The



House Special

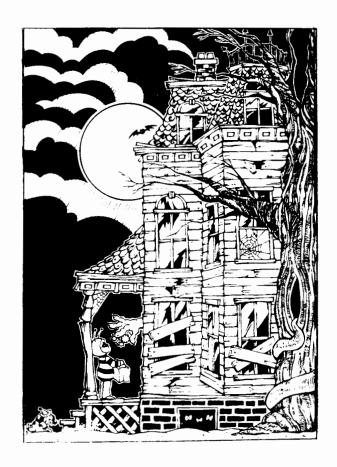
VOLUME X

OCTOBER 1990

No. 10

NOTES FROM THE BOARD BY Dave Harvey

The Board of Directors of Skyline House met on September 18 in the West Card Room. There were about 25 residents present. The President, David Tilson, gave his report. noted that Skyline House has under new management since the first of July, with Don Fenton as General Manager and Bob O'Toole as Assistant General Manager. Hiban & Graffius Depresentatives could not be present at the meeting due to commitments. Mr. Tilson noted areas of concern with Hiban Graffius: Review of operations Skyline House, completion of transfer and closing of the books at Charles E. Smith, monthly financial reports and transition lockbox system of collection assessment fees. The last item been giving us the most problems mainly due to inadequate records of the Charles E. Smith Management From Mr. Tilson's Company. the perspective, change management has been like a breath of fresh air. Mr. Tilson took note a hearing to be held by the Fairfax County Planning Commission 3 that will discuss October request to amend the development plan for the permit Shopping Center to addition of fast food restaurants as secondary use.





FROM THE BOARD (continued)

Ed Bisgyer then gave his Treasurer's report. He was distressed with the high level of delinquencies, even though some are due to the poor records received from Smith Co. The Treasurer's report was approved.

The report from Management was given by Mr. Fenton. He reported changes in the Virginia Condominium Act that went into effect on July 1, 1990. most important amendments pertaining to inspection of books and records and open meetings of the Board. Established a maximum cost to owner of \$1.00 per page for copies of documents subject disclosure. Addition to the list of matters that can be considered by the Board in closed session: were: discussion and consideration of probable or pending litigation; discussion and consideration matters involving of violations condominium instruments and rules and regulations; discussion and consideration of the personal liability of unit owners to the unit owners association. Skyline House's demurrer was granted in the Lagace vs Skyline House case on October thereby dismissing them from the case. Projection of September 28th as the completion date for Phase II of the Balcony Restoration Project appears realistic. A questionnaire is being assembled which will be followed by a final inspection. Security hour coverage has been rearranged to provide greater coverage. Work force statistics for the month of August was presented. Status of various contracts reported on. A new program of in-unit maintenance performed by in-house personnel was announced. This service is now available between the hours of 8:30 a.m. and 5:00 p.m. The Board approved Management's recommendation change the Rules and Regulation to reflect use of the lock box at Riggs

Bank. A proposed rule relating to use of guest parking residents was turned over to Covenants Committee for review recommendation back to the Board time for the October Board meeting. Management's proposed Bird Control Program was turned over to and Physical Plant Operations Committee for their review recommendations. The Board approved Management's recommendation for survey of our property to determine the boundaries.

The Community Relations Committee gave their report where announced a number of activities The Covenants being planned for. Committee reported that they had no meeting in August. The Physical Plant and Operations committee gave their report. Their recommendation for installation of a pay phone the Main Lobby was referred to the Ad Hoc Decorating committee for review recommendation. The PP0~ representative commended management on the handling of the Maintenance Log. Management's attention has greatly improved the operation, security and appearance of condominium. The Recreation Committee reported on a number of activities being planned. The Ad Hoc Decorating Committee reported that they are continuing to negotiate lower costs with the designer. Board approved their recommendation to increase the maximum ceiling cost of the project.

The proposed use of two commercial units in the East Building was discussed and comments were heard from the owner of the units. The Board approved the proposed use of the units.

