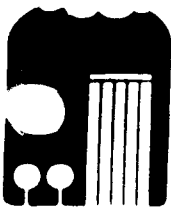


The



Skyline
House

House Special

VOLUME X

DECEMBER 1990

No. 12

PHYSICAL PLANT & OPERATIONS COMMITTEE

Ed Eng, Chairman

The November meeting of the Physical Plant and Operations Committee (PPOC) was held on Thursday, November 8 at 8:00 p.m. There were 17 people present, including one member of the Board of Directors and the General Manager.

First order of business was a report on matters of interest to PPOC which occurred at the October Board of Director's meeting. For details see the November House Special.

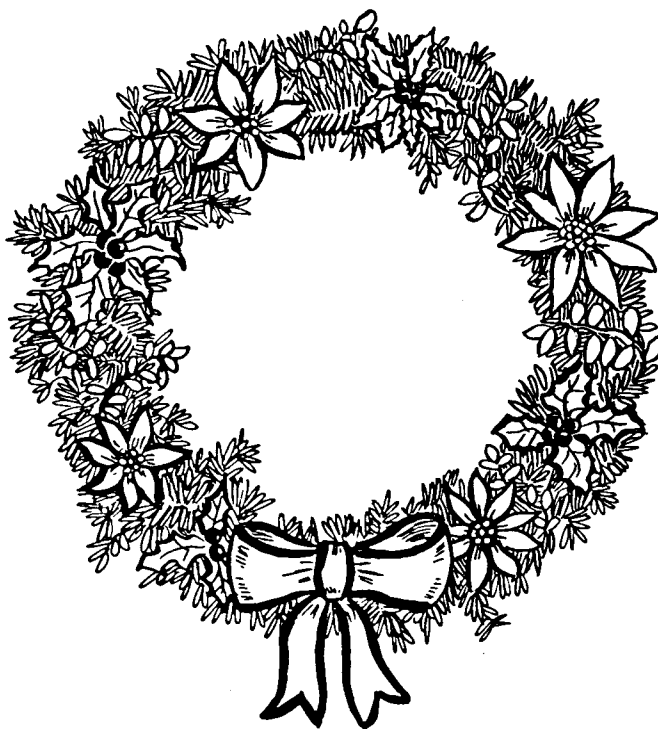
The General Manager reported that ten of the 11 contractors invited, attended the balcony repair bidders' conference on November 8, 1990. Bids are due on November 21. Plans are to review the top three bids with a PPOC subcommittee on Nov. 26. This will allow for the required time between announcement of the new special assessment for balcony repairs, and its effective date of January 1, 1991.

There was some discussion of the status of Media General's cable TV installation, with more details to be presented at the November Town Meeting. A prototype in-unit installation was completed on November 10. In-unit installations will vary with the location of the TV(s) and the design of the unit. The issue of an easement for the cable into Skyline House still has not been received.

There has not been any change in the status of the front desk manual rewrites.

The Association's lawsuit against the developer was dismissed. However further action is being taken. Proposed repairs to the garage and pool deck are being evaluated. There

(continued next page)



Happy Holidays

PHYSICAL PLANT (continued)

was a sole-source, non-competitive bid of \$120,000 to redo the pool deck. There is major damage which must be repaired before the pool can be opened. Transverse garage cracks are not structural; they are only appearance items. However, the Association needs to refill cracks, paint and caulk. Sealing the garage deck is not likely to be of any benefit due to existing oil spills, etc. Deck items are major expenses. Planters must be dug out and a membrane installed. The General Manager is hoping to use leftover materials to reduce the expense of the garage repairs. Leaks in the walkway to the West garage are still being reported. The water came from broken sprinkler lines which poured water into the expansion joints. The irrigation lines may be replaced when the planters are dug out and the membrane replaced. From now on constant attention must be given to the repair/replacement of broken pipes, and to the prompt repair of leaks. Metal pipes are not a solution.

The General Manager is still seeking a solution to the problem of repainting anodized aluminum balcony railings, panels and doors. This matter was also discussed at the November Town Meeting. Though the accepted belief in the industry is that anodized aluminum should not be painted, the General Manager pointed out that technological advances may have changed that.

