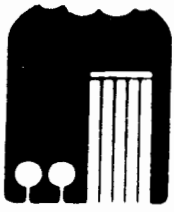


The

# House Special



Skyline  
House

VOLUME X

JUNE 1990

No. 6

## NOTES FROM THE BOARD

By Dave Harvey

The Board of Directors of Skyline House met on May 5 in the West Card Room. There were about 25 visitors present. The Smith Management Company was not represented at the meeting. The President, David Tilson, gave his report. David reported that all procedural problems associated with the balcony repairs have been taken care of. Removing the glue from the balcony surfaces is taking much more work than anticipated. Specifications will have to be developed for laying down of carpeting in the future. Temporary storage of furniture that's now on balconies that will be repaired is available in the East Building. Contact the management office for details. There will be a town meeting in a few weeks to introduce the new management agent.

Ed Bisgyer then gave the Treasurer's report. He reported that on the status of a number of treasury bills that have matured and details of the actions taken on them. The 1989 draft audit has been received from our auditor and is now being reviewed by the Financial Management Committee. Very significant improvements in the delinquent accounts was reported. Only one large delinquency is left. All in all, a much brighter situation. We are having problems with Smith management services. Daily operating problems are occurring. When our new management agent comes on board this year, a thorough cash audit will have to be made.

Kay Kelly read the Smith Management report in view of the fact that the normal Smith representative was not present. Inspection by personnel from Fairfax County of the parking garage was reported on. Some defects were discovered which will have to be further investigated. Smith Company will be asked to find out who is qualified for this type of construction and obtain advice as to the appropriate action that is necessary. The Board approved using MSC company for repair to the pool deck.

Kay Kelly then gave the Resident Managers report. There are leaks in a West Building apartment due to caulking around the windows. We will act promptly and look into what's required to fix this problem. The (continued next page)

\*\*\*\*\*

## WESTERN BARBECUE

A western barbecue has been planned by the Recreation Committee for Sat. June 23, 6:30 p.m., Skyline Park (pool area). Full details as to menu, etc. will be found in the Newsletter flyer. Please note the June 11 deadline for reservations. Since this will be catered by someone outside Skyline, we must have the minimum of reservations in order to proceed. SO PLEASE MAKE YOUR RESERVATION BY JUNE 11. Dress is casual with a western motif. Leave your horse in the stable.

FROM THE BOARD (continued)

Board voted to ask Smith engineers on the advisability of putting Washington Cable's antenna on the roof of the East Building on a temporary basis. Board voted to ask Smith engineers on the advisability of putting Washington Cable's antenna on the roof of the East Building on a temporary basis.

The Board heard Mr. K. Khatrib who owns two commercial units in the East Building. The uses that he had proposed for these units was rejected by the Board previously. After discussion, Mr. Khatrib will re-submit his request where he will propose using the units for offices.

Reports from the various committees were made. The Covenants Committee proposed members for the Hearing Committee was approved as submitted. This committee will be chaired by Charles McCarthy. Members are: Arnold Shostak, Ross MacAskill, Helen Kumor, Bertha Williams and Lucy Troxel. The Physical Plant and Operations Committee recommended that no speed bumps be installed. The Board deferred action on this matter until the next meeting until more information can be obtained to make a decision on. The Ad-hoc Decorating Committee has received proposals from five firms. They hope to make a decision on which firm to recommend to the Board in about a week. This redecorating, if approved by the Board, will involve new carpeting and wall covering on the first floor and will take approximately four months to install.

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.



The Resident Manager, Katharine 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 code requirements are met. 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



(continued on page 6)

## THE HOUSE SPECIAL

Editor: Tony DiSalvo



Asst. Editor: Nancy DiSalvo

Advertising: Tony DiSalvo, 502-E  
824-1958

Copy Due Date: 20th of each month

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.

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.

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

PRINTED BY: Curry Printing, Falls Church, Virginia.