The Board established an Ad Hoc Committee to review the By-laws and recommend changes, to be chaired b

(continued on page 5)

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RECREATION COMMITTEE Carroll Thompson, Chairman

Gone are the hot, humid days of summer and the accompanying activities...swimming, pool side sunning etc. The crisp, clear, cool days of autumn stimulate us to more physical activities such as hiking, biking and also the enthusiastic watching Redskin football games.

October several Recreation Committee activities scheduled for your pleasure. First is the monthly TGIF on October 5 at 6:30 p.m. in the West Party Room. Second is the Mimi Frank have been trip to Atlantic City. Tri-State Tours working 🦦 together to / / make arrangements for the best possible with a casino. We will be going to Resorts International From there other the Boardwalk. casinos, including Mr. Trump's just a short walk away. The trip is via a luxury motor coach. Plan join us at 8:45 a.m. on October Please make your in the lobby. reservations immediately.

The presentation of the Alexandria Singers is our third activity of the month. We are very fortunate to be able to host this fine singing group. Art Brill, a Skyline House resident and also one of the singers helped make this event possible. Plan to enjoy an evening of American popular music οf the '30's, Broadway, Top 40's, country and big band...Wednesday, October 17 in the West Party Room.

Once again an authentic Mexican dinner will be the main attraction for the month of November. Maria Boykin and Elsa Paez will prepare another of their gourmet meals to be presented on Thursday, November 15, in the West Party Room. Flyers and reservation forms will be available soon.

We welcome any resident who wishes to join the Recreation Committee and help make Skyline House a better place in which to live. We meet the second Wednesday of each month.

RECREATION COMMITTEEE COMING EVENTS

- Oct 5 TGIF, West Party Room 6:30 p.m.
- Oct 10 Recreation Com. Mtg. East Card Room, 7:30 p.m.
- Oct 11 Atlantic City Trip Note 15 Page 15 Page
- Oct 17 Alexandria Singers WPR, 8:00 p.m.
- Nov 2 TGIF, East Party Room 6:30 p.m.
- Nov 14 Recreation Com. Mtg. West Card Room, 7:30 p.m.
- Nov 15 Mexican Night
 West Party Room 6:30 p.m.

Giant Food and Safeway have been offering area schools FREE computers, computers accessories and software in exchange for their register tapes. All you have to do is save the register tapes from Giant and Safeway and put them in the collection (pencil) box at the front desk.

After six days, Skyline House residents have turned in over \$470 in Giant receipts and \$80 from Safeway for St. Anthony School students.

Thank you for your kind cooperation.

Jeannine Chang, 1406W

FROM THE BOARD (continued)

_d Bisgyer. Delores Littles was appointed to the committee. Another owner, not on the Board, will be appointed.

Board liaison to two committees was announced. George Halaby will be the liaison to the Covenants Committee; Helen Henderson will be the liaison to the Safety and Security Committee.

The Board voted Helen Henderson as Secretary to the Board.

The next meeting of the Board will be held on October 16, East Card Room.

APPLE FOR THE STUDENTS

During the Spring, my friends and

reighbors here
t.t Skyline House
turned in over
\$20,000 in Giant
Food and Safeway



register receipts. Thanks to your support, my school earned nine computers some computer and equipment. Once again, Giant Food, Safeway and Thriftway are giving away computers to local schools, and I am asking for your help. urge your neighbors to participate this program by saving their register tapes and leaving them the front desk for MELISSA STOLARUN, 1405 West.

Melissa Stolarlun 1405 **W**est

P.S. The classroom that turns in the highest dollar amount in receipts each month will receive a special treat and my second grade lass is trying hard to win.

ATLANTIC CITY

Once again, the Skyline House Recreation Committee has planned a trip to Atlantic City. It will be on Thursday, October 11 and we will be going to Resorts International. The cost is \$21 per person and includes donuts, tip for the driver of an air conditioned European bus with VCR, and lavatory, plus \$7.50 back in cash and a \$5.00 deferred coupon. No one under 21 years of age is allowed.

See Flyer in Newsletter for details. Make your check payable in the amount of \$21 per person to the Skyline House Recreation Committee and place in box provided at the Front Desk. These trips are always great fun, so please get your check in early. Only 46 lucky people can fit on the bus!

LETTER TO THE EDITOR

Friends and neighbors I want to thank the many residents of Skyline House who expressed their sympathy and care for me and my family at the recent loss of my mother.