The 1991 budget upon which the Board will vote on November 27 is "conservative." If passed it will result in a 9.3% increase in condo fees next year. The General Manager expects to be able to make operational savings which will help the situation. The budget does not include maintenance of the telephone switchboard because it is going to

be replaced by one which will then be under warranty. The Association is continuing the old pension plan; it has not set up a new one. It is a defined contribution plan rather than a defined benefit plan. The current plan will be rebid. Security has been increased. It is now two full shifts during the week and continuous on weekends.

Because it is in its charter, the Financial Management and Administration Committee (FM&AC) wishes to review contracts. The PPOC will seek clarification of the roles of it and the FM&AC. One solution might be to have FM&AC responsible for guidance on payments, deliveries, etc.; with PPOC keeping its responsibility for operational guidance and content.

In response to a question, it was stated that the estimated life of the cooling towers was based on the age of the oldest unit - a conservative approach. It is planned to hire an expert to review our reserve funding procedures.

There was general agreement that our relationship with Tom Payne had improved in the past year. About \$5,000 have been budgeted to replace dead trees. This will purchase ten to 15 trees, depending upon size and selection. At least seven trees need to be replaced. There was further discussion on tree selection, soil analysis, density of trees and other related items.

A walkway along the visitor parking area is still needed. The General Manager is developing a plan to open new access to pedestrians, but it will not solve the visitor parking walkway problem. It was suggested that a "green thumb" subcommittee be

(continued on page 10)

RECREATION COMMITTEE

Carroll Thompson, Chairman

The weather this fall has been great which should have given us more time to prepare for the winter months ahead. Your Recreation Committee had an active autumn season culminating in the annual Mexican Dinner. Once again Maria Boykin and Elsa Piaze prepared an outstanding dinner for our enjoyment. We do appreciate their time and effort which made this a special evening. Our thanks to Silvia Monte-Serin for her contribution of paper flowers and baskets that gave the party room a festive motif. Also helping to make the evening successful were Irmgard Jung, Vera Church, Mimi Frank, Esther McFarland, Nancy and Tony DiSalvo and Les Boykin.

The annual Holiday Party sponsored by the Recreation Committee will be on Saturday, December 8 at 6:30 p.m. in the West Party Room. Plan to join your friends and neighbors to usher in the Holiday Season at Skyline House.

We welcome any resident to join our committee and help make Skyline House a better place in which to live. We meet the second Wednesday of each month at 7:30 p.m.

Happy Holidays!!



RECREATION COMMITTEE COMING EVENTS

Dec 8	Holiday Party West Party Room, 6:30 p.m.
Dec 12	Recreation Com. Mtg. East Card Room, 7:30 p.m.
Jan 4	TGIF, East Party Room, 6:30 p.m.
Jan 9	Recreation Com. Mtg. West Card Room 7:30 p.m.

Seasons Greetings

COVENANTS COMMITTEE

Millie Foley, Chairperson



The meeting was held on October 15 in the East Card Room with 12 persons present.

Four vehicles were towed in August and three vehicles were towed in September.

Violation and complaints were one vehicle speeding and no lights and a dog suspected in a residence on the West side of the building.

Discussion was held on guest parking. Guests/visitors may park for up to 24 hours. Guests must sign in and register at the front desk. Residents retain the ability to park for up to one hour without registering. Thirty minute unregistered parking will continue in the loading dock area behind both buildings.

Replacement decals for vehicles have been ordered and will be instituted upon receipt. These decals will be color coded. The placement of decals may change.

Vehicles cannot be towed from private parking spots in the garage unless towing is requested by the owner of said parking space.

There was a discussion regarding changing the hours of operation in the billiard rooms due to noises created when objects are dropped onto the tables and/or onto the floor. This has created a level of discomfort for the surrounding tenants.



Management Quips

Recycling has arrived at Skyline House. Within two weeks we should be processing newspapers. At the present time it is limited to newsprint. Shortly thereafter we will be adding cardboard and other paper products. Not all newspaper can be recycled. The recycling plant, located on Eisenhower Ave in Alexandria, does not accept glossy paper. The Sunday papers have a large amount of glossy paper particularly in advertising inserts. This glossy paper must be disposed of the regular way, placed in a sealed trash bag, either dropped down the trash chute or taken to the first floor trash room in each building.