### BOARD OF DIRECTORS

President  
Vice President  
Secretary  
Treasurer  
Director  
Director  
Director

Dave Tilson  
Dave Harvey  
Don Fenton  
Ed Bisgyer  
Bill McClellan  
Sam Blumberg  
Dolores Littles

J.T. SATTERWHITE  
PRESIDENT



## FIRST NATIONAL TRAVEL AGENCY

A Division of First National Real Estate Corporation

3819D SOUTH GEORGE MASON DRIVE  
FALLS CHURCH, VIRGINIA 22041  
Off: (703) 931-5600

Telex 353298

### JEANNE LANGSTON-CHRIST ASSOCIATE BROKER VA & DC

3139 MT. VERNON AVENUE  
ALEXANDRIA, VA 22305

Off: (703) 549-9600 Res: (703) 820-4047  
Fax: 549-9685



IRA KERN  
REALTOR®

Condominium Specialist  
Long & Foster Executives Club

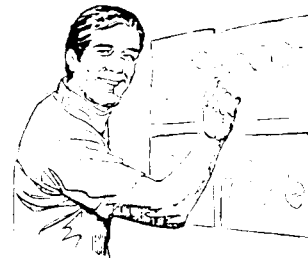
### LONG & FOSTER, REALTORS®

Alexandria Landmark  
5140 Duke Street  
Alexandria, Virginia 22304

Office: (703) 823-3800  
Res.: (703) 578-1666



## FAMILY DENTIST



### DR. JEROME W. SPECHLER

•Cosmetic Dentistry •Children's Dental Care  
•Dentures •Crowns •Emergency Dental Care  
Office hours by appointment (including Saturday)

LOCATED IN THE SKYLINE COURT TOWNHOUSES  
(across from Skyline Mall)

5610 Forest Drive, Alexandria, Va. 22302

578-4221

PHYSICAL PLANT &  
OPERATIONS COMMITTEE  
Ed Eng, Chairman



The May meeting of the Physical Plant and Operations Committee (PPOC) was held on Thursday, May 3, at 8:00 p.m. There were 12 people present, including two members of the Board of Directors.

The first order of business was a report from the April Board of Director's meeting. The Board has accepted the PPOC's recommendation that all balcony carpets must be removed for balcony inspection and, if necessary, repairs. This must be done in consonance with the balcony repairs, and the timing depends upon the phase being worked on. Cost to replace or repair carpets damaged while being removed will not be the responsibility of the Association or the contractor doing the inspection and repairs.

A unit owner reported that the Chief Building Inspector for Fairfax County has challenged the inspection reports from the Kidde Company, the consulting engineering firm hired to support the balcony repairs. Allegedly, reinforcing bars removed as part of the repairs on some balconies were not replaced. The County will be sending an inspection team to confirm or refute this allegation. Kidde will continue to support phase 2 of the balcony repairs. The County recently issued two building permits, one for phase 2 and the other for phase 1, which had never been issued. That omission was by Palmer Brothers, general contractor for the balcony repair project, because they were given the erroneous information that such a permit was not necessary. The County is also going to check on the possible failure to obtain building permits for garage repairs made in 1983 and 1984. The County is going to pay for an independent

engineer to review the balcony repairs and repair records. The same unit owner has been invited to hearings in Richmond in support of possible changes to the Virginia condominium laws. The owner invited PPOC members to support him. The Chair read excerpts from the letter which the owner had received inviting him to Richmond and explaining the process by which legislative changes may be proposed.

At the Board's request, the Chair asked PPOC to reconsider its position against any speed bumps at Skyline House, in view of the recommendation by the Security and Safety Committee that three speed bumps be installed. The Security and Safety Committee is recommending one speed bump at the top of the incline into the garage, on the east end of the East Building, and two speed bumps after the exit on the west end. One of the speed bumps at the exit would be opposite the freight door, the other in the middle of the curve at the end of the exit driveway. After a lengthy discussion it was moved and seconded that the PPOC recommend one speed bump and one warning sign, both at the head of the entrance driveway. The motion was NOT approved by a vote of three FOR and four AGAINST. Thus the PPOC continues to recommend to the Board that NO speed bumps be installed at Skyline House. NOTE: At its meeting of May 15, the Board deferred a vote on speed bumps until its June meeting, by which time it hopes to be in receipt of additional information on the different types of speed bumps and other pertinent facts.

