# The



# House Special

VOLUME X

**MARCH 1990** 

No. 3

NOTES FROM THE BOARD BY Dave Harvey

The Board of Directors of Skyline House met on 20 February in the East Card Room. There were about visitors present. The President, David Tilson, gave his report. noted that in a conversation with Smith Company upper management, Smith will continue to management services to the end of the year in accordance with the existing contract but will cooperate fully with any schedule we propose for transition before that time. "kyline House now has a new Property Terrill Pedersen, replaces Sara Schlichting, longer works for Smith. The work on the commercial spaces in the East Building was the subject of a letter to the owner of the units. letter indicated that there were some serious problems with how the work on the units was done. Tilson announced that the Chairman of the Covenants Committee, McClennan, has resigned his Don Fenton has position. been designated interim chairmen until a new chairman can be found. Tilson reminded everyone that there is an election coming up next and that we are still in need candidates to fill the two vacancies on the Board of Directors. As was previously announced, there Town Meeting scheduled for February to discuss the management alternatives of Skyline House.

(continued next page)

ANNUAL ELECTIONS

MARCH 27, 1988

7:00 P.M

This is an important ANNUAL

MEETING for all co-owners

MAIN LOBBY

to elect two people to the Board. Be sure to mark the date, March 27 on your

calendar.



Your ballot may be picked up after 7:15 p.m. in the Main Lobby on that day when you register. The actual voting will begin after a quorum has been reached. Without a quorum, the election is not legal. So be a good citizen and be present or leave your proxy. Details in Newsletter.

# NOTES FROM THE BOARD (continued)

Ed Bisgyer then gave the Treasurer's report. He pointed out a number οf errors in statements related to financial matters at the January meeting of the Board of Directors he was not present. proposed and it was accepted that a transitional audit and a cash audit be performed in 1990. He announced that one of the units and possibly another of the units that were in arrears on condo assessments will be sold on the open market to provide the needed funds to pay off the amounts owned. The Treasurer's report was approved.

Terrill Pedersen from Smith Co. then gave the Management Report. The bidders on the landscape and swimming pool contracts have been submitted to the PPOC for review. The revised Media General contract has been forwarded to the Board for their review and approval. Action on some items were deferred to later in the meeting when the Committees give their report.

The Resident Manager, Kay Kelly, then gave her report. She provided the current status of the problem with trash being thrown off balcony in the East Building. The installer of the garage doors stated that the damage incurred the entrance and exit doors are not covered by warranty and is considered normal wear and tear. motion to buy replacement panels and have them installed by the original installer was defeated. associated with replacement of the tiles on some balconies was reported and repair was approved.

Sam Blumberg then gave PPOC the report. He reported the on discussions that were held at the last meeting of the PPOC concerning undesirable work on the commercial units in the East Bldg.

and recommended that prompt action be taken. Award of the swimming contract and the grounds maintenance contract was recommended with specific recommendations who for Subject to should get the contracts. corrections, the minor recommended the Media General The Contract be awarded. revised front desk manual that was submitted to the PPOC for another review did include the not previous recommendations of the PPOC and was unacceptable. PPOC representatives and Management will get together to go over the recommendations.

Fenton then reported on the Don Covenants Committee. The taker ο£ minutes for meetings of the Covenants Committee has resigned. Proposed changes to the Condominium rules will be published in the next issue of the House Special. Charlie Roberts will again chair elections committee for this year's Board of Directors elections March.

Arlene Burbank then reported for the Security Committee. They are concerned about the potential security problems that could occur with the new commercial spaces in the East Building.

Carroll Thompson then reported for Recreation Committee. Нe the indicated that they continue to provide activities for Skyline House residents but that they are still need of more residents participating in the work of the committee. members now there are only about six that show up at their monthly meetings. They need new members.

David Tilson reported on the Decorating Committee. They are now checking the references of six firms that are being considered. After the references are checked, they will ask for proposals.

(continued on page 6) -

THE HOUSE SPECIAL

Editor: Tony DiSalvo 9

Asst. Editor: Nancy DiSalvo

Advertising: Tony DiSalvo, 502-E

824-1958

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LETTERS TO THE EDITOR: THE HOUSE SPECIAL welcomes brief comments from readers. Please limit your letters to 250 words. The letter shall 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 have dealt successfully with, why not let Tony DiSalvo know so that he can pursue them as advertisers.

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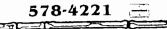
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PHYSICAL PLANT & OPERATIONS COMMITTEE Ed Eng, Chairman



The February meeting of the Physical Plant and Operations Committee (PPOC) was held on Thursday, February 8, 1990 at 8:00 p.m. There were 20 people present, including one member of the Board of Directors and a guest who had previously requested an opportunity to address the PPOC.

