



The

House Special

VOLUME XI

OCTOBER 1991

NO. 10

PRESIDENT'S REPORT

David Tilson, President

SMOKING BAN

On September 25, at its regular monthly meeting, the Board made a major rule change: **effective immediately, no smoking will be permitted in the common areas of all three buildings.** This ban includes all lobbies, galleries and residential corridors. Smoking is, of course, permitted in apartments, on balconies, and in the party rooms when they are being used for private parties. Signs will be placed on the doors at all entrances and at other appropriate places in the building. All residents are urged to comply - and to advise their guests to comply - with this new rule. It is noted that our neighbors at Skyline Plaza have had this rule for two years.

REDECORATING

The Board agreed to purchase four additional chairs, two tables, and four plants to complete the furnishing of the lobby. The cost of these additional items will still keep the total costs of redecoration within the approved budget of \$141,000. Art for the walls of the main lobby and the galleries will require additional money. An ad hoc committee to select the art was appointed. The committee consists of Carroll Thompson, Betty Wade, Helen Brown and Dolores Littles (Board liaison). The committee will, with the help of an art consultant, develop a plan and a budget and present it to the Board for approval as soon as possible. Upon receipt and installation of the additional furniture and the planned art the Lobby level will have a brand new face. It is incumbent upon all of us to insure that these fixtures are not abused.

ROOF REPAIRS

Emergency repairs to eliminate serious leaks in the roof at the west end of the East Building were authorized by the Board earlier in the month. Some relatively minor emergency repairs also are needed in the West Building. More significantly, the report of the special infra-red roof survey has shown that the roofs of both buildings require very extensive work. The Board approved the General Manager's recommendation that he retain an expert roofing consultant to review the roofing survey report, make recommendations on a plan to repair the roofs of the East and West Buildings (the roof of the Lobby Building does not require repair), and prepare the technical specifications for a request for proposals. The replacement reserves appear to have sufficient funds to cover the costs of the necessary repairs.

COMMITTEE CHAIRS

Rob Sherrer, who has ably chaired the Security, Fire and Safety Committee for six years, has notified the Board that he plans to step down in March 1992. All of us are grateful for the thoughtful and effective leadership Rob has provided to this very important committee. We would appreciate help in finding a replacement.

Frances Blumberg, who has been serving as chair of the Covenants Committee since last Spring, announced that she has stepped down as chair and has been replaced by Stephney Keyser. This is a difficult and important job. The Board thanks both ladies.

LANDSCAPING

The PPOC provided an extensive report on the

(Continued on Page 3)



The

House Special

Editor: Law Henderson

Advertising: Skyline House
Business Office
(703) 578-4855

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preceding issue date.

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LETTERS TO THE EDITOR: THE HOUSE SPECIAL welcomes brief comments from its readers. Please limit your letters to 250 words and include your name and unit number. The Association Board reserves the right to refuse incorrect or improper statements.

ADVERTISING: A rate card, showing the costs and sizes, is available from the Business Office. If there are services and/or tradespeople with whom you have dealt, let the Business Office, 578-4855, know so that we may pursue them as advertisers. The appearance of advertisements in THE HOUSE SPECIAL does not constitute endorsement by the Association.

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LETTERS

NOTE: In the September edition of *the House Special*, we published a letter from Mr. Don May of Unit 1407W. Mr. May's letter discussed reportage of the elimination of several parking spaces on South George Mason Drive adjacent to our Lobby to provide the bus stop and the concurrent pronouncement by the General Manager of the critical lack of parking spaces around our condominium. Mr. May felt that instead of him, going off independently to write to VDOT to try to reverse this, he solicited comments from other residents of Skyline House. The Editor also invited comments to be published herein and although many residents voiced a concern about the loss of so many spaces, only one resident, Mr. G. Mercer Stowers of Unit 607E, responded with a written reply supporting Mr. May's comments.

The Editor

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The duty of man is not a wilderness of turnpike gates, through which he to pass by tickets from one to the other. It is plain and simple and consists of two points--his duty to God, which evry man must feel, and, with respect to his neighbor, to do as he would be done by.

Thomas Paine

(Continued from Page 1)

landscaping situation and included detailed recommendations for both long- and short-term work.