The Chairperson of the Ad hoc Management Search Committee reported that three members of that committee had spent two days visiting references of the management firms

## PHYSICAL PLANT (continued)

still being considered to provide management services to the Association. The same three members also visited the offices of those two firms. It was also reported that the Management Search Committee has received about 26 applications for the position of General Manager, in response to an ad placed in the Washington Post. Of these only eight were deemed sufficiently qualified for further consideration. The efforts of the committee to recruit a general manager have been slowed so as to expedite the selection of a management firm. After a selection has been made and a contract awarded, the successful firm will assist the Board in recruiting Skyline House's first full time, Skyline House employed general manager. NOTE: Interested, qualified unit owners, along with other qualified applicants are being invited to compete for this position. By the time you read this, instructions for applying will already have been publicized.

During the review of the maintenance log, the Chair agreed to check further actions planned by the management staff, in response to a notification of spalling of the concrete in the floor of the garage. Other entries and procedures governing the operation of the maintenance log were also discussed, but no further actions or recommendations were forthcoming.

Under new business, the Chair reported on ground termite infestation. One ground level unit was affected. Our exterminating service took care of the problem and recommended further action, at an estimated cost of over \$20,000. After additional investigation by the Resident Manager, and upon her recommendation, no further action is planned at this time. A member

stated that termite inspections of high rise buildings are required only for the first three floors, because that is the maximum height at which termites can live. Termites do not eat concrete but can enter the building through cracks in the concrete. One member expressed concern that wooden decking on patios may attract termites. The subject will be discussed further at the June PPOC meeting, when a unit owner who is also a qualified architect will provide additional information.

One of the two Board members present indicated that Media General still has not returned a copy of a signed contract which was forwarded to them some three weeks before the meeting for their signature. He also said that the Media General account executive who was handling the Skyline House account died suddenly, and the the Company, since then, appears to be in considerable disarray concerning the planning and installation of cable TV here. No one present could explain why Washington Cable was still servicing Skyline House, after their announced date for discontinuing such service passed. NOTE: subsequent to this meeting, Washington Cable sent a letter to the Board stating their intention to continue service until November, provided certain accommodations concerning their antenna could be made. The Board is presently reviewing that.

Other items of new business included use of the garage entrance as an exit by some residents, use of corridors as exercise areas with attendant wear on the carpets, damage to the wall along the walkway on the west side of the garage, and installation of a walkway along the front of the West Building for greater pedestrian safety.

(Continued on page 6)

SECURITY AND SAFETY COMMITTEE  
Rob Sherrer, Chairman



The monthly meeting of the Security and Safety Committee had only a short agenda on May 10, and we adjourned after 45 minutes to the delight of the seven residents present. The only incident reported during the previous month was a fire in the bushes at the west end of the West Building that was spotted at 3:00 p.m. on April 19.

The maintenance staff put it out with water.

Two residents (that we know of) reported to the office that outside doors were not closing and latching. In one case, the hinge on the West lobby door had recently been adjusted because it was too tight, causing the door to slam shut. However, the mechanism was adjusted too far in the other direction, and the door was only closing about a fourth of the time. The West residents are commended for their safety awareness and have our thanks for taking the time to act for the benefit of us all.

Residents who may need assistance in evacuating the building in case of an emergency are again reminded to have management include their names and residence numbers on the list which is posted in the fire control room.

Residents are cordially invited to attend our June meeting, which will be our last before a two-month recess. We always welcome new opinions and viewpoints, and indeed simply the opportunity to get to know our neighbors better. While, as this report indicates, things are going well security and safety-wise,

we cannot become complacent. We hope that your summer will be safe and fun and that you will experience many new people, places, and adventures.

\*\*\*\*\*

FROM THE BOARD (continued)

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)

The installation of a walkway will be discussed further at the June PPOC meeting.