Your concern has most certainly been appreciated.

Carroll Thompson, 1108W

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The Alexandria Singers

In Concert

in the West Party Room

Wednesday, October 17, 1990 at 8:00 pm





MMUNITY RELATIONS COMMITTEE Sophie Anderson, Chairperson



The Community Relations Committee met September 4 with 14 residents in attendance. Ms. Sophie Anderson, Chairperson, stated this meeting was obtain information from programs membership and what type would be of greatest interest.

Ms. Nancy Harvey will the representative to attend the Mason District Council Meetings with DiSalvo as the alternative. They will report back on various concerning those council meetings.

Proposed programs will craft be classes by MJDesigns on October 15, Fire Prevention Program on October Crime Prevention Protection scheduled for November 7.

The committee solicits attendance and contribution and will work with management to keep each of 'ou informed on all activities. Text Community Relations Committee meeting will be Tuesday, November 6.

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 famlilies.

Anyone interested in participating are requested to contact οf Lehman-Marzullo, Director Volunteer Sevices at 998-4973.

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

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DO YOU REALIZE THAT THIS SAME FOOD IS FEEDING OUR PIGEON AND RAT POPULATIONS.

THESE SPECIES FEED UPON THE SAME FOOD AS OUR SONG BIRDS.
THE PIGEONS AND RATS HARBOR MANY DISEASES WHICH THEY
TRANSMIT TO OTHERS

APPARENTLY A LOT OF THE PIGEONS ARE DISEASED AS MANY HAVE BEEN FOUND DYING IN SUCH PLACES AS THE PARKING LOT, BALCONIES

AND THE ROOF.

THEY WILL ONLY STAY AS LONG AS THERE IS FOOD TO SUPPORT THEIR POPULATION.

NOT ONLY IS IT AGAINST OUR RULES BUT DOESN'T IT MAKE SENSE TO PREVENT ILLNESS

PLEASE

DON'T

FEED

THE PIGEONS (RATS)

PLEASE NOTE

THE COOPERATION OF ALL RESIDENTS IS NEEDED IN ORDER TO ELIMINATE THE UNPLEASANT ODORS CAUSED BY IMPROPER DISPOSING OF TRASH AND GARBAGE.

IT IS REQUESTED THAT ALL TRASH, NEWSPAPERS, MAGAZINES, BOTTLES, ETC., BE PLACED DOWN THE TRASH CHUTES IN TIED OFF PLASTIC BAGS.

ALWAYS WRAP RAW GARBAGE BEFORE DISPOSING OF IT DOWN THE CHUTE. MILK CONTAINERS AND CANS SHOULD BE RINSED OUT BEFORE DISPOSING. THIS WILL HELP ELIMINATE THE UNPLEASANT ODORS THAT CAN FILL OUR HALLWAYS.

نحتاج لتعاون كافة المعنزلاء للتخلص من الرواضح الكريهة المسببة عن طريق التخلص من الزبالسة و الفضلات برميها أسفل اللأنبوب المسائل للقاذورات Trash Chute بطريقة غيرمناسبة •

نرجو رمي القاذورات، الصحف ، المجلات، القناني، الخ أسفل الأنبوب المسائل بعد وضعها و شدّهــا في أكياس پلاستيك •

لاترمي الفضلات أسفل الأنبوب المسائل دونه لفها بصوره مناسبه · يجب أن تغسل أوعية و علسب الحليب قبل أن تتخلص منها · أن ذالك سيساعد على التخلص من الروائح النتنه التي يمكن أن تملاء أروقتنــا ·

ホールにおける悪臭の発生を防ぐため、コミ捨てシェートン使用の際は、紙くず、生コミのいかんに拘す、次の事頃にみな様のご協力をお願い致します。

紙くず、新聞、雑誌、アキエなどをシュートに投入う場合は、火ずビニール段に入れて口をかたく閉いて下さい。

生ゴミは、きちんと袋に入れて、ミルクゥアキ箱、ヤアキ缶は、少ず、よくゆすいで下さい。みな様のご協力により、ボールを悪臭のない、快適な場に致しましょう。

SOLICITAMOS LA COOPERACION DE TODOS LOS RESIDENTES PARA ELIMINAR LOS OLORES DESAGRADABLES OCASIONADOS POR LA BASURA Y LOS DESPERDICIOS QUE SON LANZADOS INADECUADAMENTE POR LOS CONDUCTOS DE BASURA.