Ed Ing, the Chairman called the meeting to order but had to leave shortly thereafter. Sam Blumberg acted as the Chairman for the remainder of the meeting. The posted agenda was changed because of several priority items which had to be addressed.

The first order of business was a recap of the last regular Board of Director's meeting, which also appeared in the House Special. Since summaries of Board meeting appear in the House Special, from now on the PPOC representative to the Board will only report back to the PPOC the Board's actions on PPOC recommendations.

Mr. Joseph Strahs, a unit owner, then addressed the PPOC on his opposition to architectural changes being made to two units on the first floor of the East Building, to qualify them for commercial use. Mr. Strahs believes that the changes would have an adverse impact on the health and comfort of the residents of his unit. He pointed out that the wind blows air into, not out of, his unit, and therefore odors vented from the bathrooms in the commercial units would be blown into his unit. He was also concerned about the noise which the exhause fans would generate.

A discussion of this entire matter followed. Mr. Strah, the PPOC and

the Board have several serious It is alleged that the concerns. owner did not submit the proper notifications and plans are not performing the work accordance with accepted standards (e.g., not sealing openings made to run a conduit through a stairwell, thus allowing rodents to enter the building); and that the owner did not prior approval performing any work. Mr. Strah indicated his intention to take legal action if the matter is not resolved to his satisfaction. PPOC voted unanimously to request the Board to respond to Mr. Strah's concerns. NOTE: Subsequent to this meeting Mr. David Tilson, Board President, was in contact with the owner of the two units both by phone and letter in an attempt to resolve the issue.

Next there was discussion on the swimming pool contract. Of the three bids submitted, PPOC voted recommend to the Board that it accept the one from the Century Company, provided that their bid includes covering of the pool at the end of the season. If Century agree to that, then suggested that Management obtain and check out references from its second choice, Community Pool Management. It was noted that Century had listed 16 references, none of which checked even though Management the opportunity to do so.

There followed a discussion of ground maintenance contract. Tom Payne Inc., which had the contract year, did perform last not satisfactorily. The other bidder, Delmar's System, submitted a bid about \$5,000 higher. It had been discussed previously that Payne's problems stemmed from too rapid growth. Based on Payne's promise of more supervision and improved service, PPOC will recommend to the Board that it accept Payne's bid.

(continued on page 6)

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The next item was a presentation from one of the owners concerning speeding in the East Bldg. parking Last year there were three vehicle instances where a damaged due to hit and run drivers coming around the curve in the East Bldg. parking lot. There was also discussion on speeding Another problem concerned garage. visitors to Skyline Plaza parking in owner's spaces in the East Parking The Board approved installation of speed bumps to reduce speeding and directed that Management, working with the Sec. provide recommendations on the speed bumps should installed. We will dialogue with Skyline Plaza to resolve the parking problems discussed.

A PPOC representative then presented four items for discussion by Board. The first was on a request for Architectural change by 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 problems discussed and resolve them. item next 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 incorporated in the final specifications. The final item concerned the proposed contract interior plant care. Performance of contractor present the The Com. recommended discussed. and the Board approved the award maintenance plant service contract to Sunset Hills.

οf Next order business was discussion of our new attorney's comments on the contract presented to us by Media General. There οf number necessary technical corrections and clarifications which must be addressed before PPOC can make a recommendation to the Board. PPOC expressed its thanks to Ms. Margaret Gassler for the excellent, time consuming work she has done in this area.

There was a discussion problems we are experiencing with the new door to the garage. It doesn't always work properly, and there is a noticeable crack in the lower panel. Despite repeated complaints notations in the Maintenance Manual, little or nothing other than excuses was offered by Management. Some "The contractor had them: called," "A door was on order," "Management was investigating the warranty." As is obvious to all who use the garage, the crack has substance\_ patched using a clear apparently at our own cost and Skyline House personnel. PPOC voted to bring these facts to the attention of the Board, as an example of inadequate Management responsiveness has caused deterioration of property, offends us visually, costs us through the time and material which the staff must spend to correct things.

Lastly, Management had provided PPOC representatives with the latest draft of the Front Desk Staff Manual, but only two days prior to the PPOC meeting, too short a period for adequate review. The representatives will review this latest draft, note needed changes, and instruct Management to prepare another draft.

# vote march 27

# SECURITY AND SAFETY COMMITTEE Rob Sherrer, Chairman



February was rather a quiet month as far as security-related matters were concerned, which, again, is good news. incidents were reported. One entailed a resident discovering that a piece of masking tape had been put across the West lobby door to prevent the door latch from closing and locking the door shut.

