

The

House Special

VOLUME IX

JULY 1989

No. 7

NOTES FROM THE BOARD by Dave Harvey

The Board of Directors met on Tuesday, June 20, in the West Card Room. The President, Larry Ingels, gave his report. He announced that discussion on the long range strategic plans for Skyline House will be deferred to the September meeting. He also announced that because of the amount of subjects to be covered at this meeting, the Media General item will be deferred until the next board meeting.

The Treasurer, Ed Bisgyer, gave his report. He reported that the financial audit has been completed by our auditor. Upon the recommendations of our auditor, the special account for key deposits will be eliminated. Rather than residents have to put up a deposit for security keys, security keys will be bought outright, instead, by residents at a cost of \$25, until such time as a re-keying of the security locks is made. The Board approved Don Fenton as assistant treasurer based on a motion by Ed Bisgyer. Ed reported that a financial report has not been issued by Management due to their installing a new computer system in their accounting department. Finally Ed explained the payment options for the special assessment relating to the balcony and spandrel repair that will be sent to all owners. He emphasized that a separate check should be made out for this assessment. Our auditor

then gave his final report and which the Board approved.

The Property Mngr., Sara Schlichting, then gave the Management Report. Based on recommendations of management, the contract for the east sundeck and roof replacement will be awarded to E.A. Taylor Company. The Board directed Management to get bids from three or more companies to review our reserve for replacement schedule and make recommendations on changing it. Upon the recommendation of Management the contract with Alternative Comm. was approved. This contract will provide for maintenance of our telephone equipment. Management presented the Physical Protection and Fire Safety Inspection Reports. Status of the deficiencies in these reports will be reported on at the next Board meeting.

Quality or lack thereof of our TV Master Distribution System was discussed. It was noted that there was a contract for repair of our system but none for preventive maintenance of the system. Management was directed to get bids for maintaining the system. In view of management having received only one complaint about reception, they were directed to publicize the procedures that residents should follow if poor reception is experienced.



(continued on page)

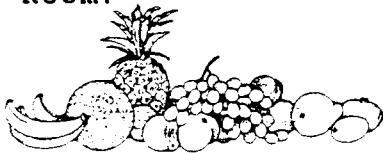
Committee Reports

RECREATION COMMITTEE

Carroll Thompson, Chairman

Sorry!!! The Pot Luck Picnic announced for July 8 has been cancelled. After much discussion it was decided that the weather in July is too hot and unpredictable. September is a better choice for our outdoor event. Date and time will be announced later.

There will be TGIF July 7 in the East Party Room.



The annual Luau is planned for Saturday, August 5 at 7:00 p.m. in the West Party Room. Don't miss this very popular event.

Those leaving on vacation enjoy yourselves and the many activities you have planned. Be careful and return refreshed ready to tackle the tasks ahead.

RECREATION COMMITTEE COMING EVENTS

- July 7 TGIF
East Party Room, 6:30 p.m.
- July 12 Recreation Committee
Meeting 7:30 p.m.
East Card Room
- Aug 5 Luau (Saturday)
West Party Room
- Aug 16 Recreation Committee
Meeting 7:30 p.m.
West Card Room



NOTES FROM THE BOARD (continued)

The Board approved awarding of a contract to Gotham Construction for waterproofing of the east wall of the East Building.

The President, Larry Ingels, read a letter that will be going out to all residents giving details on the Board's decisions regarding the balcony and spandrel repair project.

The meeting then adjourned.

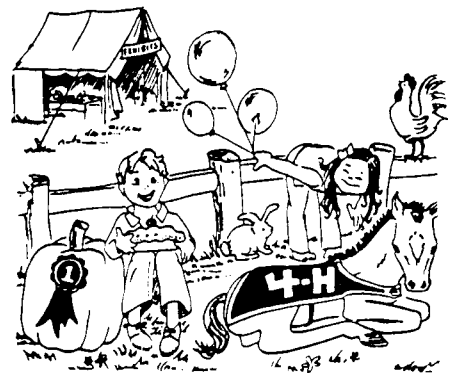
MANAGEMENT (Continued)



The replacement cost for a broken building key is now \$5.50. The cost has gone up and it is necessary to pass on the increase.