LE PEDIMOS QUE COLOQUEN TODA LA BASURA, LOS PERIODICOS, LAS REVISTAS, LAS BOTELLAS, ETC. EN BOLSAS PLASTICAS Y LAS CIERREN ANTES DE DESHACERSE DE ELLAS POR LOS CONDUCTOS DE BASURA.

NUNCA SE DESHAGAN DE DESPERDICIOS DE COMIDA SIN HABERLAS ENVUELTO ADECUADAMENTE. NUNCA ECHEN LOS ENVASES DE LECHE O LAS LATAS POR LOS CONDUCTOS DE BASURA SIN HABER ENJUAGADO LOS ENVASES Y LATAS ANTES DE DESHACERSE DE ELLOS. ESTO AYUDARA A ELIMINAR LOS OLORES DESAGRADABLES QUE LLENAN NUESTROS PASILLOS.

Management Quips

By the time this is printed the great Guest Parking experiment should be well underway. Please ask your guests to be particularly careful when they register their vehicles! License # as well as the Unit # when they visit.

Quite a lot lately we hear expression " How about dem birds". I want you to know that they aren't referring to O'Toole's Orioles {his favorite team, his only team \. those d...ned pigeons... You have seen our notices so PLEASE DON'T FEED THE BIRDS.. This is a serious and messy problem. The dung can stain the paint on your car, carry disease, make staying out on your balcony uncomfortable. Please cooperate.

This month the suggestion box yielded two items. The first asked to have bus schedules available. We do have, according to Metro, the schedules and they are available at the front desk/ management office. The second asked for lines to be painted on the edge of the steps leading into and out of the pool. This will be done in the spring along with painting of lap lines. Thanks for these suggestions, keep coming.

At the front desk you can not only purchase unit filters, screen clips and sheila shine, you now can get your copying done, and by October 1st send/receive FAX messages, 24 hours per day, 365 days a year. What else would like to see available at the front desk? Please let us know. you have a package at the front desk? Its a good idea to check your unit in-house mail box periodically. will try to call you when you have a especially one with package, perishable goods. Also at the front desk and your management office forms available for and comments solicited on the following subjects: Balcony restoration project; and the Guest/Resident parking rules. comments are always welcome.

If you have a condition where it would be difficult for you to evacuate your unit in the case of an emergency, will be glad to list your name in the front desk & fire department logs. Please come to your management office to arrange for listing.

SPOTLIGHT X

This month's Employee Spotlight falls on Gerardo Carranza, our Skyline House Head Custodian or, as we refer to him, "SENOR CLEAN". Gerardo came to work at Skyline House in September, 1980 as a janitor and was promoted to the Head Custodian position in June, 1987. His hard work, paid off and he really did work his way up from the bottom.

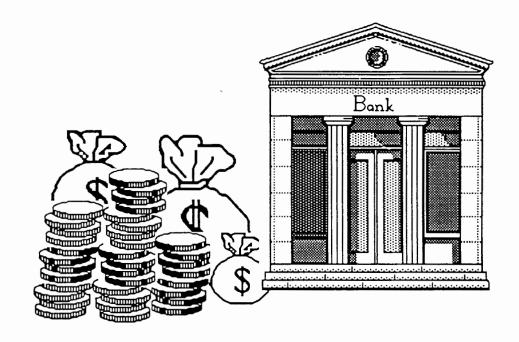
Originally from San Salvador, Gerardo cam to the states in July, 1980 and Skyline House was his first and only job. He is married to Carmen Orisorio and they have four children, Teresa (12), Jessie (11), Junior (4) and Mario (1). he currently lives in Arlington, VA, but is in the midst of buying a new home in Herndon.

Although Spanish is his first language, he is always learning more and more English. The fact that he is bilingual is certainly an advantage to us here at Skyline House. He says that, for both himself and his staff, he appreciates the patience of our fine residents when the language barrier interferes with operations, but that he and his people are always trying their best.