The meeting concluded with an announcement that State Senator Emilie Miller, Delegate Leslie Byrne and Fairfax County Supervisor Thomas Davis would be at a meeting at Skyline Plaza on Wednesday evening, May 23. The balcony repairs would be a major topic and everyone was urged to attend.

\*\*\*\*\*

HAVE YOU DONE YOUR GOOD DEED TODAY

If you see papers, peanut shells, or anything else on the floor of the elevator, do you say, "how dirty." Or do you bend down and pick it up. Just because someone else is messy, you can do your good deed for the day. PLEASE PICK IT UP.

## RECREATION COMMITTEE

Carroll Thompson, Chairman

You win some, you lose some, you can't win them all. The Atlantic City trips have been so successful that we expected the planned spring one to be another fun day in casino town. But Mr. Trump's Taj Mahal and other boardwalk casinos made changes by not accepting bus groups. That we felt were not fair. Therefore we had to cancel. Conditions may change by late summer and if so we will arrange an autumn day at the casinos.

Our birthday anniversary celebration was enjoyed by many "House" residents. Snacks, and treats were many and varied. Followed by cake and champagne. A good time was had by all.

The art show sponsored by your Recreation Committee was a first and very successful endeavor. Artists displaying some of their work were; Rita K. Alexander, Helen Brown, Heidi Fechman, Mary Waldo, Louise Alexander, Elizabeth Wade, S. Akhavern, Herbert Jung and Jack Prather. Their paintings transformed the East Party Room into an art gallery. There were portraits, still life, several styles of landscapes and variations of impressionism. Wine, cheese and assorted crackers was available to the many guests that strolled around the room viewing the works of our talented artists who live in Skyline House. The afternoon gave everyone an opportunity to meet our fellow residents who paint or our enthusiastic viewers. Perhaps this show will inspire others to take courses at the many art schools and studios in the area. If and when we have another show, we will have new talent on display.

Skyline Park, June 23, can now be told. Cowboy boots, ten gallon hats, rodeo outfits are all in order



for a western barbecue evening. A professional western catering company will put on a barbecue of the old west on our park area. Delicious food, all you can eat, will be prepared by chefs that specialize in western cooking. Be sure to make your reservations early so that we will have enough paid reservations to go ahead with the barbecue. This will be a catered function giving the members of the Recreation Committee a little rest so that they can enjoy too. Watch for flyer giving details and sign up to enjoy an evening of western hospitality.

The Recreation Committee invites you to join our group. We meet the second Wednesday of each month at 7:30 p.m. Bulletin Boards will show the location.

\*\*\*\*\*

### RECREATION COMMITTEE COMING EVENTS

- |         |  |
|---------|--|
| June 1  | TGIF, 6:30 p.m. West Party Room                      |
| June 13 | Recreation Com. Meeting<br>7:30 p.m., West Card Room |
| June 23 | Western barbecue<br>6:30 p.m. Skline Park, pool area |
| July 6  | TGIF, 6:30 p.m.<br>East Party Room                   |
| July 18 | Recreation Com. Meeting<br>7:30 p.m., East Card Room |





