



The

House Special

VOLUME VIII

NOVEMBER 1988

No. 11

IN MEMORY

The Skyline House community has suffered a grievous loss with the sudden passing of Brian Le Bert-Francis on Friday, September 23, 1988. He has been a tireless worker on behalf of our Association from its inception right up to the time of his death. He served on nearly every committee as well as on the Board of Directors. He was also a member of the Special Mason District Task Force for Skyline, advising our County Supervisor, Tom Davis. His incisive mind, attention to detail and willingness to tackle complicated problems made him our condominium's number one resource. It will no longer be possible to facilitate matters by saying, "Let's ask Brian," - and we are the poorer for it! His contributions to our welfare and quality of life will be felt for years to come. Our well wishes and prayers go with Julia in this great loss.

Skyline House Residents

PHYSICAL PLANT & OPERATIONS COMMITTEE

Edwin T.C. Ing

Twelve residents attended the October meeting. Before taking up the agenda, the Acting Chair noted the loss to the committee and the loss to the Skyline community of Brian Le Bert-Francis. The Chair expressed appreciation for the great personal contribution Brian made to the community. In addition to his service on numerous projects, he often served as the community's conscience. Brian would be very much missed.

Television Survey: The committee had organized a survey of unit owners to determine the kind of television service people wanted. Richard Mundle reported the results of the survey which he and Arlene Burbank had tabulated. Out of 555 total units, 281 units returned the survey; this is 50.6% of all units. There were 113 respondents -- 40.2% of the respondents or 20.4% of all condominium units favored Media General service; 91 respondents -- 32.4% of the respondents or 16.4% of all condominium units favored the present antenna service. The 77 remaining respondents -- 27.4% of the respondents or 13.9% of all condominium units -- favored other options. Mr. Mundle has submitted these results to the Board of Directors.

(continued next page)

PHYSICAL PLANT & OPERATIONS
COMMITTEE (continued)



Balcony Repair Survey: The committee had also organized a survey of balconies to determine the amount of repair needed. The committee members all helped tabulate the results which were rechecked by Kenneth Grant. There was a 61.8% response from unit owners; 343 units out of 555 total units completed this survey. The unit owner had to report the number of sites on the balcony needing repair. On the average, balconies on the West Building had eight sites and balconies on the East Building had six sites requiring repair.

Robert Lowry, who was in charge of the balcony survey, reported that he, Bill McClellan, and Gordon Frank are working on a pilot project to repair two balconies on the West Building. These two balconies are in bad condition and they are near to the ground to allow close observation. The work will establish a standard of repair for all balconies and test the present repair specifications.

Status of Warranty Suit: Mr. Lowry also gave a report on the status of the condominium's warranty suit against the developer. The report covered items like the garage condition, drainage, leaks, and carpeting. Two committee members questioned the competency of the attorneys employed by the Assn.

Repair Log: The committee two months ago had placed a repair log at the front desk. Unit owners were to use this log to report common elements that needed repair; and the management staff was instructed to register the action taken, the date of repair, and the repairer's name. This procedure was established



because of the lack of management follow-through on unit owners' reports of trash, burnt out light bulbs, broken locks, and similar things.

The Chair noted that after two months, the staff was not completing the repair log book entries. The log gave no indication if any action had been taken; however, various reported items remained uncorrected. After a heated discussion, the senses of the committee was that the Chair raise this matter again with the management office and if necessary with the Board. At this point, the Board member Dave Harvey, who serves as committee liaison, said that he would raise this problem.

Request for volunteers to accompany the Management Contractor on quarterly and occasional inspection of the buildings. The Chair noted that committee members should observe the adequacy of the management contractor's quarterly physical plant inspections and other occasional inspections. Kenneth Grant, Ross MacAskill, Arnold Shostak, and Charles Roberts volunteered to be observers.

Other Matters: Gerald Lagace reported that he still is seeking necessary information from the Property Manager to complete his study and recommendations on the replacement/maintenance reserves. Kenneth Grant reported that the contractor Riteaway failed to show up at the scheduled time for the pilot test to clean the lint from dryer ducts in several units; the contractor when reminded of the appointment gave no excuse. The proposal to replace the doors and door frames for each unit was dropped, because of lack of interest and the proponent's absence.

