



The

House Special

VOLUME X

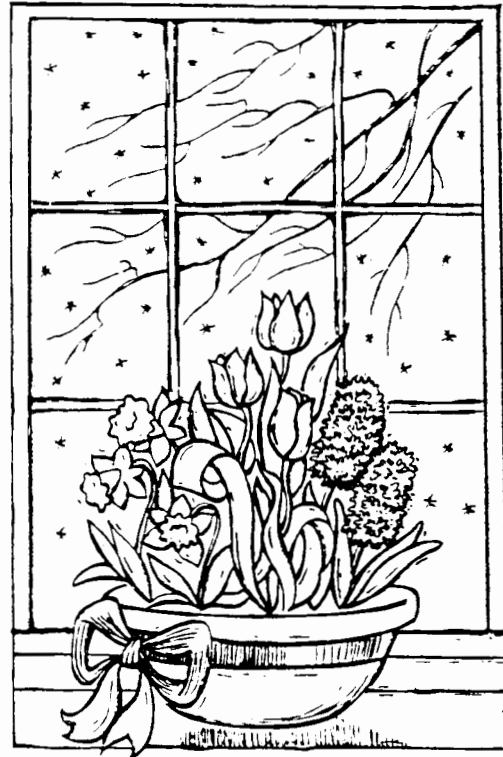
APRIL 1990

No. 4

NOTES FROM THE BOARD

BY Dave Harvey

The Board of Directors of Skyline House met on March 20 in the West Card Room. There were about 15 visitors present. The President, David Tilson, gave his report. David reported that recommended changes were made to the Media General contract and were forwarded to them for signature. The modifications were made to the Palmer Bros. contract for balcony repair and have been signed by them. Work will start on April 16 of this year. Letters have been received from one owner who is seeking Board approval to locate two commercial establishments in the East Building. The matter was referred to the PPOC for review and recommendations. Permission was requested and granted to distribute a mid-eastern newspaper door to door to subscribers. Signs will be posted on easels in the elevator lobbies announcing the annual meeting this month. Mr. Sherrer reported on a meeting between Skyline House representatives and the Virginia Department of Transportation in regard to the \$100,000 that Smith Company has set aside for traffic improvements along George Mason Drive. The Board approved the use of these funds to make the needed improvements and will convey these desires to the VDOT. Ed Bisgyer then gave the Treasurer's report. He reported that discussions with our auditors indicate that the 1989



field work is just about complete. They have reported that studies on certain sub-accounts uncovered major errors. One major error was finding a \$37,000 bill from another condo in a group of unprocessed invoices. Although cash flow problems were experienced by Smith Company accounting department starting in mid January of this year, notification to the Board or the Treasurer was not done until recently. The Board authorized the Treasurer to review (continued next page)

FROM THE BOARD (continued)

invoices before paying them each month to preclude further problems.

Terrill Pedersen from Smith Co. then gave the Management Report. A pre-construction meeting with Palmer Bros. was held. Management received word from Skyline Plaza that they will be removing all of Washington Cable's equipment from their building on April 10. This action will affect Skyline House residents who now subscribe to Washington Cable since their signal comes from Plaza equipment. This, of course, will not effect the signals that we now get from antennas on the Skyline House roof which pick up the local TV stations' signal.

Resident Manager Kay Kelly then gave her report. She reported that termites have been discovered in the ground around the West Building. The termites have not penetrated the concrete, however. There have been a number of complaints lodged against two renters. Steps will be taken to resolve this problem.

Sam Blumberg then gave the Management Search Committee's report. The Board approved a draft RFP letter, with minor modifications, that will go out to management firms. The Board also approved starting the recruitment process for a General Manager to be accomplished by the Management Search Committee.

Sam Blumberg then gave the PPOC report. He reported that construction work on the commercial units in the East Building are not in accordance with building code requirements. Kay Kelly indicated that she had been in touch with the Fairfax County building inspection department and they are aware of this problem and will not approve

the installation until they are in accord with building codes. The PPOC recommended certain alternatives to installation of speed bumps. The matter was tabled until the next meeting of the Board. The PPOC recommended that window washing should be deferred until Phase 2 of the spandrel and balcony repairs is completed. The Board voted to do this. This will result in about a one month delay in the window washing.