The report was the work of a PPOC sub-committee consisting of John Petrella, Chair, Laurie Lakey, and Barbara Michelman. It was an impressive piece of work indicating that considerable time, effort and concern was expended in its completion. The Board endorsed the recommendations and work will shortly begin on its implementation. Funds for implementing the plan are available.

BALCONY RESTORATION

The work on the East Building balconies should be completed by November 8. The inspection of the North side of the West Building has revealed the need for additional work, about half of which is covered by the Palmer Brothers warranty. Plans for doing this work are being developed and will be presented to the Board as soon as they are ready.



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Renewing an old friendship during their 40-year reunion, Tom asked Chuck if he'd realized any of his 'boyhood dreams.

"One of 'em, at least," said Chuck with a grin. "When Mom used to comb my hair, I always wished I didn't have any."

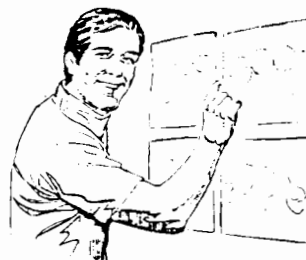
CABLE SERVICE

The General manager reported that Media General has again changed wiring sub-contractors and has promised to complete the work in a couple of weeks. They will not commence marketing until they are ready to provide the service. On the other hand, Washington Cable has provided no further information on their plans.

TOWN MEETING

A Town Meeting to which all unit owners are invited will take place on November 12, 1991 in the West Party Room at 7:30pm. The tentative 1992 budget proposal will be presented for discussion as well as the report of the telephone consultant, who will be asked to present it and respond to questions. Other matters, including the balcony restoration, and redecoration, will be discussed.

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RECREATION COMMITTEE

Tony DiSalvo & Dave Harvey, CoChairs

The Committee met on September 11th with a robust crowd in attendance. The next meeting is scheduled for Wednesday, October 9, in the West Card Room. **All** residents are invited and urged to attend, as usual.

A review of the past month's activities were discussed, along with the activities for the remainder of the year. After a lengthy discussion with the participation of the members in attendance, it was agreed that the December Holiday Party would be held on Saturday, December 7. The possibility of a potluck dinner was discussed but the need for a chair or a co-chair is imperative. No volunteers as yet! Since the Chinese dinner was such a success another will be held in 1992. A Lebanese dinner is also planned.

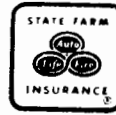
The next TGIF will be held on Friday, October 4 in the West Party Room at 6:30 pm. All residents are invited, you need only bring your liquid refreshment and setups, and a plate of hors d'oeuvres to share. We provide the ice. *No reservations required.*

Mark your calendar for the next big event sponsored by your Recreation committee. Mexican Night is scheduled for November 21 in the West Party Room. Complete details will be published in the November *House Special*.

Come join the Recreation Committee at its next meeting on Wednesday, October 9 in the West Card Room at 7:30 pm.

Without friends, the world is but a wilderness. There is no man that imparteth his joys to his friends, but he joyeth the more; and no man that imparteth his griefs to his friends, but he grieveth less.

Francis Bacon



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During a political debate one heckler's nonstop verbal abuse was irking candidates and audience alike. The loudmouth met his match, however, when he interrupted a speaker with a raucous, "I wouldn't vote for you if you were St. Peter!"

"You *couldn't*!" shot back the candidate. "If I were St. Peter, you wouldn't be in my district."

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PHYSICAL PLANT & OPERATIONS COMMITTEE

Ed Ing, Chair

At the regular PPOC meeting on September 5, 1991, the following matters were discussed:

1. Landscaping Subcommittee's Recommendations for Fall Planting Program in High Priority Areas. At three past meetings, committee members have expressed concern about the shabby appearance of the Condominium grounds. Many of these problems started under the previous management. Over twenty trees have died, were cut down, and not replaced. Of the more than 1,000 azalea bushes that originally decorated the grounds, hundreds have died and not been replaced.

The situation has accelerated during this last Spring. Dead trees and shrubs have remained standing eyesores for weeks before being removed, they have not been replaced. The grass has remained uncut and unwatered for weeks. Spring daffodils and tulips after blooming were left to dry and were not replaced until early Summer. Dead rhododendrons were left in place for weeks before being removed and not replaced. The espaliered bushes on the terrace walls of the West Building front were removed and not replaced. Summer plantings were late and sparse. The pin oaks lining the driveway are dead and mar the landscape because of their high visibility.

