

Skyline  
House

The

# House Special

VOLUME X

FEBRUARY 1990

No. 2

Hear Ye - Hear Ye - Hear Ye



ELECTION COMING

"BOARD OF DIRECTORS"

Tuesday, March 27, 1990

"Two Unit Owners" - 3 year  
term

The "1990's" are very important for  
Skyline House

Applications for nomination  
available at Front Desk.

Deadline for filing - Feb. 20, 1990

"IMPORTANT" please submit a black  
and white photo with your  
application.

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NOTES FROM THE BOARD

By Dave Harvey

The Board of Directors of Skyline House met on 16 January in the West Card Room. There were about 35 visitors present. The President, David Tilson, gave his report. He noted that by now all owners should have received the letter giving the up-to-date status of the litigation that Skyline House is involved in. He reported on the Special Board meeting that was held earlier in the month to receive and discuss the report for the Alternate Management Committee. At that meeting, it was

announced that there would be a Town Meeting on February 27 to discuss this issue and to get inputs from owners, after which a special board meeting would be held to decide if ballots should be distributed so a vote could be obtained at the annual meeting in March of this year. David announced that the Decorating Committee was meeting every two weeks now and so far had established the following priorities for decorating the Skyline House Buildings: First priority, entire first floor; second priority, party rooms; and last priority, remaining building areas. David went further on to report that repairs to the pedestrian overpass have been delayed due to the cold weather and will be done in the spring during warmer weather. The final item from the President's Report was that the Community Association Institute is having a conference and exposition on February 24 and encouraged officers and volunteers active in the committees to attend, as well as others that might want to attend at their own expense. Details on this event will be posted on the bulletin boards.

Don Fenton, Assistant Treasurer, then gave the Treasurer's Report. He announced that a letter from Smith Company had been received notifying us that in accordance with terms of the Management Agreement, the management fee for 1990 will be going up. (continued next page)

## NOTES FROM THE BOARD (continued)

There were some errors in calculating the amount of increase and this will be pointed out to Smith Company.

Sara Schlichting from Smith Co. then gave the Management Report for January 1990. The first item was a list of employee holidays for 1990. The Board approved the list of nine holidays for this year. Recommendations on the landscape contract by the PPOC were read and furnished to Management. An initial draft of specifications were forwarded to a number of companies. Next was discussed the subject of the Billiard rooms and what steps should be taken to prevent the recent damage to these rooms. The matter was referred to the Security Committee. Also our attorneys will be asked to give advice on what's appropriate to protect these rooms from damage. The Board approved the policy for this year of paying employees for unused sick leave at the end of the year. The last item Media General Cable Company and what documents or agreements should be drawn up to provide cable service to Skyline House. Management was directed to obtain from our attorneys final documents for presenting to Media General.

A representative from the PPOC then presented four items for discussion by the Board. The first was on a request for Architectural change by the owner of two commercial units in the East Building. A number of problems associated with this item were discussed. The Board directed Management to investigate the problems discussed and resolve them. The next item concerned waterproofing of the West Building west wall and mostly concerned specifications associated with this proposed work. The next item had to do with landscape specifications and

the Committee commended the Property Manager for developing the proposed ground maintenance specifications. Suggestions were made concerning the specifications and some of them will be incorporated in the final specifications. The final item concerned the proposed contract for interior plant care. Performance of the present contractor was discussed. The Committee recommended that the Board approve the award of the plant maintenance service contract to Sunset Hills which the Board did.

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### IT'S A SHAME



A number of new residents asked for a newcomers orientation and were contacted but they failed to respond. It is never too late. ie, a newcomer declined the orientation but was having to ask Management questions answered during the orientation. H shortly received an orientation. Never too late. Therefore....

### NEWCOMERS ORIENTATION

New residents that have moved into Skyline House and 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.