(continued on page 5)

THE HOUSE SPECIAL

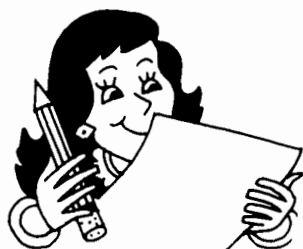
Editor: Tony DiSalvo

Art Consultant: Nancy DiSalvo

Advertising: Tony DiSalvo,
502E, 824-1958

Copy Due Date: 20th of each
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.

PUBLISHED BY: SKYLINE HOUSE Condominium Association.
3709-13 S. George Mason Dr. Falls Church, VA 22041,
578-4855.

PRINTED BY: Curry Printing, Falls Church, Virginia.

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 ON REDECORATING COMMON AREAS

The Skyline House Board Directors, at the meeting on September 13, has authorized an Ad Hoc Committee to advise on redecorating certain common areas. Included in the redecoration process will be the East and West Galleries, the East and West Party Rooms and the Lobby and hall carpets. Ed Bisgyer, Treasurer, is the Chair of the Ad Hoc Committee and he is asking for some volunteers to participate on the committee and help determine the recommendations which will be forwarded to the Board.

If you are interested please leave a note in Ed Bisgyer's box, 408W and he will be in touch with you. If you need more information before deciding to join the committee then phone Ed at 820-5944. A meeting of the committee will be called when some responses have been received, probably in mid-December.



"I hate to eat and run, but it's time to start my Christmas shopping."

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

PHYSICAL PLANT & OPERATIONS
COMMITTEE (continued)

The lobby air conditioner is turned off at night because of an agreement settling a unit owner's lawsuit against the Association. Ralph Alvey who was responsible for a study to determine feasible alternatives recommended that the Association obtain the service of an architect to determine whether county or state code requirements for work place temperature and cooling standards are met especially for the night and morning desk attendants.

Any Skyline House unit owner who wants to see that the condominium buildings are well maintained and repaired should attend the PPOC sessions. All are welcomed.

THE SKYLINE EXPERTS



Pat Sampson
GRI



Chuck Nohsey
Associate Broker

Committed to Professional Service

★ Sales

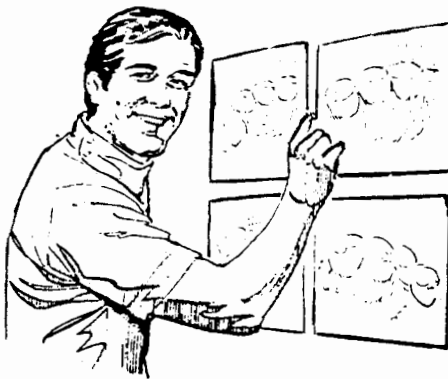
★ Listings

★ Rentals

Call: 644-7000



FAMILY DENTIST



DR. JEROME W. SPECHLER

- Cosmetic Dentistry •Children's Dental Care
- Dentures •Crowns •Emergency Dental Care

Office hours by appointment (including Saturday)

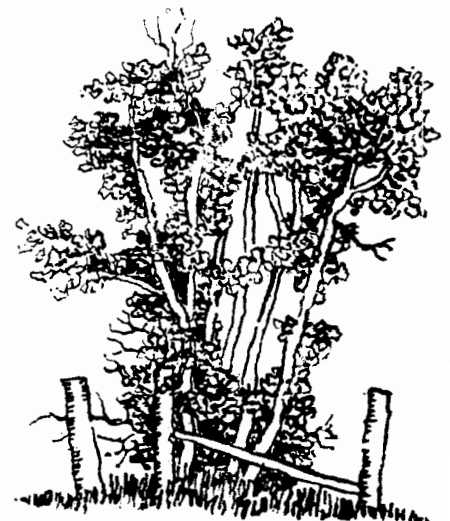
LOCATED IN THE SKYLINE COURT TOWNHOUSES

(across from Skyline Mall)

3610 Forest Drive, Alexandria, Va. 22302



578-4221



Committee Reports



COMMUNITY RELATIONS COMMITTEE

Ed Berman, Chairman

At the October 18, 1988 meeting there were seven residents present. Out of the seven, which included the Committee Chair, we had one newcomer who had recently joined the ownership ranks. As a new owner, we were pleased to hear that she would be making the rounds of all the committees, prior to making a decision as to where she would like to make her contribution to the life of our community. We need more residents to duplicate this decision.

During September there were five move ins. The status of renters and owners remained the same.

On September 29 your committee arranged a program on the future of Social Security and Medicare. According to Gordon Frank who took over for the Program Chairman, there was a turnout which far exceeded the Chair's most optimistic prediction. In short, the evening was a complete success and makes the arranging of this kind of program a worthwhile effort. Our thanks to the ladies who took care of the refreshments. Their work helps make the evening a success.