At the August meeting the PPOC agreed to rehabilitate three high priority areas during the Fall planting season. These three areas were designated high priority because of the severe deterioration and high public visibility which affects unit owner's and the public's perception of the Condominium. The PPOC's Landscape Subcommittee was directed to draft a program focused on these areas.

At the September PPOC meeting John Petrella gave the Landscape Subcommittee's report and recommendations. The Subcommittee recommended postponing for one month corrective action in two areas -- beneath the pedestrian overpass and the East side of the East Building. Replanting in these areas should await the completion of the balcony and spandrel repair work late this Fall, otherwise, falling construction debris would destroy newly planted shrubs and trees. The Subcommittee will develop a detailed

corrective program for the East Building areas by October.

The Subcommittee did present a corrective program for the Condominium entrance. The plan covered both sides of the driveway between the Lobby and George Mason Drive; the plan also covers the hexagon. Briefly, the remedial plan called for the removal of all dead trees and their replacement with the same species. But an English oak, a pin oak, and Bradford pear tree would not be replaced to allow for landscaping modification. The plan also called for the removal of the pine tree and azalea bushes in the hexagon; this area would be covered with a flower bed that would change each season. Seasonal flowers would also be planted on both sides of the entrance and along one side of the circular drive. Other areas would be planted with pachysandra and rhododendrons.

Discussion initially focused on the replacement of the three dead pin oaks which line the driveway. Since pin oaks are not doing well either at Skyline House nor at Skyline Plaza, the opinion was voiced that a different variety of tree should be planted. Significant support was expressed for replacing the three dead pin oaks with crepe myrtle trees. It was then moved, seconded, and approved that the Landscaping Subcommittee work with the General manager and the arborist consultant to select a suitable replacement variety keeping in mind the popularity of crepe myrtle if feasible for that area. It was further moved that the PPOC request the Board to act in a timely fashion on this recommendation so as to implement the program during the Fall planting season. The entire Committee expressed appreciation to John Petrella, Barbara Michelman, Laurie Lakey, and especially Margaret Gassler for their work on the Landscaping Subcommittee.

Although the PPOC has not yet formulated a recommendation to place paving stones along the driveway to form a safe pedestrian walkway, it endorsed the recommendation to set the three replacement trees back from the driveway so as to accommodate such a walkway in the future.

The discussion then turned to the Subcommittee's recommendation to remove and not replace the tree in the area where the General Manager envisions placing a handicap ramp. The Committee discussed the practicality of expanding the Landscaping

Subcommittee's recommendation to include the ramp but the Committee decided to postpone a formal recommendation on the ramp. Such a recommendation would delay Board consideration and action on the Fall planting program which must be acted upon expeditiously. Furthermore, the ramp proposal would raise additional issues over costs which have not been budgeted. The General Manager affirmed that the 1991 budget provided \$5,000 for plantings and another \$10,000 in reserve for tree replacement. The total \$15,000 would be adequate to cover the recommended program.

Margaret Gassler then raised the concern that the hexagon needed a 30-inch wide paved or brick border lest its plantings be trampled by passengers alighting from parked vehicles. Such a proposal would require design work and entail some expense. Consideration of a brick border at this time would therefore delay replanting in the hexagon. Since the Committee expressed a desire to have the hexagon beautified and planted with flowers immediately and since the flowers would not be permanent, the PPOC decided to proceed with the hexagon beautification plan. It will later consider the proposal for a brick border.

2. **Long-term Landscaping Maintenance Program.** The PPOC's July recommendation which the Board of Directors approved also required the formulation of a long-term plan to maintain and upgrade the appearance of the Condominium grounds. The objective here was to preserve and enhance the landscaping of a first-class condominium project.


To achieve that end, the PPOC drafted a program based on provisions of Skyline House landscaping contracts. Although actual contract performance has varied with each company, the Condominium has required all past grounds contractors to meet these contractual requirements.

The Committee believes that these past requirements are sound and believes they should remain the basis for the long-term maintenance program. The Committee therefore adopted the requirements as a long-term landscaping maintenance program for Board approval.