Provisions will be made for residents to leave their recyclable newspaper either on racks or in portable containers placed in the loading dock trash rooms. The newspaper itself should be packaged in paper bags... no plastic ... Recycling is mandated by Fairfax County as well as being a worthwhile environmental and economically sound procedure. The newspaper recycled will result in a net savings, as the recycling plant pays \$ 5.00 a ton to the deliverer rather than charging \$43.00 a ton disposal. Considering the weight of the Post, etc, we estimate 5-6 tons per month of recycled paper. We have been advised that the chemicals in newsprint are a repellant to rodents and insects. Please, everyone participate in this project.

As long as we are on this subject I would like to restate some of the conditions attached to trash disposal. We have been experiencing a plethora of non-bagged trash disposal, in some cases raw garbage being dropped down the chute.

Garbage should not be disposed via the trash chute

- use the garbage disposal

- all trash must be bagged & tied. Quite often we find LOOSE newspapers thrown down the chute. Not only does this create a potential blocking but more importantly **soaks** up the water/deodorant solution thereby adding weight which is charged at \$ 43.00 /ton, decreasing the effectiveness of the deodorant and creates a **fire hazard**. Further no trash etc is to be left in the trash rooms on each floor, nor is trash to be disposed of between the hours of **11 PM and 7 AM daily**. The trash room is only for access to the chute. If you have trash that is larger than the chute please take it down to the loading dock trash areas.

Parking decals are available 24 hrs per day, 7 days per week at the front desk. If you don't have yours yet, please get one. January 1, 1991 will mark the end of the old system.

Tip - parking in non-fire lanes for a period not to exceed 30 { thirty } minutes is available behind both buildings.

IT IS AVAILABLE FOR SKYLINE HOUSE RESIDENTS DISPLAYING VALID SKYLINE HOUSE PARKING DECALS OR FOR VENDORS GIVEN PERMISSION BY MANAGEMENT.

So that parking may be allowed in this area, we must be able to contact vehicle owners if conditions change such as the compactor box must be moved etc. **THE SKYLINE HOUSE PARKING DECAL ALLOWS US TO ACCOMPLISH THIS.** Please remember that the decal applies only to legal parking areas not other areas such as the fire lanes. Additionally all vehicles parked in the garage, except on an occasional basis, must display a valid decal.

Well no one had any comments as to the turning out the lights in Skyline Park earlier than 11:30 PM. So we will turn the lights out at 9:30 PM as well as locking the access door.

If you have any comments pro or con, let us know.

While I was writing this column a resident came in to complain of a garbage odor in the hallway. Both Bob O'Toole investigated and found the hallway did in fact have a strong aroma but it wasn't the trash. We traced the odor to a particular unit. After gaining admittance we found that the residents were not using the either the fan or the pocket door. The pocket door tends to contain the odor in the kitchen allowing the fan to divert it outside. As Bob says "one man's gourmet dish is another man's garbage" odors that bring pleasure to you may bring objections from others - please **use the kitchen vent fan and the pocket door.**

Spotlight

Our Employee Spotlight falls on a new face in the Management Office, Bill Granby. Many of you have seen Bill previously working at the Front Desk, but now he has been brought in full time to do administrative duties for management.

Bill comes from the Virginia Beach area where he attended Keller High and Tidewater College. He also attended the Virginia Technical Trade Center and received a certificate in computer skills. He has experience in customer service, collections, billing and inventory control. He has worked at a couple of locations in this area, his most recent was with Bill Page Toyota. Bill is single and lives in Arlington.

With the addition of the new Resident

Services Position, Bill was needed to perform in the administrative position and will be dealing with most of you concerning your Association administrative needs. Move-ins and outs, party room scheduling are but a few of his duties. Committee support functions are also in his bailiwick. When the office is open, Bill will be there. Welcome aboard..

