



The

House Special

VOLUME VIII

OCTOBER 1988

No. 10

NOTES FROM THE BOARD

Dave Harvey, Vice President

The Board meeting for September was held in the East Party Room on September 13. There were about 11 visitors to the meeting.

President Larry Ingels opened the meeting by giving his President's Report. Some of the items covered were that there has been instituted a no smoking policy in the Condominium office during normal working hours. The Association has been served with a lawsuit in connection with a dispute relating to alleged noise from between two units. In the recent balcony survey, there was a 50% return of the survey forms from owners/renters. In regard to the recent TV/CABLE survey, there was very poor response. Only 251 owners returned their forms. Because of this poor response, the deadline for receipt of the forms was extended to Monday, September 26. Although a tally has not been made of the forms received to date, a cursory review indicated that there was no one alternative that clearly stood out.

The Treasurer, Ed Bisgyer, presented his report. Ed reported that the Board was reinvesting some of its assets due to previous financial documents expiring. The Financial Statement from Management was approved subject to correction of some errors uncovered by Ed.

(continued on page 3)

RECREATION COMMITTEE

Carroll Thompson, Chairman

BIG EVENT FOR OCTOBER -- BUS TRIP TO ATLANTIC CITY'S RESORTS INTERNATIONAL CASINO.

Our trip is set for Thursday, October 13. For those who have paid their \$22 fee, please meet in the lobby at 8:50 a.m. for departure at 9:00 a.m. promptly. Feel free to bring thermos or reading material for the trip as the bus that takes us there will be locked during our stay and will be used only for our return.

A flyer giving complete details will be found elsewhere in the Newsletter.

If this trip is anything like last year's, it should be FANTASTIC! Good luck to all.

(continued on page 3)



NOTES FROM THE BOARD (continued)

Bob Lowry gave his report on the status of repair of the balconies. In accordance with the recommendation of Bob Lowry, the Board approved a pilot project where two balconies will be renovated in order to provide a minimum standard of performance to prospective bidders in the future.

The Board authorized work to be done on repairing the asphalt parking lot.

The Board approved Management recommendations on the award of a contract for the cleaning of a small sample of exhaust ducts in some units.

The Board approved Management's recommendations on the choosing of a contractor for repair of washing machine hoses. Although washing machine maintenance is the responsibility of each individual owner, Management will be setting up a voluntary program for assisting owners in getting the work done.

The next item brought up was the purchase of a computer for the Management office. The Board decided that further review/discussions relating to this subject was necessary by an ad-hoc group of owners/renters knowledgeable about computers. Dave Harvey volunteered to get such a group together to discuss the issues involved and make a recommendation to the Board. Anyone who would like to take part in these discussions contact Dave at 578-4621 or leave a message at the desk for 1605E.

The last item discussed related to the continuing problems associated with noise and pollution from the emergency generators. The Board directed Management to provide

up-to-date estimates on the emergency generator work that was recommended by Physical Plant and Operations Committee. The work would cover both the West and East building generators.



*"That's not Halloween makeup!
He's green from eating too much candy!"*

RECREATION COMMITTEE (continued)

The Committee met on October 12 in the East Card Room with only five members present. The Chairman was off to California for a needed rest.

The ever popular Mexican Dinner will be November 2. A flyer appears elsewhere in the Newsletter giving full details. Seating will be limited so make your reservation early as this dinner sells out quickly.

The Recreation Committee has joined the First National Travel Club. This means that all residents also become members and can take advantage of the local one-day trips as well as other trips and cruises offered by this Travel Club. A list of events will be available at the Front Desk.

The annual picnic took place on September 24 and was, as usual, an outstanding event. Many thanks to Ora and Don Karlin for a job well done. Thanks to the other members of the Committee who assisted.

The next meeting is scheduled for 7:30 p.m., October 12 in the West Card Room. Be there.

THE HOUSE SPECIAL

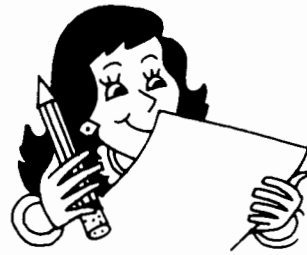
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month

Published monthly



*Don't Keep
Your Comments
To Yourself*

LETTERS TO THE EDITOR: THE HOUSE SPECIAL welcomes brief comments from readers. Please limit your letters to 250 words. The letter shall be signed and contain the unit number. 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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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, please contact the Editor so that report may be included.