Please notify the management office if your reception on the TV is poor. This will help management to monitor our TV antenna system's performance.

Management office will be closed July 4 for the holiday. Happy and safe 4th to all.



SUMMER FUN

From Management

BALCONY ETIQUETTE

Many residents will be using their balconies. We would like to remind you of:

REMINDER

RULE 15. BALCONIES-PATIOS & WINDOWS

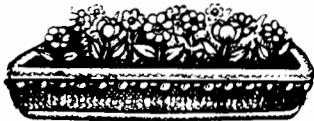
A) Laundry, clothing, rugs or other items are not to be hung on or upon the exterior of buildings.

B) Clothes lines, clothes racks or any other similar devices may not be used to hang any items on any balcony, patio or window.

C) Unit Owners/Residents shall NOT throw anything out of the windows or from balconies or patios.

D) Shaking of mops, brooms or other cleaning materials from the balconies, patios or windows is NOT permitted.

E) Flower boxes, if attached to the railing, must be on the inside of the railing and securely fastened.



F) Awnings, blinds, shades, screens and like items and appurtenances, except window screens as installed by the developer, shall NOT be installed by any Unit Owner/Resident beyond the confines of his/her unit without prior written consent of the Association Board of Directors. (The balcony or patio associated with a unit is considered beyond the confines of that unit.)

G) Balconies and patios shall NOT be used for storage.

H) Bicycles may NOT be stored on balconies or patios.



BATHROOM PROBLEMS



Hearing strange sounds from your bathroom? Well the problem could be your fluidmaster flush valve. If you notice your commode sounds as if it is filling up with water even though no one has used it - you need to replace the tank flapper in the bottom of the tank. If after flushing the commode the tank does not fill with water, fill very slowly or does not shut off - then you need to replace the diaphragm in the fluidmaster. Both parts are readily available at the local hardware store.



WASHING MACHINE HOSES

Washing machine hoses need to be checked to make sure there are no bubbles and are in good condition. CHECK YOURS TODAY. E. J. Whelan Company will replace hoses in eight units per day at the rate of \$50.00 per unit. If you would like this service, please contact the management office to set up a date! The Board requires the \$50.00 prior to the service. For more information contact Karen in the management office.



DRYER DUCT CLEANING

The dryer duct is the unit owner's responsibility. The Board and Management have made arrangements with Rite Way Furnace Company to provide the service to clean out ducts at the cost of \$35 per unit. They need to schedule eight units at a time to offer this special price. If interested call Karen at the management office for more information.

Committee Reports

SECURITY AND SAFETY COMMITTEE

Rob Sherrer, Chairman



Eight residents attended the Security and Safety Committee meeting of June 8. The discussion was interesting, wide-ranging, and informative. Among the topics addressed and other security related matters that will be of interest to Skyline House residents are the following:

The large planter was stolen from the East Lobby. This was an expensive planter, and we have no leads on who might have taken it. The planter was heavy, and it would have required a considerable effort to haul it away.

A resident reported to the committee that, as he was about to enter the back door of the West Building at 6:15 p.m., he noticed that the outside door to the bicycle storage room was open and closed it. The door being open clearly presented an opportunity for someone to enter and take any bicycle not secured to the bar or rail in the room, or to defeat locks on others and take them. This is an example of how the many sets of eyes and ears of residents can and must play an important role in maintaining the security of our buildings.

High-leaping flames were spotted coming from a barbecue on an upper balcony of the West Building. A resident called the desk, a guard investigated, and the fire was put out. Residents are reminded that barbecue fires are prohibited by county ordinance.

Officer Larry Clark, chief crime prevention officer of Mason District, is preparing an informational sheet of guidelines on what residents should do if they receive obscene or other types of unwelcomed phone calls. It will include advisements on information that you should not divulge over the phone. The committee requested that the C&P Telephone Company send its brochure on the subject, which it did, but unfortunately it was terribly out of date. As soon as we receive Officer Clark's suggestions, we will pass them on to you.