Areas Development News:
Construction is scheduled to begin this fall on the Perpetual Savings Bank to be located at the intersection of Route 7 and So. George Mason Drive. Site plans have been filed with the County for the Hawthorn Suites Hotel to be located adjacent to Skyline Office Buildings, One and Two, and for Friendly's Restaurant at Bailey's Crossroads. Myer-Emco Stereo will soon open at Route 7 and Carlin

Springs Road, opposite Toys 'R' Us.
(Reprint Skylines)

Employment Opportunities Available at Northern Virginia Community College: NVCC has announced that from time to time there are interesting and challenging opportunities for employment at the Alexandria campus of the college. Examples of the type of support staff needed are teaching assistants and tutors, testing assistants, library aides, registration clerks, and aides for all aspects of office work. Opportunities include part-time and full-time paid positions with benefits, hourly paid positions and volunteer work. The college is an Equal Opportunity/Affirmative Action Employer. Applications can be obtained at the business office, room 225, in the Bisdorf Building.
(Reprint Skylines)

It is with deep regret that the Chair announced his resignation, effective at the end of December at the end of the meeting. It has been a long love affair with my committee but all good things must come to an end. We had hoped that this past year would bring forth a future Chair Person but to no avail. So residents, we need a new Chair Person, experience not required. Come to the November meeting and get all the necessary details, or call me at 820-3459.

Please do not forget to vote on November 8, Election Day. Hours, 6:00 AM to 7 PM at Skyline Mall. Committee meeting changed to Tuesday, November 15, East Card Room at 7:30 PM.

BALCONY REPAIR UPDATE

by
Robert Lowry

By the time you read this, repairs to the balconies of 310W and 410W will be finished or underway. This is a pilot project to test our repair specifications and to establish a repair standard to be met in the repair of other balconies and spandrels (exposed floor edges). This test will also help us to understand how much hidden damage may exist.

The Board's plan at this time is to repair balconies and spandrels on the West building next spring and summer and do the East building in 1990. We will not know until next spring how much this will cost but the Treasurer and the Financial Management and Administration Committee are working on alternative financing methods for the Board's review.



The unit owners balcony survey is now complete and gives us a good picture of the extent of the balcony deterioration. Of the 555 units, 343 owners and renters conducted surveys which are summarized in this tabulation.

This survey is not adequate for a contractual scope of work but it will be used as information to bidders and help us in determining the reasonableness of bids we receive. We want to thank all of you who participated in the survey as it is important and gives us a good tool to use in evaluating the work required to get our buildings back into first class condition.

(continued on page 8)

*Grand
Opening Sales!*

Pierre Fine Jewelers

SKYLINE SHOPPING MALL
5149 Leesburg Pike
Falls Church, VA 22041
U.S.A.

(703) 820-8888
(703) 820-8889
FAX 703-578-3367

*18 K & 14 K Complete lines
Full & Services
open 7 days*

BALCONY/PATIO CONDITION SURVEY
Analysis by Ken Grant

	West	East	Total
Total # units	275	280	555
Responses received	184	159	343
% units responding	66.91	56.79	61.8
Reporting floors permanently covered	115	68	183
Uncovered floors	69	91	160
Reporting repairs not required	35	41	76

* * * * *

Summary of problems reported

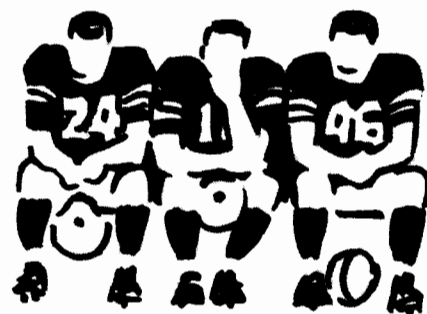
	West Number	Average per unit	East Number	Average per unit
Floors:				
Rust spots	50	0.72	43	0.47
Cracks	120	1.74	133	1.46
Protruding rods	6	0.09	7	0.08
Flaking	63	0.91	56	0.62
Holes	28	0.41	44	0.81
		<u>3.87</u>		<u>3.44</u>
Ceilings:				
Rust spots	99	0.54	26	0.16
Cracks	112	0.61	49	0.31
Protruding rods	24	0.13	4	0.03
Flaking	81	0.44	50	0.31
Holes	27	0.15	15	0.09
		<u>1.87</u>		<u>0.90</u>
Edges:				
Rust spots	96	0.52	47	0.30
Cracks	113	0.61	62	0.39
Protruding rods	54	0.29	22	0.14
Flaking	147	0.80	81	0.51
Holes	42	0.23	27	0.17
		<u>2.45</u>		<u>1.51</u>
TOTAL		<u>8.19</u>		<u>5.85</u>