## THE HOUSE SPECIAL

Editor: Tony DiSalvo

Asst. Editor: Nancy DiSalvo

Advertising: Tony DiSalvo, 502-E  
824-1958

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Published monthly

**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.

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

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### BOARD OF DIRECTORS

President	Dave Tilson
Vice President	Dave Harvey
Secretary	Ray Lum
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Asst. Treasurer	Don Fenton
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## RECREATION COMMITTEE

Carroll Thompson, Chairman

Almost 70 residents and guests gathered in the West Party Room on Saturday, January 20 for a Pot Luck dinner. The buffet tables were filled with a variety of entrees, vegetable casseroles and of course numerous delicious desserts. The committee provided salad and rolls. Conversation and cocktails warmed the room from 6:30 to 7:15 p.m. Then we sat at tables to enjoy another great dinner prepared by many Skyline House cooks.

Liza Ruiz and Chris Bicksler hosted this activity. Helping them were Sophia Anderson, Vera Church, Ora Kerlin, Audrey Williams and Nancy and Tony DiSalvo. Thank you for making this another successful and wonderful event.

The first TGIF of 1990 was well attended by the regulars and a number of the new residents. Looking ahead, the next TGIF will be in the West Party Room, February 2. March is the month of the annual Italian night. This year it will be on Thursday, March 29 in the East Party Room.

ATTENTION...Resident artists, our committee is planning an art show for mid April. We are interested in showing drawings, paintings, water colors, acrylics, and oils; also sculptures and ceramics. Those artists either amateurs, semi professional and professional who would like to participate in the show please contact Carroll Thompson 1108W or Louise Alexander 204E. We need to hear from you before February 20.

Next regular meeting of the Recreation Committee will be Wednesday, February 14 at 7:30 p.m. in the West Card Room. Please feel free to join us...we need your

suggestions and help in sponsoring activities.

EDITOR'S NOTE. A thank you must also go to Carroll Thompson. He coordinates the TGIF every month as well as being involved in the planning of all social activities.\*\*\*

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### RECREATION COMMITTEE COMING EVENTS

- |        |   |
|--------|---|
| Feb 2  | TGIF<br>6:30 p.m. West Party Room                   |
| Feb 14 | Recreation Com. Meeting<br>7:30 p.m. West Card Room |
| Mar 2  | TGIF<br>6:30 p.m. East Party Room                   |
| Mar 14 | Recreation Com. Meeting<br>7:30 p.m. East Card Room |
| Mar 29 | Italian Nite<br>6:30 p.m. East Party Room           |

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### 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 approximately every 30 minutes.

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

PHYSICAL PLANT &  
OPERATIONS COMMITTEE  
Ed Eng, Chairman



President's Day



The January meeting of the Physical Plant and Operations Committee (PPOC) was held on Thursday, January 4, 1990 at 8:00 p.m. There were 18 people present, including one member of the Board of Directors.

A review of the December 19 meeting of the Board of Directors was presented. The Chair then tabled the remaining items of unfinished business to consider new business which required immediate PPOC action.

Architectural Change Request. The Committee considered a request by the owner of two units in the East Building which were purchased with the intent of using it for commercial purposes. The request is for approval to connect the exhaust air ducts of the two adjacent units with a short "U" connection in the false ceiling over the public gallery. The request also seeks approval to pierce an exterior wall so as to vent exhaust into the courtyard between the East Building and the lobby. This action is necessary for the owner because it is now a Fairfax County requirement that lavatories in new commercial sites be vented to the outside.

The request fostered a lengthy discussion by the Committee. Some members recalled the lawsuit brought by a unit owner against the Condominium because of noise from ventilation equipment on top of the lobby roof. Members felt that the request did not provide enough details. It was also noted that a stairwell had already been penetrated to run an electrical conduit between the two units, without Condominium knowledge or approval.

The PPOC voted to recommend to the Board conditional approval of this request, taking into account the following:

That the unit owner has penetrated the stairwell to install electrical conduit between the two units, without Condominium knowledge or approval.

That the construction work be done only during regular work hours, considered to be between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday excluding holidays.

That the exhaust fans operate only when the lavatories are in use.