Trivia

A lot of trash goes a long way .. did you know that in October we disposed of seventy-eight thousand, 78,000, pounds !! of trash - an average of one hundred and forty, 140, pounds per unit - at an average cost of \$5.03. 3,782 guests signed in and 2,634 of them also registered their vehicles. 267 residents entered through the main lobby door without their key. 144, secretarial calls were handled in October vs 74 in September.

The Suggestion Box

Well no suggestions this month, so heres the latest on the clips. The only place that three different companies have been able to locate clips for our no longer manufactured screens and clips is a factory in the Carolinas that will make a special order. The price is \$1.50 per set or \$6.00 per screen. We have exhausted any other leads and will be receiving some shortly. We've talked to several residents who indicate that they are willing to pay this price, not happily but not unhappily.

The Rules & Regulations are now available in Arabic.

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SECURITY AND SAFETY COMMITTEE
Rob Sherrer, Chairman



Officer Larry Clark of the Fairfax County Police Depart., Mason District Station, spoke to an interested and enthusiastic audience of residents and special guests in the East Party Room on November 7; the topic -- "Crime Prevention and Personal Safety."

Officer Clark's main theme was that we can enhance our personal safety by reducing the opportunity for crime, by not being fearful, but by being more aware. By its very nature, law enforcement is reactive; however, we can be proactive by taking some common-sense preventive measures, such as being generally aware of our surroundings and situations to avoid, for example, not parking in parking garages in office or shopping centers unless other people are around, and not walking alone in dark, isolated areas. We should not hesitate to call the front desk or the police department if we see a crime or a situation that is potentially dangerous. Your Police Department's emergency number is "911," the non-emergency number: 691-2131. Officer Clark left a number of different pamphlets containing information on the police department and personal safety tips with the management office for your use.

The following incidents occurred recently:

A Dodge Colt was stolen from a guest parking space at the end of the West Building sometime between 11:00 p.m., Nov. 6 and 1:00 a.m., Nov. 7. A Toyota that had been stolen from a parking lot at Fairfax County

Best wishes



Hospital was left in the adjacent space; the car's driver side window was shattered and its ignition was punched out. Broken glass from the Colt was found over a wide area.

A resident got into a late-night argument at the front desk and shattered the glass front desk top. The police were called. The man's agitation persisted and he eventually had to be cuffed and jailed over night.

On November 1, the sauna and steam room were maliciously turned on "full blast" and left. The situation was discovered about 3-4 hours later, fortunately soon enough that there was no severe damage. No key to the exercise facility had been checked out, so the perpetrator must have had a key.

Padding on the East freight elevator was cut and the stuffing picked out.

More braille strips have been pulled off of the elevator panels. These are to be replaced by heavy-duty strips that will be screwed onto the panels.

A large fire lane area has been marked off with gallons of yellow paint behind the East Building. This is the location from which the tall evacuation ladder would be raised in case of fire emergency, and it is imperative that this area be kept clear.

Finally, residents are reminded that the holiday season typically sees an increase in criminal activity. So use common-sense practices in keeping your possessions secure, such as keeping packages in the trunk of the car and closely watching your purchases while shopping.

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COMMUNITY RELATIONS COMMITTEE
Sophie Anderson, Chairperson



The Community Relations Committee (CRC) met at its regular, bi-monthly meeting on November 6.

A Crime Prevention Program, held in the East Party Room, was well attended. The program was very interesting and new methods of prevention are always learned. The people who present these programs are well trained in their field.

The Living Will Program held in the West Party Room on November 12 was very interesting and informative. Unfortunately, our speaker did not leave official forms of living wills. They can be obtained by writing to:

Virginia Department for the Aging
700 East Franklin St., 10th Fl.
Richmond, VA 23219-2327

Other programs of interest will be brought to you by CRC. One program being considered in January is Investments. Also some time in the early part of the year, we will have CPR courses. Look for our posters on the bulletin board.

The next meeting will be held on January 2, 1991.



PHYSICAL PLANT (cont. from page 2)

formed to work with an arborist in developing a long range plan for landscaping. It was also suggested that some azaleas be removed from the hexagon and used elsewhere. The hexagon would then be replanted with flowers.