COMMITTEE REPORTS

COVENANTS COMMITTEE

Howie McClennan, Chairman

The meeting was held on September 15 with eight members and Ray Lum, Board representative present.

There were two Rules and Regulations violations since the last meeting. A pipe dripping water on a car in the garage and a noise complaint in the East Building. Management taking action by sending a letter to proper unit involved pointing out a violation of the rules and requested that they stop making so much noise.

Between August 17 to September 13, there were 11 cars towed away. The Committee received a letter from President Ingels in regards to over-occupancy as a result of guests visiting. The Chair had discussed this with the Resident Manager. The question was debated at length and it was voted and approved that Rule 2, page 2, Rules and Regulations be amended by adding Section B which would read as follows: Rule 2, Section B. In general, anyone who resides within Skyline House for more than 30 days is considered a "resident" with respect to our By-Laws and Rules and Regulations. Any guest for more than 30 days which causes a unit to be over-occupied shall be considered a "guest" only if approved by the Association, on a case by case basis.

Requests for such guest to remain for an indefinite period will not be considered. Any request for an extended visit beyond 30 days, that causes a unit to be "over-occupied," must be for a specific period of time.

The next meeting will be October 20 in the West Card room at 7:30 p.m.

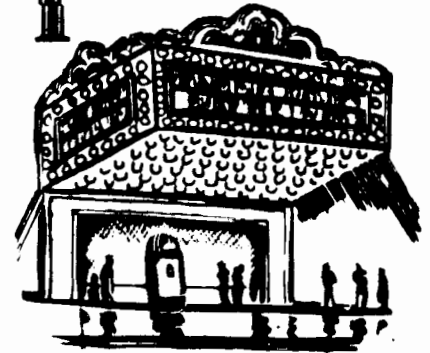


SUPPORT THE HOUSE SPECIAL BY
PATRONIZING THE ADVERTISERS
IN THE HOUSE SPECIAL.

ATLANTIC CITY

DATE: THUR., OCTOBER 13

COST: \$22.00 PER PERSON



The Skyline House Recreation Committee is sponsoring a trip to Resorts International Casino in Atlantic City.

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 \$22 per person. Upon arrival, a bonus will be given to each person 21 years old and older. The bonus package is \$20.00 and the approximate amounts are listed below:

\$12.50 in coins
\$ 2.50 food voucher
\$ 5.00 voucher for future visit

The bus is limited to 46 persons.

Your check for \$22.00 per person, payable to Skyline House Recreation Committee assures your space in the bus. This is on a first come, first served basis, so don't delay.

Please complete form below and leave it and check at the reception desk for Mimi Frank, 1111W.

SPONSORED BY THE SKYLINE HOUSE RECREATION COMMITTEE

I/we will attend the trip to Atlantic City.

Name(s) _____

Guest(s) _____

Unit # _____ Phone _____

My check is enclosed for \$_____ (\$22.00 per person)

Committee Reports

PHYSICAL PLANT & OPERATIONS COMMITTEE

Gordon Frank

Nineteen residents were present at the September meeting. After introductions of those present, the Chair noted the absence of Jan Kumor, who had recently been stricken with a sudden and serious illness. The Committee was pleased to learn that Jan is home from the hospital and wishes him a speedy and complete recovery.

The Committee reviewed three contract recommendations provided by the Property Manager. It agreed with the recommendation to award a contract to clean dryer ducts in six units as a sample. However, the Committee did suggest that Property Manager document the test conditions and determine liability if there is any damage. The Committee supported the Property Manager's recommendation to patch and seal the asphalt roadways provided the work can be done before the winter. Otherwise, the Committee suggests the work be delayed until the Spring. Due to insufficient information, the Committee was unable to recommend concurrence with the Property Manager's recommendation to award a snow removal contract for the 1988-1989 season. The Committee also suggested that the contractor(s) for other Skyline properties be invited to bid.

