Committee Newcomers Orientation Tour that encompasses their unit and other facilities of Skyline House, please leave your phone number and unit # for Tony DiSalvo (502E) at the Reception Desk. You will be contacted and arrangements for an orientation will be made.

GIANT FOOD SHUTTLE BUS

For your convenience, GIANT FOOD is continuing to operate a free shuttle bus service on TUESDAYS AND FRIDAYS, from 9:30 a.m. to 12:30 p.m. Continuous round trips will be made between the Skyline buildings and the Giant Food store in Baileys Crossroads.

Shuttle will start at 9:30 a.m. at Skyline Towers, to Skyline Square and then to the entrance at SKYLINE HOUSE, Skyline Plaza and then to the Giant Food store.

The shuttle bus will be properly identified and will make continuous round trips from Giant Food about every 30 minutes.

Committee Reports

COMMUNITY RELATIONS COMMITTEE Ed Berman, Chairman

Finally your CRC was able to hold it's first regular meeting since January. Between vacation, illness and other unexpected problems our committee has gotten off to a slow start in '88. Hopefully, the second half of the year will prove to be more fruitful.

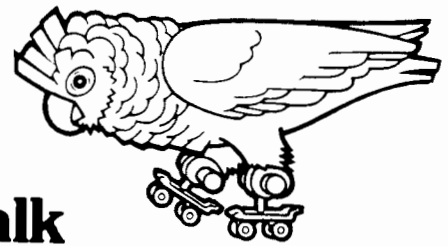
Regretfully, whenever the Chair is absent for whatever reason, no one has stepped forward to take over the job. This situation must be corrected before '88 comes to a close.

Actually, an April meeting was scheduled and held on April 20th but there were only five residents in attendance. Out of the five who attended, one was our Board Treasurer, Mr. Ed. Bisgyer who had come to visit as an interested spectator.

Naturally, with so sparse a turnout, the regular meeting was cancelled. However, one good thing resulted from our get together. It became a learning session for our visiting Board member as he asked questions re: our committee activities. It was, we trust, a learning experience for our Treasurer and we hope that Mr. Bisgyer will go back to the Board and recommend that other Board members make a real effort to view the activities of all the committees from close up. The CRC looks forward to future visits from the Board other than our Board liaison representative.

The regular meeting of Tuesday, May 3rd opened with eight residents present, our new Board

Shop Talk



representative, Dave Harvey and one newcomer. It was a real pleasure to welcome one of our own, Mr. Harvey, for his election to the Board, and for his asking to be our Board liaison. Our committee was truly appreciative.

For those of you interested in the changes taking place in the "House" relative to renters and owners--here's the move-in figures for the first four months of 1988: January-3; February-6; March-9; and April 6. Making a total of 24 new residents for the first four months and the committee is pleased to report three new owners during this period and obviously three less renters. The trend is in the right direction.

The "Tour Committee" headed by Mr. Tony DiSalvo stated that seven tours were given during the first four months of 1988. It would be nice if every newcomer took the tour but regretfully, it doesn't work that way. Anyone truly interested in the tour committee's work and how helpful it can be to the newcomers--we invite you to join us and see the efforts we make to advance the tour program.

On April 26, 1988 your CRC was pleased to have Miss Diane Vincent, C.F.P., a member of The Heritage Financial Group put on a seminar on "Financial Planning." There were 22 residents present and it was the consensus that this program coming after our earlier "Tax" program, was most appropriate. (continued on page 15)



There was no program scheduled for the month of May because of a cancellation. However, on June 2nd in the East Party Room at 7:30 p.m. an outstanding orthopaedic surgeon, Dr. David Tremaine from the National Hospital for Orthopaedics & Rehabilitation in Arlington will put on a seminar on sports medicine and adult reconstructive surgery. Don't miss this one--and bring your questions because Dr. Tremaine has most of the answers. In fact some of our residents have used Dr. Tremaine and will be pleased to see him again.