That the Condominium be assured of the structural integrity of the exterior wall penetration.

That the Condominium impose a covenant on the owner of these two units, and all subsequent owners, that the owner accept responsibility for all legal expenses and damages for which the Condominium may become liable as a result of its approval of this architectural change request.

NOTE: At its January 19 meeting the Board took a different approach to this entire matter.

Water proofing, expansion joint repairs, and recaulking of the West Building's west wall. the Committee reviewed three bids to perform necessary repair work. They are from Robert Palmer Restoration Company (which did Phase 1 of the balcony repairs), Masonry Preservation Services and Gotham Construction Company. Gotham is the firm which water proofed the east side of the East Building. Although Palmer's bid

(continued next page)

PHYSICAL PLANT (Continued) ★★

was the highest, PPOC noted that Palmer's specifications were more comprehensive than the others, i.e., Palmer would do more work. Members also noted that Palmer's work on the balcony and spandrel repairs has been satisfactory (NOTE: The Board has approved awarding Phase 2 of the balcony and spandrel repair project to Palmer). There was also concern that Palmer's five year warranty of its work in Phase 1 on the balconies and spandrels might be jeopardized if another contractor performed additional work in the same general area. Of course the warranty we now have would not be jeopardized if the additional work was done by Palmer.

For these reasons PPOC recommended to the Board acceptance of the Palmer bid with the following provisions: 1) That a high quality silicon caulking such as Tremco clear silicon construction sealant or an equivalent be used. NOTE: Kurt Bedenbaugh, a qualified, practicing architect has recently become a resident of Skyline House and a member of PPOC. He has been very helpful, and should prove to be a valuable addition to the Committee. 2) That the Condominium maintain an accounting of the repair expenses covered by the warranty suit.

Landscape specifications. The Committee commended the Property Manager for developing the proposed ground maintenance specifications, which are far more thorough than past specifications. PPOC wished to convey to the Property Manager and to the Board its dissatisfaction with Tom Payne, the present contractor. Payne performed well until 1989, when its service greatly deteriorated. PPOC would like to retain Payne if it will improve its performance. The Com. expressed even greater dissatisfaction with

the previous contractor, Lancaster, which should not be invited to bid.

The Committee recommended Board approval of the proposed specifications, with the following modifications. 1) Fall flower planting should be completed by September 15, rather than October 15. 2) The contractor should be liable for the replacement/repair of sprinkler heads which it damages. 3) If the budget permits, plant the embankment on the south side of skyline House. NOTE: Skyline House does not own this land, and the Board, at its January 19 meeting, disapproved this recommendation.

Interior Plant Care. PPOC noted that the Board did not act on the Property Manager's proposal of a less expensive interior plant maintenance company, Sunset Hills. Committee members expressed dissatisfaction with the present contractor, Botanical Garden. During the weekly watering of the interior plants, Botanical's employees leave puddles of water around the plants which must be mopped up by Skyline House employees. Even then, the plants are not watered adequately, and wilt. Consequently, a Committee member has taken it upon herself to water the plants. Another PPOC member removes dead leaves from the plants. The Committee noted that Sunset Hills proposes to do the same work as the present contractor for slightly less money; and that the company, according to the Property Manager, has a good work record. It was also felt that the present contractor, even though it has promised to improve its performance, should not be rewarded for faulty work when there is a viable alternative available. ★★

(continued on page 13)



# FEBRUARY

## 1990



SUN

MON

TUE











WED

THU

FRI

SAT

WE SALUTE THE  
**P·R·E·S·I·D·E·N·T·S**

				1	2 TG.I.F. WPR, 6:30 PM 	3
4  love is...	5	6	7	8 PHYSICAL PLANT WCR, 8:00 PM	9	10 
11	12 LINCOLN'S BIRTHDAY	13 FINANCIAL MGMT. WCR, 7:30 PM	14 VALENTINE'S DAY RECREATION COM. WCR, 7:30 PM 	15 SECURITY COM. ECR, 7:30 PM	16	17
18	19 WASHINGTON'S BIRTHDAY OBSERVANCE 	20 BOARD OF DIRECTORS ECR, 7:30 PM	21	22 WASHINGTON'S BIRTHDAY COVENANTS COM. WCR, 7:30 PM	23	24 
25 	26	27 TOWN MEETING WPR, 7:30 PM	28	 <i>Happy Valentine's Day</i>  		

## COVENANTS COMMITTEE

Howie McClennan, Chairman



The meeting was held on December 14 in the West Card Room with 15 members present.