David Tilson reported that the Decorating Committee had sent five letters out to decorating firms asking for proposals. After review of these proposals, one company will be selected and work started on replacing the carpets on the first floor.

PHYSICAL PLANT (continued)



BALCONY SAFETY. The PPOC learned that reasonable-priced, plastic, net like fabric is available for residents who want to child-proof their balconies. This is a cost effective and aesthetically unobtrusive way of making a balcony safer for small children.

WINDOW WASHING. In view of the spandrel and balcony repairs, the PPOC recommended that the Board contract for window washing to be done later in the summer after the repair work is completed.

SPANDREL AND BALCONY REPAIRS. The PPOC also requested the Board to inform the residents of the time and work schedule for Phase 2 of the spandrel and balcony repairs. The PPOC also recommended that the Board begin evaluation and planning for Phase 3 of the repairs.

THE HOUSE SPECIAL

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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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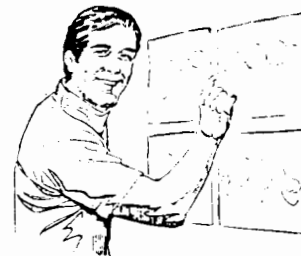
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PHYSICAL PLANT &
OPERATIONS COMMITTEE
Ed Eng, Chairman

APRIL

The March meeting of the Physical Plant and Operations Committee was held on March 8 at 8:00 p.m.

The PPOC discussed the following items.

The swimming pool service contract; landscaping contract; Media General Cable television contract; repair of the garage door; revision of the desk manual; repeated throwing of garbage from a balcony; plan to replace the Smith Company with a new management organization; management action on items reported by residents in the maintenance log, and contract review procedure and job descriptions.

The PPOC acted on the following matters:

CONSTRUCTION WORK ON THE COMMERCIAL UNITS IN THE EAST BUILDING. The PPOC had previously reported to the Board the unauthorized installation of conduits in the East Building stairwell for the two commercial units. The conduits have consequently been removed and the holes apparently sealed. As a follow up, the PPOC recommended that the Board authorize an inspection of the interior of the commercial units to determine whether the conduit holes had been completely sealed on both sides of the wall. Protection of the stairwell from smoke and fire would be jeopardized if the holes were inadequately sealed.

SPEED BUMPS. The PPOC recommended that the Board reject installation of speed bumps for the following reasons:

a) Speed bumps are designed to catch only a very small number of residents who speed. Neighborhood

watch members estimate that about five residents are persistent speeders.

b) The overwhelming majority (99%) of condominium residents - do not speed. But speed bumps will inconvenience every motorist who parks behind the East Building and the garage.

c) Speed bumps greatly aggregate the back injuries of one resident.

d) Speed bump installation will impose additional expenses on condominium unit owners.

e) There are more effective options to deal with speeders such as:

Posting maximum speed at the driveway entrance and on the garage door.

Establishing a procedure for the neighborhood watch and the security guards to warn speeders.

Authorizing the Covenants Committee to impose fines on repeated offenders, and installing "rumble strips" -- rows of metal or plastic discs one inch high and five inches in diameter -- at the East driveway entrance. This causes wheel noise but minimal jarring of the car occupants.

Since alternate, more effective options exist to apprehend the five offenders, the committee concluded that the cost and inconvenience to the whole community did not justify installation of speed bumps.

(continued on page 2)



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SECURITY AND SAFETY COMMITTEE

Rob Sherrer, Chairman



The monthly meeting of the Security and Safety Committee was held on March 8, the earliest possible day of the month for our meetings, which are on the second Thursday of the month. The discussions included the following items:

The committee is suggesting that a yellow stripe be painted at the edge of each step leading to the bus stop to make them more visible, especially in bad weather and during darkness.