Although repairs to the balcony are being managed on behalf of the Board by Bob Lowry, the Immediate Past President of the Association, the Committee nevertheless reviewed the proposed revision to the original specification. The Committee believes the specification should be improved before a contract is awarded. Instructions concerning



protruding reinforcing bars, damage to installed tiles and/or carpet, easements, and other matters need to be included. Further, the Committee supports a review of the specification by a qualified engineer prior to seeking contractor bids. To assist Bob, the Committee agreed to tabulate the results of the owner's survey of balcony repairs. Each individual present received at least one tier to tally; some of the "lucky" ones got to do two. The tallies are to be returned to Bob to summarize.

At the Chair's request, the Committee reviewed the proposal for bulk television service submitted by Washington Cable. The Committee elected to postpone action to develop a recommendation until the results of the survey concerning the preference(s) of the members of the Association have been tabulated.

The Chair provided a tally of the status of the maintenance log. About a third of the August items have not yet been completed. Further, it appears that there has been no attempt to contact the resident who made an entry if the staff is unable to locate the problem. Finally, most actions have not been annotated with a date and identification of the employee clearing the item. The Chair indicated these matters would be discussed with the Resident Manager.

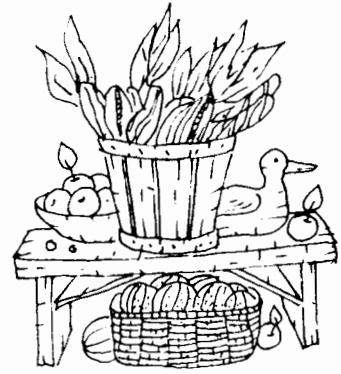
Two comments had been received objecting to the idea of replacing the unit doors and door frames. As the proponent of this initiative

(continued on page 11)



OCTOBER

1988



SUN

MON

TUE

WED

THU

FRI

SAT



1



2



3

BRIDGE
ECR, 7:30 PM

4

COMMUNITY REL.
ECR, 7:30 PM

5

6

PHYSICAL PLANT
WCR, 8:00 PM

BOND REFERENDA
EPR, 7:30 PM

7

T.G.I.F.
WPR, 6:30 PM



8

9

10

BRIDGE
ECR, 7:30 PM



COLUMBUS DAY

11

FINANCIAL MGMT.
ECR, 7:30 PM

SECURITY COM.
WCR, 7:30 PM

12

RECREATION COM.
WCR, 7:30 PM



13

US NAVY EST.
1775



14

15

16



17

BRIDGE
ECR, 7:30 PM

18

19

20

COVENANTS COM.
WCR, 7:30 PM

21



22



23



24

BRIDGE
ECR, 7:30 PM

25

BOARD OF
DIRECTORS
WCR, 7:30 PM



26



27

28

29

30

STANDARD
TIME BEGINS



31

BRIDGE
ECR, 7:30 PM



HALLOWEEN



LETTERS TO THE EDITOR

Dear Editor:

BALCONIES AND THE LAWSUIT

Residents of Skyline House recently were informed that a special assessment may be levied on unit owners to repair certain balconies. Many appear to be defective, apparently dating from the time of construction. However, these defects have not been included in our lawsuit against the developer. Why not?

An answer sometimes given is that the problems regarding the balconies are not "structural", only "maintenance" oriented. If so, they would be the responsibility of the Association. However, save for a few minor exceptions, the balcony problems are indeed "structural". The problems relate to the concrete and reinforcing rods, not to their upkeep. These elements, part of the primary building structure itself, are expected to last for decades without manifesting defects. Spalling of the balcony concrete, protrusion of rusting rods, and the consequent weakening and deterioration of the balcony slabs result directly from structural defects attributable to faulty construction.

Therefore, our lawsuit against the developer should be amended to include the balcony problems even though it may be necessary for the Board of Directors to levy a special assessment to finance the immediate cost of repair.

Walter J. Chilman, 1602E

Dear Editor:

Re: Response to letter by Walter J. Chilman

The problem to which your letter refers, while potentially serious, is not so easily defined as it might initially appear. Over the past few years, and at the direction of the Board of Directors, the Association has employed several professional engineers to analyze and diagnose many structural issues facing Skyline House Condominium. Among these has been the balconies.