3. **PPOC Draft Charter.** The Committee then turned to a discussion of the draft PPOC Charter which the Ad Hoc Committee on Governance had drafted and proposed. The draft charter eliminates the PPOC's present duty and authority to review condominium contracts. The PPOC unanimously agreed that it wishes to maintain its current duty to review contracts.


The committee then discussed its line of authority and relationship with the Board and the General Manager. Further discussion and action on the draft charter was postponed until the October PPOC meeting.

4. **Subcommittee to Review Roof Repair Contract.** A subcommittee was formed consisting of Howie McClennan and Dave Harvey to review the anticipated roof repair contract and to formulate a recommendation for the upcoming September 25th Board meeting.



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COMMUNITY RELATIONS COMMITTEE

Sophie Anderson, Chair

The Skyline Plaza Community Relations Committee has again provided an opportunity for Skyline residents to Meet the Candidates for several key local government offices and has extended an invitation to interested Skyline House residents to attend. The invited speakers include the contenders for the Fairfax County Supervisor's position being vacated by long-time office holder Tom Davis, Tina Trapnell (R), former Administrative Aide to Davis; and Joyce Grand (D), a former teacher and youth advocate; incumbent State Delegate Leslie Byrne (D) and challenger, Barry Caron (R); and incumbent State Senator Emilie Miller (D) and challenger State Delegate Jane Woods (R). The audience will have an opportunity to ask questions following their presentations. The meeting will begin at 7:30 pm in the South Party Room of Skyline Plaza.



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SECURITY & FIRE SAFETY COMMITTEE

Rob Sherrer, Chair

Eight residents attended the September meeting of the Committee which was the first meeting after a 2-month summer recess. Items and issues discussed included the following:

Pursuant to the request of the Ad Hoc Committee on Governance, the Committee reviewed the draft revision of its charter prepared by the Ad Hoc Committee. The draft contained only minor changes from the existing charter. The Committee voted to add an additional function -- Conduct the Neighborhood Watch Program. Words are cheap, of course, and it remains to be seen whether the Watch Program can be revitalized.

As you can see, the planned traffic signal at our main entrance driveway has not yet been installed. This is to be fully funded by Charles E. Smith; there will be no expense to the taxpayer. The contractors, Dewberry and Davis, have made the suggested changes to the plans, but the local office of the Virginia Department of Transportation at various stages in the process has been a perfect physics example of a body in slow motion (or perhaps, more accurately, a body at rest). One suggestion would be to donate to the VDOT a large supply of South American espresso coffee in the hope that those responsible for the delay would drink it and become bodies in fast motion. Stay tuned!

Incidents during August included the following:

-August 4 -- An East Bldg resident was found intoxicated and asleep in the garage with his motor running. He was discovered by the guard, who escorted him upstairs.

-August 7 -- At 11:15 pm, 3 males attempted to pass the front desk. Upon being questioned by the desk clerk, they said they wanted to visit a West Bldg resident whose name was not listed and whose unit number they did not know. The clerk told them to leave; the guard checked to see that they left the premises.

-August 10 -- A car was stolen from the front circle; the car had been left with not only the keys in the ignition but also running.

-August 13 -- An employee reported that a car had hit his car and broken the tail light. He got the offender's license plate number.

-August 18 -- An East Bldg resident backed out of a guest parking spot into the rear of a passing car. She claimed she was not at fault and sped off.

-August 19 -- A unit in the West Bldg was broken into between 7-9 pm. Entry was through the balcony window. An initial attempt had been made through the door, but the deadbolt lock held despite the door being damaged beyond repair. Valuables had been taken.

-August 19 -- An intoxicated resident of the West Bldg was rude and harrassed the desk clerk about 9:20 pm. A letter was sent by Management and the offender apologized a few days later.

-August 23-24 -- Windshields on 3 cars in residential parking behind the West Bldg were maliciously broken with rocks.

August 24 -- About 2:25 pm, a resident was stopped from bringing a bicycle into the main lobby. She became extremely angry and nasty and began yelling incredibly profane language at the desk clerk. This was witnessed by several residents and guests. The guard followed her out of the building after which she gave him a false unit number as to where she was headed.

-August 25 -- At about 3:50 pm objects were spotted being thrown from a high balcony of the West Bldg. The guard found a car below with broken rear and right-side windows.