Incidents

- 1) Mezuzahs were stolen from two unit doors, one in the East Building and one in the West Building.
- 2) A planter was taken from the West Gallery.
- 3) The window of a car parked in its space behind the West Building was broken. This was the second time in three months that this car's window was broken.
- 4) Various newspapers were stolen in both buildings. There was no set pattern of units or floors.
- 5) Spittle was found on the walls of a floor in the West Building. This has been going on for three months, and notices were sent to residents of that floor.

Residents are reminded to honor the lane dividing line as they drive in the main entrance of Skyline House property, both when proceeding toward the main lobby and when swinging around the end of the West Building. Some vehicles have been observed taking wide swings and

otherwise ignoring the lines, putting pedestrians and other vehicles at risk. Vehicles should proceed with caution, being mindful of speed and traffic around them.

Millie Foley recently participated in the Mason District Police ride along with an officer program. She accompanied Officer Margaret De Board on a Friday afternoon and evening and reports that it was an interesting experience. Those of you who are interested in this program can call the crime prevention office for an application. The number is 354-5889.

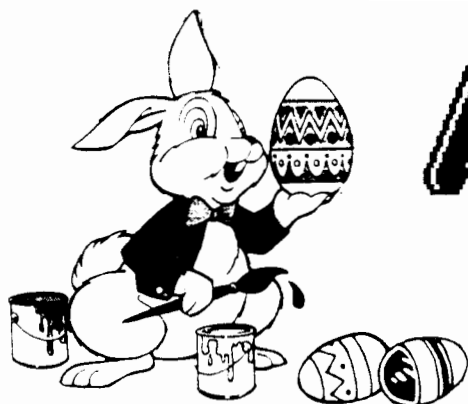
APPLES FOR THE STUDENTS UPDATE

Fairfax-Brewster School in Bailey's Crossroads has been presented with four Apple computers from Giant Food. Skyline House residents helped greatly by donating over \$17,200.00 in register receipts. Thank you for your participation in making the "Apples for the Students" program so successful. Giant Food has extended their offer through Arpil. If you would like to help, simply leave your blue register receipts at the front desk for 1405W.



WANTED ONE COMMUNITY COMMITTEE CHAIRPERSON

HELP HELP. 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 or an old LEADER.



APRIL

1990



SUN

MON














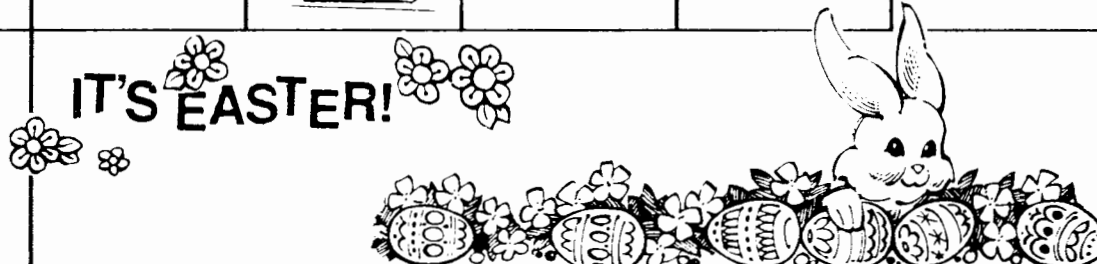
TUE

WED

THU

FRI

SAT

1 DAYLIGHT SAVING TIME BEGINS  April Fool's Day	2	3	4 	5 PHYSICAL PLANT WCR, 8:00 PM	6 TCIF WPR, 6:30 PM 	7 
8 PALM SUNDAY	9 	10 FINANCIAL MGMT WCR, 7:30 PM  PASSOVER	11 RECREATION COM. WCR, 7:30 PM	12 SECURITY COM. ECR, 7:30 PM	13 GOOD FRIDAY 	14
15 EASTER 	16  IRS	17 BOARD OF DIRECTORS ECR, 7:30 PM	18	19 COVENANTS COM. WCR, 7:30 PM	20	21 
22	23 	24	25 SECRETARIES DAY 	26	27	28
29 	30					

COVENANTS COMMITTEE ★

The proposed rule up-dates to be included in the next printing of SKYLINE HOUSE RULES AND REGULATIONS were advertised in last month's "House Special". Three of them are being re-printed, below. If you missed seeing the complete list, copies are available in the Management Office.