Two cars were towed in November. Illegally parked cars; Management is aware and took care of this matter. Sting Sec. will monitor illegally parked cars after 8:00 p.m. Jaguar parked in guest parking. Owner contacted and car was removed.

Six complaints during the period. The West Building. Noise on the 7th floor; loud music in 1st floor unit; loud noises 5th floor unit; trash on 8th floor, and paint can in storage bin. The East Building. Odor from unit on 1st floor. Management has sent letters to all residents concerned.

Discussion took place as how to handle violations when resident does not comply. Should the Committee write a strong letter to unit owner. It was decided that this should be handled by Management and if all else fails, the case be brought before the Board.

A unit owner brought a complaint on a loud noise in the middle of the night that has been going on for several months. Repeated letters to resident, visits by Sting Security all to no avail. It was agreed that the matter should be referred to the Board for action.

Th Chairman will bring before the Board to see if hazardous materials in limited common areas can be automatically removed. He will first check with the fire department on hazardous material.

General Comments. Management is taking an active effort to track down the source of trash being thrown from a balcony in the 10th

tier, East Building. Personnel do not have the authority to call police. Unit owner must call if he or she desires police action. On the availability of unit owners name and address, the Chairman brought in 11 pieces of mail from different charity groups to show that names and addresses of unit owners are already out there on mailing lists.

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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 Sevices at 998-4973.

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

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## WANTED NOTICE

### CHAIRPERSON COMMUNITY RELATIONS COMMITTEE



If you are interested please contact Ed Berman, a past chairman of the committee, 820-3459, or leave a message for him at the front desk, 1706E. The committee has not met since June, 89 and a chairperson is needed for an important committee. The committee already has members, but what is needed is a new LEADER.



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## MESSAGE FROM THE PRESIDENT

On January 19, I received the following letter from Roger L. Weeks, Senior Vice President of Charles E. Smith Management, Inc.:

"Dear Mr. Tilson:

This letter is to inform you that, as a result of our recent review of Company-wide business objectives, we have decided to discontinue offering condominium management services.

In light of our conclusion to discontinue condominium services, we plan to phase out our existing condominium operations during 1990. Our objective is to work out the smoothest possible transition for your Association. In the near future, Tony Ciuca, Vice President, will personally contact you to discuss the termination arrangements and plans for facilitating the orderly transfer of management.

We certainly appreciate our business and working relationship with you and your Association. Again, we will make every effort to ensure the transition works on your behalf.

Sincerely,

CHARLES E. SMITH MANAGEMENT, INC.

Roger L. Weeks  
Senior Vice President  
Residential Management Department"

The Board will hold a special meeting on January 29 in the West Card Room to decide on the course of action that should be followed in light of this announcement by our management agent. This will be an open meeting and all are invited to attend.

A TOWN MEETING of all unit owners has been scheduled for February 27 to discuss the two principal directions that could be pursued: (1) to contract with another management company or (2) to employ a professional property manager directly. There will be careful explanations of the pros and cons of each of these choices and unit owners will be able to ask questions and to participate in the discussion. The purpose is to help unit owners make a more informed decision on whether to authorize the Board to make this decision. As you know, a petition signed by a majority of the unit owners requires that if the Board would like to hire a fulltime manager directly, it must obtain concurrence from a majority of the unit owners voting by written ballot at an annual meeting of the Association. In view of the Smith Company's letter, if the Board is to have this choice this year, this ballot will have to be mailed on March 6 with the other annual meeting and election materials.