# JUNE

## 1990



SUN

MON

TUE

WED

THU

FRI

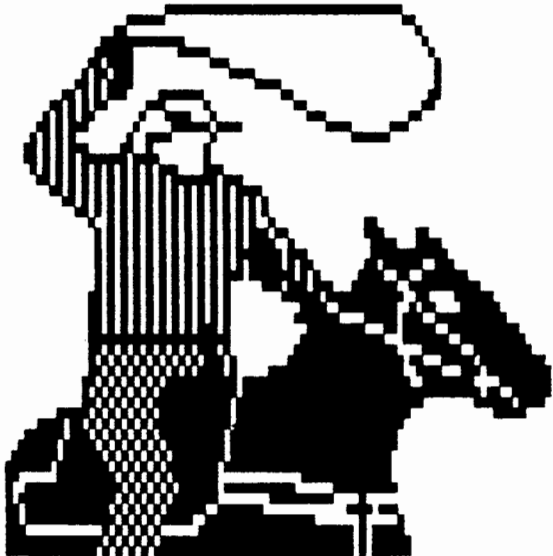
SAT



1 T.G.I.F. WPR, 6:30 PM 	2 
3 	4
5	6 
7 PHYSICAL PLANT WCR, 8:00 PM	8
9	10
11 	12 FINANCIAL MGMT. WCR, 7:30 PM
13 RECREATION COM. WCR, 7:30 PM	14 SECURITY COM. ECR, 7:30 PM  FLAG DAY
15	16 
17 FATHER'S DAY 	18
19 BOARD OF DIRECTORS ECR, 7:30 PM	20 
21 COVENANTS COM. WCR, 7:30 PM	22
23 BARBECUE PICNIC SKYLINE PARK (POOL AREA) 6:30 PM 	24
25	26 
27	28 
29	30



# WESTERN BARBECUE



SATURDAY, June 23, 1990

Cocktails: 6:30 p.m. (BYOB)

Dinner: 7:00 p.m.

SKYLINE PARK, adjacent to swimming pool

\$12.95 Per person

CHECKS MUST BE RECEIVED NO LATER THAN MONDAY, JUNE 11 OR SOONER.

DRESS: casual, western motif

## MENU

Minced Pork BBQ  
Baked Beans  
Applesauce  
Rolls & Butter

BBQ Chicken (qtrs.)  
Potato Salad Cole Slaw  
Potato Chips Pickles  
Iced Tea Coffee  
Sweets Tray

SPONSORED BY THE SKYLINE HOUSE RECREATION COMMITTEE

Western Barbecue, Saturday, June 23, 1990

Make non-refundable checks payable to: Skyline House Recreation Committee.

Name(s) \_\_\_\_\_

Unit # \_\_\_\_\_ Phone # \_\_\_\_\_ No. in party \_\_\_\_\_

My check is enclosed for \$\_\_\_\_\_ (\$12.95 per person)

Place reservation slip and check at front desk for Tony DiSalvo, 502E. Any questions call 824-1958. Reserved tables are available. If possible reserve a table for \_\_\_\_\_ persons.

## COVENANTS COMMITTEE

Millie Foley Chairperson

The meeting was held on April 19 in the West Card Room with 18 members present.

During March there were a number of complaints and that seven cars were towed. The complaints ranging from operating a vehicle within the garage without lights and speeding, improper parking of vehicle in garage and noises from units late at night.

The Hearing Committee is to conduct a formal investigation into complaints made against two unit owners.

A discussion took place on proposed revisions to the Rules and Regulations and it was agreed to adopt the document as presented subject to minor changes and to recommend their adoption and resolution by the Board of Directors at their earliest opportunity.

A motion was passed that until a complete revision of the Rules and Regulations be made, only the revisions and/or additions in the document mentioned above be sent to all owners and renters of record.

\*\*\*\*\*



## COMMUNITY RELATIONS COMMITTEE

The Community Relations Committee, at long last, has not one but two Chairpersons. Helen Henderson T-2W and Sophie Anderson 1403E will hold bimonthly meetings on the first Tuesday of every other month. The first meeting is scheduled for July 3, 1990. Old and new members are encouraged to bring in their ideas.

## LETTERS TO THE EDITOR



Dear Editor:

The statement at the top of col. 1 of Page 13 of the December 1989 issue of The House Special regarding the legal rights of unit owners to make alterations to the interior of their units is vague and misleading insofar as it indicates that unit owners need the approval of the Board prior to making "major modifications to their units."

Sec. 55-79.68 of The Virginia Condominium Act indicates otherwise. Paragraph (a) of Sec. 55-79.68 provides that the unit owner "may make any improvements or alterations within his unit that do not impair the structural integrity of any structure or otherwise lessen the support of any portion of the condominium...." Paragraph (b) provides that if "a unit owner acquires an adjoining unit or an adjoining part of an adjoining unit, then such unit owner shall have the right to remove all or any part of any intervening partition or to create doorways or other apertures therein notwithstanding the fact that such partition may in whole or in part be a common element...."

I would, however, caution the unit owner to consult a licensed architect and to obtain any necessary building permits before making significant alteration to his unit.