Before an item can be considered a "structural defect" for the purpose of pursuing a lawsuit against the builder, it must be analyzed in light of the warranty given by the Virginia Condominium Act. The relevant language of that statute is as follows:



Got Something To Say?

"Structural defects shall be those defects in components constituting any unit or common element which reduce the stability or safety of the structure below accepted standards or restrict the normal intended use of all or part of the structure and which require repair, renovation, restoration, or replacement. Nothing in this subsection shall be construed to make the declarant responsible for any items of maintenance relating to the units or common elements."

Some of the spalling of the concrete, for example, has been analyzed by the professional engineers as a "maintenance" problem. This is because the chipping away of some of the concrete does not necessarily affect the stability, safety, or normal intended use of the structure.

There is an additional restriction upon suing the builder for structural defects: the structural warranty only applies for two years. That two years begins at the date of the sale of the very first unit in the condominium. The concrete problems to which your letter refers did not appear until well after that two-year period had expired. Thus, based on the opinion of the Association experts and in the eyes of the law, it is our opinion that the concrete difficulties are not "structural defects" for which the Association has a cause of action against the declarant. As a result, it would not be proper to amend the lawsuit to include an item which is not covered by the protection of the Condominium Act.

Hyatt & Rhoads, P.C.
Attorneys for the Association

JEFFERSON HOSPITAL VOLUNTEER PROGRAM Fairfax Hospital System



Jefferson Hospital, located near the intersection of Beauregard and Route 7, is seeking volunteers to provide support services to patients which contribute to the delivery of health care for patients and to the related well-being of their families.

Anyone interested in participating are requested to contact Mary Howland, Coordinator at 998-4973.

HAVE YOU DONE YOUR GOOD DEED FOR THE DAY

When you are walking around the grounds of SKYLINE HOUSE or through the halls or lobby, do you pick up anything that someone has carelessly discarded on the floor or grounds. Remember this is your home. HELP KEEP IT CLEAN.

PROPERTY PLANT (continued)



was not present at the meeting, there was no further action this month.

There were five information items presented to the Committee. The purchase of a computer for the office is being considered. At least one Committee member and the Chair indicated they would offer recommendations to the Board. The Property Manager has requested the Board's permission to replace the East Building carpet. Although a member of the Committee has worked with the Property Manager on this matter, the Committee was not asked to participate. The Committee moved that these two items be reviewed by it and its recommendations be considered by the Board before the latter takes any action. The information received from the Property Manager concerning fiber glass garage doors did not answer the questions previously raised. The Committee is, therefore, unable to make any recommendation at this time. The Committee had no objection to the plan for replacing washing machine hoses but did note that those residents who wished to undertake the job themselves, could. The Committee reviewed the Property Manager's report of her quarterly inspection and noted that the Committee had not been notified in advance of the inspection and thus, could not participate. Previously, it had been agreed that the Committee would be notified in time to participate in inspections if the Committee members so chose.

Under new business, the action officer agreed to continue his efforts to review alternatives to provide air conditioning to front desk employees during the period when the lobby air conditioner is inoperative. The Chair agreed to request repairs to the brick walk in

front of the West Building mail lobby. And finally, the Committee recommended that the 1989 budget contain funds to replace the cigarette urns on each residential floor with a combination cigarette urn/trash container. The intent is to provide a convenient receptacle to reduce the trash on the floors, elevators and cigarette urns.

Despite the busy agenda, the Committee finished before its appointed adjournment time. We welcome the views of any resident or owner and hope that you will attend our meeting and offer us your ideas for making Skyline House an even better place to live.

DUPLICATE BRIDGE WINNERS FOR THE MONTH OF AUGUST/SEPTEMBER



August 27

Lina Moyer & Tony DiSalvo	1st
Midge Easter & Rita Hankins	2nd

September 5

Jerry Schumaker & Tony DiSalvo	1st
Nancy Pearson & Mary Joe Long	2nd
Lucy Troxel & Juanita Mayer	2nd

September 12

Nancy Pearson & Betty Wade	1st
Lina Moyer & Tony DiSalvo	1st

September 19

Nancy Pearson & Betty Wade	1st
Vera Church & Bette Foreman	2nd

RECREATION COMMITTEE COMING EVENTS



Oct 7	TGIF	West Party Rm.
Oct 13	Atlantic City	
Nov 2	Mexican Night	West Party Rm.
Nov 4	TGIF	East Party Rm.
Dec 10	Holiday TGI Sat.	West Party Rm.
Jan 13	Pot Luck	West Party Rm.