-August 31 -- The window of a car in the East parking lot was reported broken but no further information was provided.



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| Units | Zip Code |
|-----------|------------|
| 101-110 | 22041-3751 |
| 114-316 | -3700 |
| 401-505 | -3752 |
| 506-610 | -3753 |
| 611-715 | -3754 |
| 716-911 | -3755 |
| 912-1107 | -3756 |
| 1108-1212 | -3746 |
| 1213-1401 | -3747 |
| 1402-1506 | -3748 |
| 1507-1709 | -3749 |
| 1710-1716 | -3750 |
| T1-T16 | -3751 |

West Building 3713 South George Mason Drive

| Units | Zip Code |
|-----------|------------|
| 101-202 | 22041-3729 |
| 203-405 | -3730 |
| 406-510 | -3731 |
| 511-615 | -3732 |
| 616-804 | -3733 |
| 805-916 | -3734 |
| 1002-1112 | -3735 |
| 1113-1301 | -3736 |
| 1302-1406 | -3737 |
| 1407-1511 | -3738 |
| 1512-1716 | -3739 |
| T2-T16 | -3729 |
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MANAGEMENT QUIPS

○ Media General: We have been advised by Media General that they have hired a new company to complete the bridge wiring between the "hard line", incoming cable to the floors, and the cabling running from the disposal rooms to the units. Last week, 9/16/91, the contractor estimated he would complete the job in 2 to 3 weeks. A "short" period of testing will then follow and when the system is complete, not before, the sales force will commence to offer service. The best estimate is the end of October, the beginning of November.

○ Group Tiling: Management has worked out a group tiling arrangement for balconies with Storm Flooring. We had asked various tiling companies if they would be interested in providing group discounts. All said that they would be but only one, Storm, provided a schedule of fees. Storm Flooring is the contractor that installed the carpeting used in the redecoration. He also indicated that he would be offering group discounts in unit carpeting.

Storm offers a waterproof quarry tile installation **including all labor, materials and taxes** for as low as \$842.00 per balcony in groups of nine. The grouping theory is that nine units must agree to have their balconies tiled with the same tile at the same time. His installers then would tile approximately 3 balconies each 2 days. The price list includes other colors and special orders may be made at additional costs. A sample board is on display in the main lobby for your information.

The Skyline House Unit Owners' Association, Inc does not receive any fee or consideration for this service and does not warrant or guarantee this installation.

○ We are still receiving "comments" on the speed of the new heavy duty garage doors. Due to an installation glitch, repairs, at the contractor's expense, will delay the final setting of the entrance door. Please keep in mind that it is possible for more than one vehicle to enter the garage at a time. The system is designed so that the doors halt and reverse if anything comes in between the door and the floor. We are still being advised that "another car followed me into the garage". If you can get a license number we will talk about it to the driver/owner. All these violations will be turned over to the Covenants Committee for resolution. The extra reliability we are getting from the new heavy duty door and track system should be paying dividends shortly.

○ The entire garage was washed down, scrubbed and degreased last week. We would like to thank all of you who were able to remove your vehicles the day of the washdown. One glitch did occur. A major drawback of washing down concrete is that as the buildings settle cracks and crevices develop along with erosion at joints. Because of the above, water got into the lighting conduit which is encased in the floors and shorted out in the ceiling of the C level. This affected most of the lights on both the C and D levels for a day. As originally planned we will be repainting the parking space numbers, lines and the elevator entrance areas. Also scheduled is the painting of garage telephones with a high visibility color, probably yellow, along with a sign giving the location in order to make it easier for you to tell the front desk where you are when you need to. We will also be removing as much of the stains and mosses from the garage walls as possible.