Ralph Alvey  
Owner, Unit 708E

**'Congratulations**

**Graduates'**



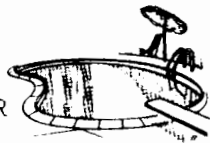
FROM MANAGEMENT

*A BIG Thanks*

ED BARSTOW, Chief Engineer of Skyline House since March, 1981 has resigned as of May 31, 1990. He will be leaving after all these years to start his own business in Centerville.

Ed, suspenders, and his enigmatic personality will be missed by all.

Best of everything in your new adventure!



#### POOL USE REMINDER

Robes or other suitable outer garments and shoes or sandals must be worn to and from the pool area. Dripping bathing suits in building areas must be avoided. BATHERS ARE TO USE THE GROUND (G) LEVEL CORRIDOR TO AND FROM THE POOL/MEZZAINE ELEVATORS.



Shop  
Talk

#### BALCONY

Please do not store any items such as bikes, boxes, excess furniture on your balcony. Balconies give visitors the first impression of our building and should be well kept. House Rules and Regulations #15 should be reviewed by all residents with respect to balcony usage.



The Management has received several complaints from residents stating that they find garbage, dust and cigarette butts on their balconies which had to have been thrown from another balcony. Please, do not allow any item to be thrown from a balcony. If an object is heavy enough it could cause injury.

Please, make sure that all occupant of your unit realize the danger and unsightliness in throwing any object from a balcony.



#### BIRDS

Birds are becoming a nuisance to some residents again. Please DO NOT FEED BIRDS. We want to discourage birds from coming onto our balconies, not encourage them.



#### GRILLS

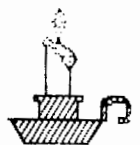
Please be reminded that no charcoal or gas grills may be used on any balcony or patio as provided by Fairfax Code #F-311-1.

You may only use electric grills with lava rock plugged directly into the outlet on patio or balcony.

#### REGISTRATION OF CARS

*DON'T FORGET!*

All cars parked in the garage must be registered. Please check with the Management Office and register your car.



#### FLASH - FLASH - NO POWER

Skyline House has had it's share of electrical power outages during the week of May 20.

Virginia Power reported that on Sunday, May 20, the loss of power was from a break in a cable line which they were unable to locate. They temporarily hooked into another line giving us power late Sunday evening.

FROM MANAGEMENT (continued)

But that solution was only for a short period of time. Monday, May 21, that line broke. Finally they were able to locate the trouble after digging up an area along the East Building. They had to turn the power off to hook up the new cable line. The problem was solved.

Wednesday, May 23, after all the outages, they decided to perform maintenance. Hopefully, we will not have any more electrical problems.

Residents are reminded that when there is a loss of power, and the emergency generator comes on there is one elevator in each building operating. We are unable to determine which elevator that it might be because of the way they are programmed.

Food in the refrigerator and freezer will not spoil for an extended period of time if you keep the door closed.

\*\*\*\*\*

SUMMER



**MAGIC MAINTENANCE COMPANY**

ED BARSTOW

Minor Plumbing & Electrical \* Water Heaters  
Washer/Dryers \* Kitchen Appliances \* Heat & A/C

CALL 703-931-8247

**The  
Skyline  
Salon**

A full service salon  
for men & women

**UNDER NEW MANAGEMENT**

Kim, the new proprietor, comes from Hecht's salon, Ballston, where she worked for the past ten years.

**NEW OFFICE HOURS: Tues.-Fri. 11 - 8 p.m.  
Saturday 10 - 6 p.m.**

3705 S. George Mason Drive  
Suite C-10 South  
Falls Church, VA 22041

Tel: 379-1225

Located in the Skyline Plaza Condominium (B-1 Level)

**YOUR RESIDENT REALTOR®**



**JUANITA MAYER**

9 years of experience  
marketing **SKYLINE HOUSE** units

For fast sales at best prices,  
call me at 931-1713 anytime!  
Or leave a message in Box 713 W  
at the **SKYLINE HOUSE**  
Reception Desk

**REALTY  
CENTRAL inc** 691-2121