MEXICAN DINNER



WEDNESDAY, NOVEMBER 2, 1988

Cocktails: 6:30 p.m. (BYOB)

Dinner: 7:00 p.m.

WEST PARTY ROOM

\$7.25 Per person

Residents and guests welcome

Checks must be received no later than October 30

MENU

Chips with Sauce
Breast of Chicken "Azteca"
Rice with Corn
Red and Green Pepper Taco
Salad
Flan
Coffee and Tea

LISTA de PLATOS

Fritos con Salsa
Pechuga de Pollo "Azteca"
Arroz con Elote
Taco de Rajas Rojo Y Verde
Ensalada
Flan
Cafe Y Te

Make your reservation early. A rectangular table will seat ten, a round table six.

Place reservation slip & check at front desk for unit 914W. Any questions, call Maria Boykin or Elsa Paez, 820-1567.

SPONSORED BY THE SKYLINE HOUSE RECREATION COMMITTEE
(pick up extra reservations forms at front desk)

Make non-refundable checks payable to: Skyline House Recreation Committee

Name(s) _____

Guest(s) _____

Unit # _____ Phone _____

My check is enclosed for \$_____ (\$7.25 per person)

If possible, reserve a table for _____ persons.

Committee Reports

SECURITY AND SAFETY COMMITTEE Rob Sherrer

The Committee met on September 13; five residents attended. The following items and issues were among those discussed.

The security gate has been installed on the first landing in the stairwell near the East Building freight elevator. Residents' security keys to other security doors fit the gate. It was reported to the Committee that the gate was recently found open, and residents are reminded to be sure that the gate swings closed behind them after they pass through. Installation of this gate eliminates an area in which the building was vulnerable to illegal entry.

Approximately 95% of the new red garage door cards have been issued to unit owners. As of September 12, a total of 759 cards had been issued. Roughly 2,000 of the old blue cards were issued over the years.

Numerous cars, especially sport cars have been observed speeding in the garage without their lights on. Please don't speed -- with or without your lights on. It was reported that many drivers are neglecting to turn on their headlights upon entering the garage. Remember, the purpose of the headlights on policy in the garage is more to make a car conspicuous than to increase seeing light for the car driver.

Residents who have Skyline House Resident Watch armbands who are no longer active in the program are asked to return them to the Management office so there will be a supply for new participants. Better yet! Re-enlist! The Chairman had a

lengthy telephone conversation with Officer Larry Clark of the Mason District Police Station about neighborhood watch programs and the police support services for them. He complimented Skyline House about security measures we had taken such as upgrading the outside lighting, issuing new garage access cards, control of building access, and other measures.

Management was informed that a car with an expired license plate had been parked on S. George Mason Drive for several months in the same parking space without being moved. Management called the police, and the car was towed away.

Members of the Committee inspected the upgraded lighting behind the East and West buildings. The five new tall poles with mercury vapor lamps on top (four behind the East building, one behind the West) significantly increase the light while maintaining the aesthetic appearance of the grounds. New spotlights behind the West building also substantially contribute to the lighting enhancement. Members of the inspection party had no recommendations for further lighting improvements.

DAYLIGHT
SAVINGS
TIME ENDS
OCTOBER 30
SET CLOCK
BACK
ONE HOUR



Committee Reports

COMMUNITY RELATIONS COMMITTEE

Ed Berman, Chairman

At the September meeting there were seven residents present. Those present included one visitor and the Committee Chairman. Hopefully, the October meeting will produce a greater turnout.

During August there were seven move in's - five rented apartments were re-rented, one rented apartment was sold and one owner decided to rent. Result, no changes for the month. Our tour committee reported two tours. Again, not for lack of trying.