Two bids for surveying the property line have been received. Each was for \$2,000. Others will be invited to bid.

CABLE TV

Seasons Greetings

The following cable television schedule for Skyline House is provided by Media General Cable of Fairfax:

Jan. 1, 1991 - CONSTRUCTION COMPLETE
DATE

Construction will be ongoing in the hallways and trash rooms only, until January 1. We will not be entering the units during this phase.

Jan. 1 through Jan. 15 - ACTIVATION
PHASE
We will be testing the system and preparing for activation.

Jan. 15 through Feb. 15 - MARKETING
PHASE

We will be marketing our service during a 30 day free installation period. There will be no installation charge during this period. Our sales representatives will be in the complex in the evenings and weekends to schedule residents for installation and answer any questions concerning our channel line up, prices, VCR hook ups, etc.

At the time of installation, we will bring the cable from the hallway into the unit. The installer will answer any questions you may have before work begins.

Thank you for your patience and we look forward to bringing cable television to the residents of Skyline House.

Media General Cable of Fairfax



THE HOUSE SPECIAL

Editor: Tony DiSalvo

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 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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HAVE YOU DONE YOUR GOOD DEED FOR THE DAY

When you are walking around the grounds of SKYLINE HOUSE or through the halls or lobby, do you pick up anything that someone has carelessly discarded on the floor or grounds. Remember this is your home. HELP KEEP IT CLEAN.



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LETTERS TO THE EDITOR



Dear Editor:

Again this year, rather than send individual Season's Greetings, we have chosen instead to send a donation to the Salvation Army in honor of our neighbors here at Skyline House. We wish those we know and those we don't know a Joyous Holiday season and a Happy and Healthy 1991.

Gordon and Mimi Frank, 1111W
Sally Frank, 304E



Dear Editor:

The Town Meeting on November 28 was called to a close so quickly that no-one had a chance to get to the microphone to compliment Chairman David Tilson on the excellent meeting. Mr. Tilson, the other Board members, and our new General Manager, Don Fenton, deserve commendation. The meeting was well planned and conducted, the topics were well covered, and it was brief. Hand-outs provided additional information on details.

The spirit of the meeting was definitely upbeat. It was if those attending appreciated the improvements made in a short time in the management of Skyline House.

Irene W. Wolgamot
T 14E



COMPUTERS FOR CLASSROOMS

Please don't forget I am still collecting register receipts from Giant Food, Safeway and Thriftway, in order for my school to earn computers and computer equipment. Won't you please leave your receipts for me; Melissa Stolarun in my box #1405 West at the front desk. Thank you.

CORRECTION

In the November House Special Tony and Nancy DiSalvo announced that they were resigning as the Editor and Assistant Editor respectively. A number of residents misunderstood this and have asked "when and why are you moving from Skyline House." We are not planning to move from Skyline House.

Tony & Nancy DiSalvo
502E



VOLUNTEERS NEED JEFFERSON HOSPITAL 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, Dir. of Volunteer Services at 998-4973.

If you would like to talk to Nancy DiSalvo, a Volunteer who lives in Skyline House, call 824-1958.

MOSQUE COMPLETED

The Dar Al-Hijrah Mosque, an imposing \$5 million structure, has finally been completed at Route 7 and Row Street near Seven Corners. The Dar Al-Hijrah, loosely translated as "the house of migration," is the first mosque to be built in Northern Virginia. It has rooms for prayer as well as 11 classrooms, a lecture hall, a dining room, a library and a multi-activity room.

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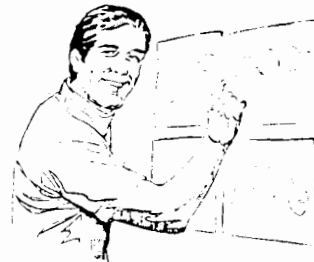
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NEWCOMERS ORIENTATION



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.

BONES

There are four MAIN BONES in every organization:

The WISHBONES wish somebody would do something about the problem.

The JAWBONES do all the talkikng, but very little else.

The BACKBONES carry the brunt of the load and do most of the work.

Which BONE are you?--Adapted from the Scottsdale York Rite Masons

What type BONE are you.