The alert resident removed the tape reported the incident management. Possibly this was the work of delivery man or workman who was making his coming and going easier, but, in any case, this type of behavior obviously leaves the building vulnerable to unwanted In the other incident, speeding car was observed to have come perilously close to striking a pedestrian while traveling up the center ramp in the parking garage on the "C" level. While this was the most potentially dangerous incident, other cars were observed speeding, many without headlights on -- double trouble.

The guard reports indicated that all shifts were covered. Committee members expressed satisfaction with the continuation of the marked improvement in guards showing up for duty as compared with the performance of past quard service companies. Residents who have constructive suggestions on how the quard service might be improved are invited to share them with the committee.

The committee discussed the neighborhood or resident watch program at some length. The group voiced whole-hearted support for this activity and discussed several ideas for strengthening the overall



program, including extending the type activities that οf might encompassed within the "watch" framework. A major new thrust would be to encourage residents to "enlist" in the program and participate as part of their daily walks or exercise They could sign the activities. Neighborhood Watch book at the front desk and report anything noteworthy of a security and safety nature. They would not have to wear armband if they did not wish Also, on a broader scale, residents are, in a sense, de facto members of the watch program as they go about their daily activities in and around Skyline. It is the hundreds of eyes and ears that present that constitute our greatest resource in the safety and security Residents who have not been area. doing so already are urged to be alert to anything out of the ordinary that might pose a safety or security hazard and to report anything to the front desk or management office. Numerous examples of security and safety-related practices on the part of residents have been reported to the committee in the past, and we say a big Thank You on behalf of your fellow residents for your efforts.

The last item to report relates the valet service which will be moving into the commercial space οf the East gallery. The committee concerned about the problem customers who are not residents Skyline House might present from a security standpoint. Depending on the type and amount of activity, committee will ask that management discuss any security concerns operators οf the establishment.

# RECREATION COMMITTEE Carroll Thompson, Chairman



Artists where are you...there are residents in Skyline House who draw, paint or sculpt. Let our committee know who you are. We are planning an art show displaying drawings, paintings, water colors, acrylics and oils; also sculptures and ceramics. Those artists wishing to participate in the show please contact Carroll Thompson 1108W or Louise Alexandria 204E. Please contact either of us by March 10.

The March TGIF will be on Friday, March 2 at 6:30 p.m. in the East Party Room.

Italian Nite scheduled for Thursday, March 29, will have a surprise or two, according to host Tony DiSalvo. This dinner has traditionally been one of surprises and always a gourmet's delight. Make your reservations early. The flyer will be available at the front desk. Seating again will be limited and will be limited to SKYLINE RESIDENTS ONLY.

Mark Thursday, May 17 on your calendar...Atlantic City Day. Mimi Frank is again setting up a trip to the casinos. More about this trip later...just set that date aside for a fun trip.



RECREATION COMMITTEE COMING EVENTS

Mar 2 TGIF 5 6:30 p.m. East Party Room

Mar 14 Recreation Com. Meeting 7:30 p.m. East Card Room

Mar 29 Italian Nite 6:30 p.m. East Party Room

# APPLES FOR THE STUDENTS UPDATE

Giant Food and Safeway have been offering area schools FREE COMPUTERS, EQUIPMENT AND SOFTWARE in exchange for their register tapes.



for their register tapes. All you have to do to help, is to save your light blue register tapes from Giant, gold from Safeway and turn them in at the front desk for Bette Stolarun, 1405W, who is coordinating this program for Skyline House.

Skyline House residents have already turned in over \$12,000 in Giant receipts, \$600 from Safeway. The program will continue through March 31, 1990. I know I can count on your continued support and active participation in this community wide effort to help our children's educational environoment.

# \*\*\*\*\*\*\*\*\*

### 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.



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# COVENANTS COMMITTEE

In the near future, the Covenants Committee will be recommending to the Board of Directors that there be a re-issue, with up-dates, of the Skyline House Rules and Regulations.

Since the last printing, there have been a number of Board approved changes/revisions and this committee is ready to propose still others. To this end, we ask for comments from the Skyline House Community on the list below; the Covenants Committee will consider this in-put before finalizing its recommendations to the Board for an up-dated issue of our rules and regulations.

Please convey your comments to Elizabeth Grant 1408W before the April 19 meeting of the Covenants Committee.

# Rule & Regulation Changes/Additions:

# 1. OPEN HOUSE

- a) The unit owner and/or his real estate agent/representative be present at each OPEN HOUSE.
- b) All persons coming into Skyline House for the purpose of viewing a unit for sale must sign in at the front desk and be escorted to the unit by the owner or his representative.
- c) All persons indicated in b) must be escorted back to the front desk and checked out before leaving.