JEANNE CHRIST
ASSOCIATE BROKER

4115 MOUNT VERNON AVENUE
ALEXANDRIA, VIRGINIA 22305

Off. 549-9600

Res. 379-2186



Committee Reports

RECREATION COMMITTEE

Carroll Thompson, Chairman



Clear blue skies, crisp fall air and bright sunshine set the stage for a fun filled day. Somehow Mimi Frank manages to select a date for the annual Atlantic City trip when the weather is beautiful. A flu germ kept Mimi at home, but due to her great job of planning the trip went without a hitch. Gordon brought donuts to the bus and wished us "Good Luck." We missed the Franks this trip but do appreciate the efforts they made on behalf of this activity. Our bus left Skyline at 9:00 AM arriving at Resorts International Casino at 1:00 PM. On the trip we had the opportunity to meet residents from other buildings in the Skyline Community. There were exchanges of ideas for more joint activities. While in Atlantic City there was the usual casino hopping, lunching and boardwalking. Promptly at 7:00 PM the bus departed with everyone on board. (There is always the fear someone will miss the bus.) Everyone was in a good mood on the return whether they had big winnings or no winnings. At 11:10 PM the bus arrived at Skyline House. The end of a very pleasant day.

We are looking forward to the Mexican Dinner, November 2. Sorry if you missed the deadline this year but it is one of our most popular events.

My apologies for not opening the West Party Room on setting up for the October TGIF. This was not the committee's fault. The Chairman accepts full responsibility. My appreciation to the Skyline residents who put together the TGIF and enjoyed themselves. My thanks to the many who expressed their

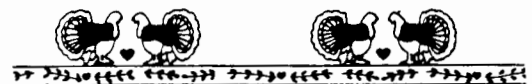
concern for me. We expect to see you at the Nov. 4 TGIF. Hopefully everything will be normal.

The annual holiday party will be Sat., December 10 in lieu of TGIF. Each year this party has set the tone for a happy holiday season.

The next meeting is Wednesday, November 9. Please join us.

RECREATION COMMITTEE COMING EVENTS

Nov 2,	Mexican Dinner West Party Room
Nov 4,	TGIF, East Party Room
Dec 10,	Holiday TGI Saturday West Party Room
Jan 13,	Pot Luck Dinner West Party Room



DUPLICATE BRIDGE WINNERS FOR THE MONTH OF OCTOBER



October 3	
Elcy Leshley & Rob Keller	1st
Lina Moyer & Tony DiSalvo	2nd
October 17	
Jill & Jerry Schumaker	1st
Bertha Shostak & Jean Levy	2nd
October 24	
Nancy Pearson & Betty Wade	1st
Lina Moyer & Tony DiSalvo	2nd
Eleanor & Ed Sajeski	2nd

Committee Reports

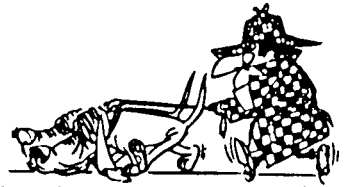
SECURITY AND SAFETY COMMITTEE
Rob Sherrer

The Security and Safety Committee met on October 11; six residents attended. The items and issues discussed and other Skyline House security-related matters include:

Residents are again reminded of the importance of adhering to the security measure of not letting anyone into the building whom they do not know. The importance of this safety measure is illustrated by a recent incident occurring late at night. A resident who was standing in the West building lobby opened the door for an individual who even from general appearance did not seem to belong in Skyline House. The Skyline House security guard stationed at the time in the main lobby had noted this individual on the grounds and fortunately had observed his being let into the building by the resident. The guard ran and intercepted the individual and escorted him to the main lobby, where he and the night clerk interrogated him and confirmed that he indeed did not reside nor have any business in Skyline House. The man was escorted out of the building.

Management had the lower limbs of trees next to the back of the West building cut; this when combined with the recent upgrades with lighting provides for good visibility and eliminates places of potential concealment.

Three car-related incidents were reported: 1) The front window of a motor home parked in back of the East building was smashed and a citizen's band radio taken, and an oak tray and the surrounding wood panelling were ripped out; 2) four tires were slashed on a Toyota Supra



parked in the East garage; the front windshield wipers were mangled and the rear one broken; 3) the rear panelling of a Porsche parked in the East garage was scratched from tail light to tail light.