The CRC would like to know if any resident reading this activity summary of our doings would like to recommend a particular program. If so, let us know your wishes and in addition if any resident with a special talent, or expertise in an interesting field, would like to put together a program for the benefit of our "House" residents just yell and the Chair will help you put it together.

Connie Potter, our liaison to the CRC Skyline Plaza reports that our neighbor N.V.C.C. has plans to construct a cultural center for the "Arts"--hopefully by 1991. Mention was made of two theaters to seat 500, plus an "Arts Incubator" area for local artists and art groups. An art gallery and garage is also contemplated. All this will require money and lots of local volunteers. We await further announcements!

Any retiree interested in volunteering to help out after regular school hours at the Glen Forest Public School--in their library--especially for those students who are having problems

with language or reading--please call 820-2996 for further information.

Anyone wondering when the work on widening So. George Mason Drive to the Arlington line will begin--just be patient--it is in the cooker.

Elizabeth Grant recently visited the Hampton Inn on Rte. 7 and she was pleased to report that the motel is a very pleasant place to stay. In fact, the "Inn" must be a success because there is a proposal to build a "Quality Suites Motel" on the adjoining property to accommodate those visitors who need more space for longer stays while in our area. We are interested because of the proximity to Skyline. A good place for friends, family and visitors to stay and not too expensive. Stay in touch!

A brief discussion was held on the matter of replying to Delegate Leslie Byrne's letter relative to our turning down a proposed walk way to N.V.C.C. It was unanimously agreed that Ken Grant's proposed letter be sent back to the Board for immediate reply. Delegate Byrne deserves an answer not only because of good common courtesy--but because it makes for good public relations. Delegate Byrne has been most cooperative in the past to this committee--we could do no less!

How many of you residents reading this column have any idea as to the amount of community work being done every week by a small number of your fellow residents? Whether it be the Mason District Council, the Skyline Leadership Task Force, the Bailey's Crossroads Revitalization Task Force or other

(continued on page 12)

From Management

BALCONY

Please do not store any items such as bikes, boxes, excess furniture on your balcony. Balconies give visitors the first impression of our building and should be well kept. House Rules and Regulations #15 should be reviewed by all residents with respect to balcony usage.

The Management has received several complaints from residents stating that they find garbage, dust and cigarette butts on their balconies which had to have been thrown from another balcony. Please, do not allow any item to be thrown from a balcony. If an object is heavy enough it could cause injury. Please, make sure that all occupants of your unit realize the danger and unsightliness in throwing any object from a balcony.

BIRDS

Birds are becoming a nuisance to some residents again. Please **DO NOT FEED BIRDS**. We want to discourage birds from coming onto our balconies, not encourage them.

MAIL CHUTES

The mail chute on unit floors should only be used for standard letter and legal size envelopes. All other size envelopes need to be deposited in the box near the mail area, thus avoiding clogging the mail chute.

CONDUCT OF CHILDREN/MINORS

Unit Owners/Residents who occupy units in this condominium are at all times responsible and accountable for actions of their children and guests. This stipulation includes financial and legal responsibility for damages, vandalism, misconduct or objectional behavior within premises by children or minors.

TRASH DISPOSAL

All garbage and trash, including newspapers, which should be bagged or tied, must be placed in the trash chute in the disposal room on each floor. No garbage or trash shall be placed on the floor of the disposal room.

FREE EXTERMINATING SERVICES

The services of an exterminator are available to all residents at no cost. Arrangements must be made at the front desk. The exterminator comes to our building every first and third Monday of each month. Please feel free to make use of this service. Management strongly recommends to all owners of rental units and tenants/co-owners that they schedule a spraying of their unit as soon as it is vacated.

NOTICE

The East sundeck is closed until further notice. Residents are not to walk on the tarp so as not to rip it. The furniture for the West sundeck will not be placed out until the concrete can be repaired. Sorry for any inconvenience. The sundeck, pool side is open. **HAPPY SUNNING!!**

(continued on page 12)