Gerardo personally attacks cleanliness problems like any other General would take his troops into battle. Accurate planning, precise scheduling, attention to detail and unconditional surrender (ed note; by the dirt are the terms that come to Many visitors to our facility mind. have commented that SKYLINE HOUSE IS CLEANEST OF \mathtt{ALL} THE THEFACILITIES". We all owe Gerardo and his crew a vote of appreciation for that.

October 1st - USE AREA CODES

ATLANTIC CITY!



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Tony DiSalvo

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Tony DiSalvo, 502-E Advertising:

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The management office no longer accepts the monthly condo regular and special assessment payments. We are aware that some unit owners have not yet received their corrected coupon payment books and in some cases have not received any coupons. Arrangements have been made for our lockbox at Riggs to accept <u>ALL</u> payments.

Please write on all checks: 1) THE AMOUNT OF THE REGULAR ASSESSMENT PAID, 2.) THE AMOUNT OF THE SPECIAL ASSESSMENT PAID AND OF COURSE YOUR UNIT NUMBER....

If you have a payment book:

Send your payment to the lockbox with the applicable MONTHLY COUPON, using the labels provided in the coupon book.

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Two of the reasons for using the lockbox are: 1.) your Association starts earning interest earlier, thereby contributing income that might be used to hold down future assessment costs. 2.) the accounting is handled by our banks, easing our administrative load, allowing your personnel to provide additional resident services.

Your cooperation is requested and appreciated.

PHYSICAL PLANT & OPERATIONS COMMITTEE Ed Eng, Chairman

The September meeting of the Physical Plant and Operations Committee (PPOC) was held Thursday, September 6 at 8:00 p.m. There were 15 people present, including three members of the Board Directors and the General Manager.

The meeting started with a "field trip" to the second floor of the Building, where committee members saw a prototype installation of cables in the hall, and a cable box in the trash room, both installed by Media General. There are two cables, one on each side of the ceiling, where the ceiling meets the walls. The cables are enclosed in conduits. The members found work to be satisfactory and neatly The cable box in the trash room must be relocated because it was interfering with taller people placing trash in the trash chute. At the time of the visit there were no cables installed in individual It took two Media General units. employees about five hours to do the entire floor. Media General estimates that they could complete their installation in Skyline House within 30 days once they start the work. At the time of the meeting, and at the time of the September Board meeting on September 18, Media General still had not gotten an easement from the Plaza to lay their cable. This will have to resolved one way or another before work can proceed. Residents are invited to inspect the prototype cable on the second floor of the West Building.

The minutes of the August meeting were approved as submitted.

Since there was no meeting of the Board of Directors in August, the



usual review of the previous month's Board meeting was waived.

The Committee reviewed the open items from the August meeting, and was generally satisfied with the results. The Washington Cable antenna has been relocated to garage roof over the entrance door, so that residents will have continued service. Reception is not entirely satisfactory because the tall building opposite the East Building across George Mason Drive is blocking some signals to the antenna at new location. Washington Cable attempting to correct this. Since the meeting the problem has been corrected.

Bids for phase III of the Balcony Repair project are coming in. They are and will be considerably higher than the cost for phases I and II. This is due in part to the more extensive damage which Palmer found since bidding on the first two phases. Palmer will be one of the bidders.

The Committee noted the vast improvement in response to problems noted in the Maintenance Log since the new management took over.

The Committee also noted the attitude of cooperation shown by our management, in working with committee members on the front It looks like the manual. long awaited new manual will finally become a reality. The entire scenario is a refreshing improvement over what was encountered with the previous management.

Under new items there was a very lengthy discussion of telephone

(continued on page 19)

SECURITY AND SAFETY COMMITTEE Rob Sherrer, Chairman

he Security Committee meets the second Thursday of the month. The following items were among those discussed by the ten residents in attendance at the meeting of September 13.