# 2. PARKING CONES

All residents have the option to purchase parking cones for placement in their assigned parking spaces, at a distance of no more than three feet from the curb.

# 3. LOADING ZONE PARKING

Except for moving, parking is restricted to thirty (30) minutes for loading and unloading.

# 4. BUSINESS IN UNIT

In determining whether a unit is being used for business in violation of the bylaw, the decision will be made on a case-by-case basis, taking into consideration whether a) the non-residential use is a primary or incidental use of the unit; b) there is a non-residential use which would have an adverse effect on the common elements and services provided by the Condominium Association.

# 5. LOCK-OUTS

The following fee-scale schedule is in effect:

7:00 a.m.- 6:00 p.m.-no charge 6:00 p.m.-11:00 p.m.-\$10.00 11:00 p.m.- 7:00 a.m.-\$20.00 12:00 p.m.-11:00 p.m.-\$10.00 (SATURDAYS) 7:00 a.m.-11:00 p.m.-\$10.00 (SUNDAYS

7:00 a.m.-11:00 p.m.-\$10.00 (SUNDAYS & HOLIDAYS)

# 6. SWIMMING POOL

Section H should read, "In order to be admitted to the pool area, children under 12 years of age must be accompanied by an adult who must remain with the children during the entire time they are in the pool area. Babies in diapers must wear rubber pants in the pools."

<u>Section J</u> should read, "Boisterous or rough play and running at any swimming facility is prohibited by Fairfax County Code."

# MEET THE CANDIDATES MARCH 13



OCEANFRONT CONDO FOR RENT SEA COLONY BETHANY BEACH, DEL.

LUXURY OCEANFRONT CONDO FOR RENT AT SEA COLONY, A BEACH AND TENNIS COMPLEX, LOCATED AT BETHANY BEACH, DELAWARE. THIS IS A TWO-BEDROOM AND DEN/THREE BEDROOM UNIT WHICH IS FURNISHED AND APPOINTED LIKE A SKYLINE MODEL. ONE-HALF MILE OF PRIVATE BEACH. LESS THAN A THREE HOUR DRIVE FROM SKYLINE TO SEA COLONY. WEEKLY RENTALS ARE ON A MONDAY TO MONDAY BASIS TO AVOID THE INFAMOUS WEEKEND BEACH TRAFFIC. THE FOLLOWING WEEKS ARE AVAILABLE:

MARCH 5-12; 12-19; 19-26; 26-APRIL 2; MAY 21-26(5 DAY) \$400/WEEK APRIL 2-9; 9-16; 16-23; 23-30; 30-MAY 7; MAY 7-14; 14-21 \$475/WEEK JUNE 4-11; 11-18; SEPT 17-24 \$700/WEEK JUNE 25-JULY 2; JULY 2-9 \$935/WEEK AUGUST 13-20; AUGUST 20-27 \$1100/WEEK SEPT 24-OCT 1; OCT I-8; 8-15; 15-22; 22-29 \$400/WEEK

IF INTERESTED IN OBTAINING INFORMATION ON SEA COLONY OR RESERVING ANY OF THE ABOVE WEEKS, PLEASE CALL ED STOLARUN, 1405-WEST HOME TELEPHONE: 931-1046 WORK TELEPHONE: 274-8051

# COVENANT (Rules continued)

Section R should read: "Robes or other suitable garments and shoes or sandals must be worn to and from the pool area. Dripping suits in the building area must be avoided. Bathers are to use the ground (G) level corridors to and from the pool/mezzanine elevators."

# 7. VISITATION PRIVILEGES

Rule 2, Section B should read follows: "Anyone who resides, dwells, lodges, or stays within Skyline House Condominium for than sixty (60) days in any one year, which days need not be consecutive, is considered а "resident" for purposes οf the occupancy limitations of our Bylaws and Rules and Regulations. guest of more than sixty (60) days which causes a unit to be over-occupied, as defined in the Fairfax County Zoning Ordinance, Section 2-502, and/or in the Bylaws in Article X, Section 3 (1), shall be considered a "quest" and not a resident only i f approved, writing, by the Board of Directors, on a case-by-case basis for good cause shown."

# 8. ADDITIONAL SECURITY KEYS

Any security keys requested by owners over and above the number to which they are entitled will be sold at \$25 dollars a key until the doors are re-keyed; from that time on the cost will be \$50 dollars per key.

# 9. FRONT DOOR ACCESS

Residents will be required to use keys to enter the main lobby door, except when the doorman is on duty. Those without keys will be required to identify themselves and wait at the desk until announced.