The committee is in the process of acquiring the capability to access the Mason District Police's "electronic bulletin board" through computer hookup. This will enable Skyline House to be immediately aware of security related incidents in the area and also to have access to other pertinent information that is entered on the board.

At Skyline Square on October 14, Officer Larry Clark, who is the senior crime prevention officer for Mason District, and Officer Jim Helper, who with others patrols the Skyline City area, met with resident managers and neighborhood watch coordinators of the Skyline residential community. Among the items discussed were future security and safety presentations the police could provide, better communication among Skyline City residential communities on security related issues, and programs for employees on how they could better support security efforts and effectively respond to particular incidents.

The Chairman attended a dinner honoring Neighborhood Watch Coordinators of Fairfax County which took place at the Tysons Corner Hilton. A thousand attended including upper echelon of county-wide and district police, including the top crime prevention officers; elected and appointed public officials; and officers, coordinators, and other participants in the Neighborhood Watch Program.

Committee Reports

COVENANTS COMMITTEE

Howie McClennan, Chairman

The meeting was held on October 20 in the West Card Room.

A member questioned "written excuse" beside a person's name in the attendance section of the September minutes. The Chair stated it would remain as it has been recorded.

Tribute to Brian Le Bert-Francis: The Chair gave a history of Brian's involvement in Skyline House affairs and how much help he had been to the Association. He recalled the many times Brian was the only one who had "the" needed answer. He involved himself deeply in all aspects of community life. He was invaluable to every committee in which he was involved. The Committee pays tribute to this man who gave his all to this community.

Signs on Trash Room Doors: A member suggested that signs be put in English, Spanish and Arabic in the trash rooms. The Chair spoke to the Resident Manager who felt that this would "open the flood gates" to put all signs etc. in a variety of languages. More problems would be created than would be solved. A member suggested that Management should speak to some cultural attaches to put out the word that rules are to be followed regardless of nationality. The Chair discussed sending out the agenda to members via their boxes at the front desk; he will place copies in member boxes.

Mail Box Problems: The Chair read a letter from a resident who was concerned that he had been billed for repair of his damaged mail box and he had not caused the damage. The Chair discussed this with the



Resident Manager in order to get background information. He was told the owners own their boxes; the post office and the Assn. do not own them. The Resident Manager showed the Chair how the cylinder lock actually may have broken in an attempt to open it. Perhaps someone's key fit his lock but could not open the box - that may have caused the problem. The issue should be researched more to ascertain to whom the boxes belong etc.

Violations for September: Three cars (9/15/88 - 10/16/88) towed. No complaint forms turned in for this period. This is a record.

Letter from resident concerning Resident Manager's letter, "Trash in the Trash Room," in that the accusation is false. Chair talked to Resident Manager to get a history of the problem from her perspective. Management explained that the trash letter was sent to all residents of her floor, not only to her. Various committee members spoke of problems experienced on their own floors and how they solved their problems. Sometimes the problem has been caused because a child has dumped the trash and cannot reach the chute. A member asked if a follow up had been written to another resident whose papers were found on the trash room floors. The Chair stated that Management had sent the man a letter that his trash was found and that he should follow the rules. The next meeting is Thursday, November 17 in the West Card Room.

From Management

SPECIAL THANKS TO ALL THE SKYLINE HOUSE RESIDENTS WHO:

- Display automobile car registration sticker
- Enter the garage with headlights on and drive five 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 cigarette 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.



BALCONY

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.

MAINTENANCE NOTES

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



TRASH DISPOSAL

No 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.

Empty boxes or other items too large to go into the chute are to be taken by THE RESIDENT, using the service elevator, to the loading dock on the ground floor.

Please help keep our Disposal Rooms clean. Our porters clean the rooms on each floor every morning. Therefore, trash left after that will remain until the following day. Your cooperation is anticipated and appreciated.

GENERAL INFORMATION

The engineers are here to perform numerous functions that are necessary to maintain the many operations of a large hi-rise building.

They rotate weeks for the after hour calls for emergencies.

Emergencies are: Sewer back-up, leak from mechanical room, kitchen sink overflow and other water leaks, someone stuck in the elevator, lock outs, no heat or air conditioning.



MANAGEMENT OFFICE CLOSING

The Management Office will be closed Thursday and Friday, November 24 and 25 for the Thanksgiving holiday.