○ This last weekend an emergency roofing repair was accomplished on the west end of the

east building. The contractor worked very quietly and efficiently and is in the process of removing the debris.

o Have you noticed the new look of the hexagon. The "lonesome pine" tree has been removed {it was in bad shape anyway as its bark had been badly damaged in the past} and the azaleas have been relocated to make way for our new look. A little color is the theme. In the following months watch for improvements in the landscaping.

o It seems that we have a Toyota theft ring operating in the area. It has been reported that the Plaza had three Toyotas "removed" from their garage in two nights last week. And the third night we had one Toyota "removed" and one almost stolen. Both vehicles were in the garage.

o With the cool temps, we had to turn the heat on in the residential corridors. How about an In-Unit Fall special to check over your heat pumps, etc., which includes changing the filters, cleaning the condensate pipes again, stopping the water leaks and generally fixing the minor items that have broken. That's why we initiated In-Unit Maintenance. If you need a repair man the odds are we can fix it. If any profit is realized it accrues to your condominium association and goes against the budget. Where else can you get your repairs done and not have to go out in the rain to talk to the repair person. We also do appliances. Please support your local In-Unit maintenance staff.

o On Saturday we had another washing machine hose failure that resulted in several units, corridors and the storage room being flooded. Be sure you know where the water shutoff is located. You have a shutoff valve for hot and one for

cold water at the washing machine hoses. In some units there is sufficient room to reach them. You should also be aware that you have a master water shutoff valve in your utility, heat pump & hot water, closet. Part of the service of the Fall In-Unit Special is the marking of these valves. Included in the changing of the washing machine hoses is the repacking of the shutoff valves at the end of these hoses. Some residents turn these valves off whenever they are not using the washing machine as a precaution. Of course when you are away from your unit for any length of time, vacation, etc., you definitely should turn off the washing machine valves, etc. We have available in the management office a list of suggested safety tips to follow when you are away written by Margaret Gassler.

The big news is the Page One story that Skyline House, along with Skyline Plaza, is now a NON-SMOKING BUILDING. The ban affects all indoor common areas except the Party room during private parties. Signs are being made to be placed at entrance/exit doors reminding all that smoking is now banned. Smoking material receptacles are being placed at these doors and we appreciate your cooperation in complying with these changes.

o Quite often management is asked if they know of any empty storage bins for rent. Our response is usually to advise placing an ad on the East & West lobby bulletin boards. The interest in rental of storage bins, inside and outside parking spaces is brisk. If you have one for rent please place a no cost notice on the bulletin board. A printed 3 X 5 card with your message. Put your name, unit number and phone number on the back for pur information. That's all you need to place an ad on the bulletin board.

LIFE BEGINS AT 80

I have good news for you. The first 80 years are the hardest. The second 80 are a succession of birthday parties.

Once you reach 80, everyone wants to carry your baggage and help you up the steps. If you forget your name or anybody else's name, or an appointment, or your own telephone number, or promise to be three places at the same time, or can't remember how many grandchildren you have, you need only explain that you are 80.

Being 80 is a lot better than being 70. At 70 people are mad at you for everything. At 80 you have a perfect excuse no matter what you do. If you act foolishly, it's your second childhood. Everybody is looking for symptoms of softening of the brain.

Being 70 is no fun at all. At that age they expect you to retire to a house in Florida and complain about your arthritis (they used to call it lumbago) and you ask everybody to stop mumbling because you can't understand them. (Actually your hearing is about 50 percent gone.)

If you survive until you are 80, everybody is surprised that you are still alive. They treat you with respect just for having lived so long. Actually they seem surprised that you can walk and talk sensibly. So please, folks, try to make it to 80. It's the best time of life. People forgive you for everything. If you ask me, life begins at 80.

JEFFERSON HOSPITAL VOLUNTEER PROGRAM

Jefferson Hospital, located near the intersection of Rte 7 and Beauregarde, is seeking volunteers to provide support services to patients which contribute to the delivery of health care for patients and the the related well-being of their families.

Anyone interested in participating are requested to contact Beth Lehman-Marzullo, Director of Volunteer Services at 998-4973.

Put Your Smile in the Care of Experts...

- **Experience**-Drs. Ostrolenk and White bring their patients the latest-state-of-the-art techniques plus 30 years of combined dental knowledge and practice. Both are graduates of Georgetown University's School of Dentistry and served on its staff until its closure.
- **Expertise**-Drs. Ostrolenk and White provide comprehensive family dentistry including the latest techniques in all phases of family dentistry.
- **Empathy**-Drs. Ostrolenk and White understand the concerns of even the most apprehensive and sensitive patient. They practice gentle dentistry and their staff offers warm, personalized care.
- **Extended Hours**-including evenings and Saturdays, and flexible payment plans are also provided by Drs. Ostrolenk and White for their patients.



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