David Tilson, President

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## APPLES FOR THE STUDENTS

Thanks to you to date over \$6,200.00 in Giant Food register tapes have been turned in to help our students earn computer equipment for their schools. I urge you to continue to save your light blue register tapes from Giant food or gold register tapes from Safeway and leave them at the desk for Bette Stolarun, 1405 West, who is coordinating the program for Skyline House.



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SECURITY AND SAFETY COMMITTEE  
Rob Sherrer, Chairman



The Security and Safety Committee meets on the second Thursday of the month. Five residents attended the January meeting. The agenda was limited, which is always good news for this committee concerned as it is with security breaches and other safety-related matters. Residents are cordially invited to attend our Feb. meeting.

Every-day, common-sense opinions and observations on the subject matter of the committee are needed, and fresh viewpoints are always welcome.

Three incidents were reported recently. A Sting Security guard's truck was stolen from a parking space at the end of the West Building at approximately 11:00 p.m. on December 28. In the other incidents, both the East and West Billiard Rooms were vandalized. On December 21 or 22, profanity was written on the walls, the end of a pool cue was used to dent the walls, light bulbs were broken, and a section of the door was pried open and bent in the East Billiard Room. Over the New Year's weekend, the West Billiard Room was vandalized. The carpet was damaged, as was the wall, again with a pool cue, and cigarette urns were dented. Management has written letters to those who checked out keys to these rooms during the periods in question and expects to identify the individual(s) who did this.

A new Skyline House employee has recently started working 10:00 a.m. to 6:00 p.m. on Saturday and Sunday. One of the jobs assigned is to check the parking, notify residents if they are illegally parked, and to enforce the towing policy.

Residents are reminded to be sure that their guests have valid parking permits when parked in guest parking so they will not suffer the trauma of having their vehicles towed.

The Mason District Police program in which district residents can ride along with a patrol officer and learn more about how the police department functions within our community is still underway. Call the crime prevention office for applications (354-5889).

We were deeply saddened to learn of the death of Nell Kimball. Nell was a long-standing member of the committee and attended our meeting as recently as last December. In her quiet, competent manner, Nell provided sound counsel to our deliberations. Her opinions and comments were always valued. As in other forums, her being there added a certain dignity to the proceedings. But apart from this, Nell graced our community with her warm, generous, and caring presence. She was a wonderful and dear friend to many. Thank you, Nell. We miss you.

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### IN MEMORIAM

NELL G. KIMBALL, an active member of the Skyline House community passed away on Friday, January 5, 1990. Nell was an active member of the Security, Covenants, and Community Relations Committee. She was very active in working on the Skyline House Newsletter when her late husband Marden D. Kimball was the first Editor. She was loved by all who came in contact with her and will be missed by her many friends.

FROM MANAGEMENT

ENTRY INTO UNITS



An admit slip MUST BE filled out and left at the front desk or on file at the Management Office for cleaning people or guests you may have in your unit. If they get locked out, Management needs permission from the owner to help them back into the unit. Remember - no permission slip - no enter.

## REMINDER

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.

FORGOTTEN RULES

Skyline House Rules and Regulations - state:

Rule 11. Lock Outs



A) Residents will be charged a \$10.00 fee for having a unit door opened after normal business hours. After 11:00 p.m. the charge will be \$20.00.

Rule 17. Parking



A-3) All vehicles parked in guest parking must display a current parking permit on the dashboard visible through the windshield. Vehicles not displaying a CURRENT parking permit are subject to being towed at the owner's expense.

KEYS



Residents are to use their key when entering the front door of the building. If you have forgotten your key, you must sign the log at the front desk.

MANAGEMENT OFFICE

The Management Office will be closed Monday, February 20, President's Day.



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PHYSICAL PLANT (continued)

PPOC will inform the Board of its dissatisfaction with Botanical Garden, and will recommend to the Board that a contract for interior plant care be awarded to Sunset Hills.



There then followed a discussion of the status of the Special Management Review Committee's work, management options, and the Condominium decision process.

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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.