Please remember that comments on the revisions will be accepted until April 15, the date when they will be considered by the Covenants Comm. Contact Elizabeth Grant, 1408W.

Additional Security Keys

Any security keys requested by owners, over and above the number to which they are entitled, will be sold at \$25.00 dollars a key until the doors are re-keyed; from that time on, the cost will be \$50.00 dollars per key.

Front Door Access ★★

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

Party Room Charges ★ ★

a) \$50.00 dollar--usage fee for wear and tear on the facilities.

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

c) \$150.00 dollar returnable deposit against possible damage to the facilities.

d) Payment for guard service, for the entire time of the function, whenever there are more than twenty-five (25) outside guests.

A REPORT ★

MEET THE CANDIDATES NIGHT
MONDAY, MARCH 12, WEST PARTY ROOM ★

There are three candidates for 2-3 year terms.

Only two of the three appeared, Dolores Littles and Samuel Blumberg. Don May was away on a business trip.

Each candidate had five minutes to make their presentation and then answered questions from those in attendance.

Approximately 45 unit owners attended. The smallest attendance of any candidates night.

There were 11 questions or statements made from those present.

Samuel answered eight of those asked and made some observations of comments made.

Dolores answered seven questions and made comments on some of the statements made by people present.

Kay Kelly notarized six proxy votes for persons who will not make the elections.

Howie McClennan moderated the meeting which listed one hour and ten minutes after which all enjoyed wine, cheese and crackers.

Many thanks to the candidates and all those that attended this candidates night.

★
GENERAL COMMENT. A possible explanation for the low turnout was the fact that the happenings at Skyline House are running so smooth that the residents were content with the candidates running for office.

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Mario Blasie, Giant Food's Apples for the Students Coordinator, with Melissa Stolarun, a student at the Fairfax-Brewster School along with several of the teachers of the school. Melissa is a resident of Skyline House.



LETTERS TO THE EDITOR

To: Member of Covenants Committee
From: Howie McClennan
Subject: Thanks and Appreciation

As I end my services as Chairman of this most important committee I want to extend my warm and sincere thanks to you all that served with me over the last ten years.



During that period of time we had many serious and difficult decisions to make which affected all who live in Skyline House and which made living here that more pleasant. Without you that would not have been possible.

My thanks also to Kay Kelly, Karen Ballard and Debra Richardson in management office who helped me many times with problems that arose.

Finally, to one that had the most difficult job of taking the minutes of our meetings, which at some I thought was almost impossible (with three or four people talking all at once) my grateful thanks to Deanna Hammond for making my job a pleasure rather than a task.

Warm and sincere thanks!
Howie McClennan 414W

A BIG Thanks

To My Neighbors:

The recent spate of vandalism in Skyline House is a cause for serious concern. The stealing of religious objects from doors and doorposts is not only unacceptable to members of the Skyline House community, it is against the law. The ability to display religious objects without fear is guaranteed by the First Amendment to the Constitution.

Respect for each other's religious objects strengthens our community and enriches our lives. I appeal to all Skyline House residents to be sure that their friends, guests, and relatives of whatever age, gender, ethnic background or religion know that religious objects displayed on doors and doorposts are there to be admired, but cannot be touched, damaged, removed or taken.

Please inform management (phone: 998-0056) should you have any knowledge about these unfortunate incidents in the past couple of months. Please be vigilant and report any unusual behavior you notice, to help prevent any recurrence in the future.

A Concerned Resident



Dear Editor:

I have just become another victim of vandalism. During March someone walked down the corridor with a sissor in hand and cut down the wreath that been hanging there unmolested for a long time. It was not torn down but neatly cut with a pair of sissors. Who could do such a thing.

Again all residents are urged to keep an eye open. Of course, the person who walked down the hall did this when no one was present. That is why things like this go undetected even though it was done during the day. Was the person who did this a resident, a guest of a resident or a stranger who slipped into the building. One will never know.