On October 6 there will be a speaker from the County's Public Affairs office on a most important subject, "The County Bond referenda". The County needs money, so don't let the presidential election keep you from knowing the facts about the November 8th referenda on bonds. This is our money - let's learn about how it will be spent. Don't be an absentee taxpayer. In addition we hope to get a separate speaker on one of the bond issues from a most interested group within our County and they are known as the "Green Team". The "Green Team" will speak on the Park Bond referendum and as the name implies, they want more greenery in Fairfax County. So, with luck we should have a most informative evening. Let's have a great turnout.

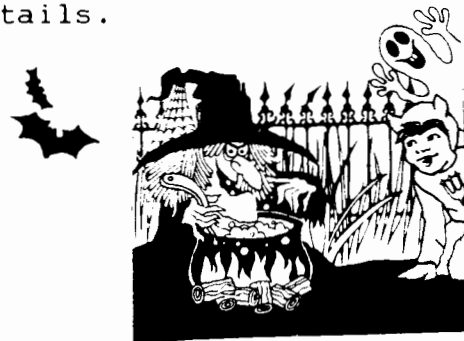
The last day to register to vote or transfer your registration for the November general election is October 8. To be eligible to vote you must be an American citizen and 18 yrs. of age by election day, November 8. If you need further information call the County Office of the General Registrar 246-VOTE

To confirm your registration call Registrar at 246-8695. (Reprint Skylines)

Alexandria officials have announced plans to acquire the Claremont Shopping Center at the southeast corner of King and Beauregard Streets in order to widen King Street and construct an improved interchange with an overpass. The State's six-year highway spending plan includes \$4.6 million for improvements. Design and acquisition should take about four years, with project completion around 1994. (Reprint Skylines)

The recently completed One Skyline Tower office building is one of seven entries selected by Fairfax County to receive an award for exceptional architectural and site design. The awards program, which is sponsored by the Fairfax County Board of Supervisors, is administered by the County Office of Comprehensive Planning and the Architectural Review Board. The awards will be presented at a Board of Supervisors meeting in the fall. One Skyline Tower is now the tallest building in Northern Virginia, standing 26 stories high with 20 cornered offices on each floor. (Reprint-Skylines)

The next meeting will be Tuesday, October 4. See bulletin board for details.



From Management

RADON



Douglas Mose, Department of Geology, George Mason University reported that the radon monitors from Skyline House all are well below 4p Ci/I, the EPA's Action Level. The tested rooms at Skyline House do not have a radon problem.

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.

STAFF CHANGES



Lori Pruitt has resigned as Assistant Manager of Skyline House to assume the position as full time mother to her happy brew of four children. Lori will be missed and we wish her the best. Melvina El Khodary has accepted the position of Assistant Manager. Melvina has recently returned to the U.S. after working in Egypt for the past eight years. She has had years of experience in management. WELCOME Melvina.

INFORMATION

If you have the unsettling experience of being stuck in an elevator, just remember to pick up the phone and the front desk will answer, no need to dial. Help will be there!

RECEIVED



Service Master has completed the annual shampooing of the hall carpets.

LETTERS TO THE EDITOR

Dear Editor:



NOTICE: THERE WILL BE NO CAR WASHING AT SKYLINE HOUSE

This is to report back to those of you who responded last winter to my request for support in having the Assn's. "Rules and Regulations" changed to allow car washing.

I presented the proposal to the Covenants Committee on Dec. 10, 1987, and the PPOC on Aug. 11, 1988. Both committees voted against the proposal. Although I also wrote to the Board, I do not plan to pursue the proposal further because the action by the committees makes the matter moot.

I thought the proposal was reasonable (i.e., that the Assn. designate one of the outside faucets where residents could bring their cars and hoses to wash their cars) as it is something done at scores of apartment buildings throughout the Washington, D.C., area. However, I soon learned it was completely unreasonable because: (a) the residents of Skyline House cannot be trusted to engage in such activity without getting into all sorts of mischief; and (b) car washing cannot be achieved without incurring huge costs and serious environmental consequences.

If any of you are interested in the gory details, I would be pleased to send you a copy of a three-page motion which was presented to, and approved by, the PPOC. It is an excellent piece of creative writing.

Bud Banner, 1012E