# 10. INSURANCE DEDUCTIBLE

Ιn all cases of claims coverage under the Association's insurance policy, the person entity responsible for the maintenance οf the damaged or destroyed property or the person or entity responsible for the damage destruction of the property shall bear the deductible.

# 11. PARTY ROOM CHARGES

\$50.00-usage fee for wear-and-tear to the facilities

\$35.00-cleaning fee (or \$8.00 per hour, whichever is greater)

\$150.00-returnable deposit against possible damage to facilities payment for guard service for the entire time of the function whenever there are more than 25 outside guests

# 12. PRIVATE USE OF THE PARTY/CAF ROOM - RULE 22

Change the designation, "Party/Card Room", to "Party Room" throughout all clauses. The Covenants Committee will recommend to the Board that, in future, the Card Rooms be used solely for Association sponsored activities.

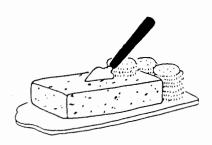


# MEET THE CANDIDATES NIGHT MONDAY MARCH 12, 7:30 P.M. WEST PARTY ROOM

TALK WITH CANDIDATES
FOR SKYLINE HOUSE
BOARD



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GET YOUR PROXY NOTORIZED FREE OF CHARGE METRO EXPANDS BUS SERVICE TO SKYLINE

implemented a number οf enhancements to Metrobus Route 25 on January 21. Direct service to Skyline Plaza is now available on Routes 25A, 25B, 25F, 25J, 25P, and Service on former Route has been extended from the Northern Virginia Community College to Pentagon Metrorail station Bradlee, South Fairlington, Parkfairfax, Shirlington, and I-395. Former Route 25G, which provided mid-day service to Ballston Goodwin House West and Giant Food, has been redesignated as Route 25J. Additional service is being provided on new Route 25F. New 25P and 25R Metrobuses operate between Ballston and Pentagon Metro stations via Skyline, Bradlee, South Fairlington, Parkfairfax, and Arna (The additional service essentially replaces that formerly available on Route 6, which has been discontinued.) Weekday, Saturday, and Sunday trip times have changed, and new schedules are available the lobby desk. There were routing changes on Route 25B between Ballston and Landmark.

In addition, Route 16W service between South George Mason Drive and the Pentagon has been changed to eliminate the time-consuming loop through the Barcroft neighborhood in Service will operate Arlington. during rush hours to the Pentagon and Navy Annex via S. George Mason Drive, S. Four Mile Run Drive, and Columbia Pike. Route 16W stops at the entrance roadway to skyline Plaza, but does not stop at the lobby door.

Additional information on these changes can be obtained from Metro at 637-7000.

REPAIRS TO PEDESTRIAN BRIDGE POSTPONED

Because of contract delays and the extremely cold weather in December, Fairfax County has postponed the planned painting and repair of the pedestrian bridge over South George Mason Drive until May 1990.

Reprinted from SKYLINES

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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.

# 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 or call 824-1958. You will be contacted and arrangements for an orientation will be made.

### FROM MANAGEMENT



PROXY...PROXY...PROXY...PROXY

If you are a unit owner and will be .c. Residents please remember to sign out of town at the time of the Annual Meeting elections of the Skyline House Association, PROXY available in are the Management Office. The Resident Manager will notarize your proxy. If you need any other information regarding the proxy form or notary, contact the Management Office. Your vote is vital for a valid election.



### BATHROOM PROBLEMS

Hearing strange sounds from your bathroom? Well the problem could be our fluidmaster flush valve. 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 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.



# U.S. MAIL

If the mailman put the wrong mail in your box, please bring it to the front desk or return it to the mailman. Leaving mail in the mail box area could cause people to miss something important. Thanks for being a good neighbor.

# REMINDERS FROM MANAGMENT

- Please use your security key for the front door.
- b. Please notify front desk when you have someone towed from your space.
- in key log when checking out keeys at front desk.



# TRASH DISPOSAL

NO GARBAGE or TRASH shall be on the floor of the disposal room. All garbage and trash, including newspapers, which should be bagged or tied, SHALL be placed in the trash chute in the disposal room.

Empty boxes or other items too 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 clean. Our porters clean the rooms floor every on each morning. Therefore, trash left after that will remain until the following day. cooperation is anticipated and appreciated.

# ASH URNS

Do not leave juice cans, banana orange peels in the ash urn by the elevators. This is an ash urn cigarettes, not food leftovers. for Do not place food or food wrappers the ash urns.

Management has posted the above notices before and the problem still persist. All residents must cooperate.