A resident reported to the committee that empty plastic gallon containers, food peelings, and other trash were thrown on several occasions from a balcony in the 10th tier on the south side of the East Building, landing on the lawn between the building and the parking structure. Residents are asked to try and pinpoint the balcony if they see trash falling in the future and report this fact to Management, so we can put a stop to this.



The Mason District's Crime Analyst's Residential Burglary Report showed that no burglaries occurred during April or May in the patrol area in which Skyline is located.

The committee is recessing for July and August. We wish all the residents of skyline an enjoyable summer, one that brings many pleasant experiences, fun-filled adventures, and new friendships.



JULY

1989



SUN

MON

TUE

WED

THU

FRI

SAT

						1
2 	3	4 INDEPENDENCE DAY 	5	6 PHYSICAL PLANT ECR, 8:00 PM	7 TGIF EPR, 6:30 PM 	8
9	10	11 FINANCIAL MGMT. WCR, 7:30 PM	12 RECREATION COM. ECR, 7:30 PM	13	14	15
16 	17	18 BOARD OF DIRECTORS ECR, 7:30 PM	19 	20 COVENANTS COM. WCR, 7:30 PM	21	22
23	24	25	26	27	28	29
30 	31					

THE HOUSE SPECIAL

Editor: Tony DiSalvo



Asst. Editor: Nancy DiSalvo

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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. 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 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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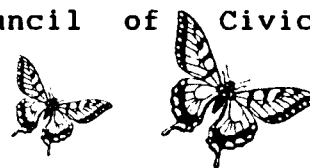
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NEWSLETTER DEADLINES



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.

Mason District Council of Civic Associations
May 22, 1989



Nancy Harvey

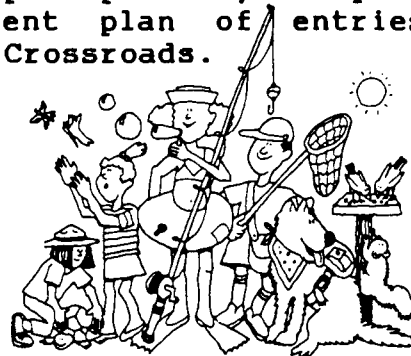
Report to Community Relations Committee

Revision of Fairfax Counties Comprehensive Plan has started. Last revised in 1975 this plan is the blueprint for land use and development in the county.

Hank Strickland, Mason District Planning Commissioner, gave the associations a mini tutorial in Fairfax counties land planning and zoning procedures. Hank is heading up Mason Districts planning for neighborhoods, residential communities, and commercial developments.

Plan revisions are a major political issue as it is expected the new plan may require substantial down zoning of areas currently zoned or planned for high density.

The following materials on the planning process have been given to the Community Relations Committee: Glossary of planning terms, Draft of what various plan and zoning designations allow, Summary of typical rezoning process with points where citizens can provide input, organization chart of county government's Office of Comprehensive Planning, Flow chart of the land use for 1990 plan process, examples from the current plan of entries for Bailey's Crossroads.



Committee Reports

COMMUNITY RELATIONS COMMITTEE Al Lambert, Chairman



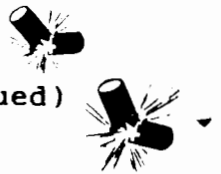
On June 6, the CRC concluded its final meeting prior to the summer break during July and August. We will kick off the fall season commencing on September 5, (the first Tuesday of every month) and plan to sponsor our Chief Engineer, Mr. Ed. Barstow to give his instructional class on condo maintenance.

Nancy Harvey reported on the Mason District Council meeting and provided valuable insight on zoning procedures and the development of a master plan for our Fairfax area. Ed Berman, our program coordinator has taken the lead and will host/sponsor an afternoon program on Social Security/Medicare on June 21. In addition, he is initiating a sign-up sheet for all interested individuals that would like a tour of the new office building (King Street/South George Mason Drive).