An Unhappy Victim

RECREATION COMMITTEE

Carroll Thompson, Chairman



The weather has been very unsettling this season. We had winter, spring, summer then back to spring. These weather variances are rather like the changes at Skyline House. Namely various changes on the Board of Directors and new avenues of management being explored. One area that remains constant is the commitment to provide activities for the enjoyment of our residents.

TGIF continues as a monthly get together to enjoy each others company. Friday TGIF, April 4 in the West Card Room. Friday, May 4 we celebrate the ninth annual birthday anniversary of Skyline House.



Resident Art Show is being presented by the Recreation Committee on Sunday, May 6 at 2:00 p.m.-5:00 p.m. in the East Party Room. Artists who wish to display your work please contact Carroll Thompson 1108W or Louise Alexander 204E.

A discussion took place on the possibility of a catered picnic in June. The caterer has been asked to visit with us and if all is agreeable, full details will be provided as soon as possible.

ATLANTIC CITY, TAJ MAHAL..Mimi Frank has arranged this spring's trip to Atlantic City's most fabulous casino, Donald Trump's Taj Mahal. The date is Thursday, May 24. Be sure to mark your calendar...more information later.



When this is read the Italian Nite dinner prepared by Tony and Nancy DiSalvo will have been enjoyed. The statement is not being presumptuous because this annual affair has a very positive history of an evening to be remembered.

Your comments and suggestions are requested and your help is needed. Our next monthly meeting is Wednesday, April 11 in the West Card Room.

WE NEED YOU

RECREATION COMMITTEE COMING EVENTS

- Apr 6 TGIF
6:30 p.m. West Party Room
- Apr 11 Recreation Com. Meeting
7:30 p.m. West Card Room
- May 4 TGIF
6:30 p.m. East Party Room
- May 6 Art Show, 2-5:00 p.m.
East Party Room
- May 9 Recreation Com. Meeting
7:30 p.m. East Card Room
- May 24 Atlantic City, Taj Mahal

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.

FROM MANAGEMENT

KITCHEN EXHAUST FANS



Please turn on your kitchen exhaust fan when you begin to cook. This will help keep cooking odors from entering the hallways and other units as well as preventing odors from lingering in your own unit.

Directions for using the exhaust fan are located above your top oven and is called Rich-n-vent. Pull chrome handle toward you and up. Fan will come on automatically. This is a two-speed fan and can be controlled by pushing in on the silver button on the right side. The fan will go on and off automatically when the front cover is opened and closed. The filter should be cleaned periodically. Remove by pulling plastic tab up, wash in soapy water and replace.

Remember, what may be your favorite dish and have a pleasant odor to you, may be very unappealing and distasteful to others.

While checking in the mechanical room remember to check your furnace filter if dirty, replace it. Filters are available in the management office for \$1.00 each.

Also look at the coils located behind the furnace/air conditioning filter if they are clogged with dust and dirt it is time to have your unit cleaned. An outside contractor or our house engineers can clean the unit for a fee. Make sure who ever does the work also checks the electrical components. There have been cases when the wires have burned. Be safe not sorry.

THROWING ARTICLES FROM THE BALCONIES

It has been noted, while inspecting the property that there was an excessive amount of cigarette butts on the grounds. Residents are all reminded that throwing anything from the balconies is not permitted. It could be dangerous and it is very unsightly.



PREVENT CONDENSATE LINE BACKUP

Now that the cooling season is beginning, we request that all of you help to prevent condensate line backups in your mechanical rooms. You can do this by pouring a one-quart solution of 1/2 vinegar and 1/2 water into the bottom of your hot water heater pans each month during the cooling season. Residents in the East Building have a 1-1/2" open stack pipe in the mechanical room into which this solution can be poured. The solution will help to prevent algae from growing and clogging the condensate lines. When the line becomes clogged, the water will back up and cause damage to carpets, ceilings and walls. Please help prevent damage to other units by pouring the vinegar/water solution into the drain lines regularly. Your cooperation is appreciated.

REMINDER



Before it's too late...