The sexual assault incident in ladies swimming pool changing room. that was reported on August 24 was reviewed in detail. Notices of the incident had been posted bу management. In this incident, a male entered the dressing room and assaulted-scuffled with a woman who was taking a shower. The woman vigorously resisted and ran out into the pool area. The attacker ran out into the hallway. Upon the victim's reporting the incident a brief time later, management conducted a search of the premises. The police were called and a full report was filed. Subsequent to the incident, management increased guard patrols of the pool area, as well nitiating random checks by other employees and the management office, itself. Officer Larry Clark of the Fairfax County Police, M District, called this writer Mason to discuss the incident. The police have listed this as a sexual battery trespass and have turned the case over to its criminal investigation unit.

Officer Larry Clark, the chief crime prevention officer of Mason District Station will be visiting Skyline House on Wednesday, November 7 to

discuss crime prevention procedures, how to protect yourself in case of attack, and other matters related security and self protection. Officer Larry Clark has extraordinarily helpful and generous with his time to the Skyline community through the years, and his presentations are always useful, interesting, informative, and up-to-date. More information on this will be forthcoming as the date draws nearer.

On several occasions, a resident has been noticed sitting on a screenless window sill of an upper floor apartment in the East Building. Needless to say, this is potentially dangerous situation should not be practiced. Also, given heights involved, residents should be careful in taking down, putting up, or repairing screens to den or bedroom windows. Management is available to assist you in this.

Several unwanted or disturbing telephone calls have been reported to These may take the the committee. form obscene, οf irritating, threatening, or a variety of other types of unwelcomed calls. If you receive such calls, it is suggested that you report them to the police, the phone company, management, or committee, as you appropriate, in order to stop this unacceptable behavior.

To: Mimi Frank, Skyline House #1111W	
Please reserve space(s) @ \$21 each ATLANTIC CITY RESORTS INTERNATIONAL Amount enclosed \$ OCTOBER 11	
Name(s) Telephone # Guest(s)/Remarks	

PHYSICAL PLANT (Continued)

service. This included relocation of the pay phone from its present location on the ground level, and a revamping of the front desk telephone system.

It was agreed that a public phone should be available in or near lobby, and that the one on ground level should be relocated. causes breeches of security because people who otherwise would not be allowed access buildings can use the excuse of having to use the phone. Once they are out of sight of the front there is nothing to stop them from going anywhere that they want to The pay phone within the complex. on the ground floor was instrumental in a mugging. The mugger pretended to use the phone while he watched ultimately people and chose victim. The Committee recommended that the phone be placed in lobby, where its use could monitored by front desk personnel. However this created a because it was felt it would not fit in with the redecorating which the redecorating committee is planning. Alternative locations in or near the lobby were discussed, but decisions reached.

front desk phone system obsolete and expensive to maintain. Management is considering a new, computerized telephone system, to be from capital replacement funded However it would not provide answering service for residents. The cost to provide one which would provide answering service would be much more expensive. It was also pointed out that the need for such an answering service has diminished with the increased popularity of answering machines. This matter discussed again be when management submits a specific proposal.

The Committee discussed management' plans to update records on occupancy and on parking spaces. Management is increasing surveillance of move-ins. It is also working on new car decals and improved system of car registration, to reduce parking problems violations.

The annual washing of windows, which had been postponed from last Spring because of the Balcony Repair project, will take place in October, soon after the balcony repair work is completed for the year.

Management informed the Committee that it is thinking of having the balcony railings and the doors to the balconies repainted. They have never been repainted and after ten years they need it. In this regard, management recommends that polish not be used on railings and balcony doors, since it would make repaintin more difficult.

Mr. George Fay, a resident, described the poor condition of the pedestrian overpass which traverses George Mason Drive. The cosmetic performed by the Virginia Department of Transportation did not correct original design and construction problems. Mr. Fay also announced his nomination as "Citizen at Large" the Director of Inspection Services for Fairfax County's Department Environmental Management. capacity he will be attending meeting of the Virginia Department of Housing and Community Development, on the building code. Mr. Fay invited all Skyline House residents to him in his efforts to improve safety and security for all of us.

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On Halloween Night





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- Courteous, Uniformed Personnel

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WEEKEND and **EVENING SERVICE**

SERVICE PROFESSIONALS OF ANNANDALE-FALLS CHURCH OF McLEAN

237-8800