The program and opportunities are available and we hope they support your needs and interest. Remember that you also have a voice in monthly programs by virtue of your input to the committee. We welcome your comments and suggestions for future topics. Incidentally, the CRC needs additional members and the opportunity to participate in liaison meetings within our community and amongst different condo associations exists with other volunteer activities.

I hope you can join us in the fall and participate in the committee responsibilities and enhance your personal growth and development.

COVENANTS COMMITTEE (continued)



All committee chairmen received copies of the Board's Strategic Plan for 1989-90. The Chairman read the Board President's cover letter to this document that outlined a mission statement and nine objectives. He requested input concerning those objectives related to each specific committee. The only one that affects Covenants appears to be "identify/respond to resident needs."

A member distributed a memo concerning the Board's recent action concerning Media General Cable TV and requested that the committee discuss the issue. The Chairman then explained to the committee exactly what transpired at that Board meeting. A general discussion followed concerning the Board's prior action on this subject. The proposed recommendation will be forwarded to the Board (8-2 vote) in favor of the motion as presented in the memo.

A question was raised about former employees returning to do after duty work for residents. The committee seemed to feel that residents had a right to hire whomever they desire.

THANK YOU



We would like to thank Nancy Harvey for providing the photographs of Appreciation Night that appeared on the two bulletin boards in June. Also to Lisa and Carlo Ruiz for the Appreciation Night photographs that appeared in the June issue of the House Special.

Committee Reports

COVENANTS COMMITTEE

Howie McClennan, Chairman

The meeting was held on May 25 with 16 members present.

Under Virginia law, Skyline House is "clean" as far as charging a Move In/Move Out fee. As a result of a D.C. court decision a ruling was requested from the Association attorney. Some persons are violating the rule regarding Sundays and after 8 p.m. A member brought up this subject as she has seen it constantly violated. She felt that the rule should either be enforced or dropped. These people park in the loading zone for hours, as do other people. Both rules are violated far too often. The rules clearly state when move in/move out can occur. One member suggested that we revert to the old system of "locking off" the service elevator at 11 p.m.; the Chairman explained that we leave the service elevator "on" so that it can be used in an emergency. Another member suggested that the newspapers are brought up on the service elevator; there are many factors to be considered. Another member stated that on Sundays, some people have moved (via the hallways) from one building to the other. The Chairman will discuss the above with the resident manager and see if a solution can be found.

The President of the Board wrote to the Chairman concerning the desk being too strict in the issuance of parking permits. The Chairman should contact the Board President and advise him that "the desk clerk should use his own judgment; no rule should be made."

Four cars were towed this month.

July 4th



Two complaints were submitted. One should have gone to Security; the second one regarded noise from the unit above that has been heard for 7-1/2 years. Management checked and found that the unit has been vacant for six months and the unit is completely carpeted. This is another case of not being able to determine where the noise originates.

The chairman of PPOC wrote to the Board President concerning a noise heard in one of the units. The noise continued for a long time; following the letter, the noise was silenced in 15 minutes.

The chairman of PPOC wrote to the Board President concerning the type of letter that should be used for noise and water damage complaints. That letter was sent to this committee for consideration. The PPOC chairman attended this Covenants Committee meeting and explained what he had written and why. The Chairman tasked a Covenants member to develop an outline of what should be in letters of this type. This outline was handed out to the members for discussion. The committee voted to send the sample letter guidelines to the President for use in developing possible master letters for future use by the resident manager.

A letter was read concerning the replacement of a key that an owner wanted replaced. He was told that it was \$25 to replace a lost key and \$5 for a broken one. His key had broken but he had thrown away the pieces and could not prove it had been broken. The committee voted 11-1 to leave the rule as is.

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**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 Beth Lehman-Marzullo, Director of Volunteer Services at 998-4973.

If you would like to talk to one of the Volunteers who lives in Skyline House, contact Nancy DiSalvo 824-1958.