



The

House Special

VOLUME XII

JUNE 1992

NO. 6

THE PRESIDENT'S REPORT

Ed Bisgyer, President

The regular monthly meeting of the Board of Directors was held on May 27. The agenda items and actions taken by the Board were:

The Management Staff. Don Fenton is recovering comfortably at home after his mild heart attack but will not return to his duties as General Manager until he gets clearance from his doctor, which hopefully will be soon. Regrettably, our new staff accountant, Kathleen Bailey, was involved in a car accident and broke several bones in her foot. She will be away from her desk for an indeterminate time but does plan to do some work at home on her computer which, through a modem, can access her records at the office. Meanwhile, Nancy Reed, our very competent Deputy General Manager, is carrying a substantially increased workload with her usual good cheer and capability. The entire staff is performing very well and affairs are running smoothly.

Voluntary Inspection Plan. We recently asked our attorney, Bob Segan, to review the legal position of our voluntary inspection program of unit hoses, valves, etc., relating to possible water damage. His response was unequivocally forthright that the Board's action was proper. (See separate article in this issue of the Newsletter.)

Lawsuit Expenditures. In response to a request from a unit owner about the expenditures so far for pursuing the lawsuit, the auditors report that for the years 1989-91 the amount is approximately \$71,600. In 1988 about \$6,800 was paid to a law firm which preceded our current legal advisors and for the years before that the amounts were included in the annual budgeted figures for legal costs.

Landscaping. Special recognition and appreciation were extended to the Landscaping Subcommittee, Barbara Michelman and Laura Lakey, and to Nancy Reed for the vastly improved appearance of the grounds. The difference over the past is very noticeable, with delightful flower displays, healthy shrubbery, new plants, etc.

Building Access. A strict policy of admittance procedures for real estate agents has been emphasized to the front desk personnel, to insure that no one is permitted entry without an admit slip and presentation of a real estate license.

Treasurer's Report. Mr. Krumwiede commented upon the financial statement for April, noting that there are still some residual problems connected to software difficulties. Basically, the financial documents are very good; they just need some fine-tuning. Net income for the year to date shows over \$37,000 above expense. However, some adjustments from the 1991 audit still need to be booked which (Continued)



The *House Special*

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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.

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Treasurer	Wayne Krumwiede
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(Continued) may affect those figures. The 1991 audit is being finalized now and should be available in another month. The delinquencies situation is about at the same level as heretofore, with the serious arrearages in the hands of our attorneys for notification and appropriate legal action. In one case the Board voted to instruct our lawyers to proceed with garnishing income rather than foreclosure action in a manner that will result in prompt payment of the amount owed to Skyline House.

Management Report. Nancy Reed announced that the pool has been opened and the contract is at a cost under the amount for last year. The Board has approved the contract amount for work on the new portions of the roof for the East Building. The work will begin as soon as the contract is signed, containing changes recommended by our attorney. The warranty repair work on the West Building balconies, and new restoration areas not included in the original contract, will begin in September by Palmer Brothers, the original contractors. The President emphasized that residents in both buildings will be able to use their balconies this summer until the additional work is started next fall. Some warranty work remains on the East Building; discussion with the contractor is taking place to resolve that.

Rules and Regulations. Revised Rules and Regulations were submitted by the Covenants Committee to the Board for review and approval. Several new regulations are included and the entire document has been gone over to reduce verbiage, tighten wording, improve clarity, etc. A few minor amendments were suggested by the Board which then approved the revised Rules and Regulations, as amended.

Party Room. A proposal to rescind the Party Room rental fee for residents was forwarded to the Board from both the Covenants and Financial Management Committees. The underlying argument is that other common area amenities do not carry a usage fee (billiard room, exercise room, sauna, etc.) and that there was no charge for this when units were (Continued)

(Continued) initially purchased. There was some lively discussion by the Board and unit owners in attendance both pro and con. It was emphasized that the cleaning charge and cost of hiring guards remain in place, and that the resident host bears full responsibility for any damage that occurs from the event. The Board voted to rescind the rental fee for the Party Rooms for residents.

The Covenants Committee reviewed a proposal forwarded to it by the Board previously regarding Management's request that two guards be required for parties with 75 or more guests. The Committee recommended approval by the Board. It was clear from the discussion that large parties can be troublesome and there are instances when guard control is needed. The Board voted to approve the proposal; one guard must be hired for parties with 25 to 74 guests and two guards for events with 75 or more persons attending. The cost of hiring the guards is borne by the resident host.

Residents' Participation in Committees.

There was a spirited and extensive discussion on the status of committees, i.e., the waning interest and participation in committee meetings and functions. The Community Relations Committee, for instance, is completely moribund and no interest has been shown by residents to join. Other committees have only a portion of persons taking part as compared to past years and it seems that there are no new faces. A number of reasons were advanced as to why this situation exists and several suggestions were offered to meliorate this concern. One of the first steps would be to prepare a brochure or pamphlet which describes the amenities of Skyline House, with information on committee functions and activities, and make sure that new residents receive this along with a personal approach to invite them to join in and become involved. The President suggested that the way to begin is to appoint an hoc committee to prepare the brochure.

Elections. It was also recommended by some that the full results, including vote counts for each candidate, be announced following the

balloting at the annual meeting. This was referred to the Covenants Committee to consider and come back with a recommendation to the Board at a future meeting.

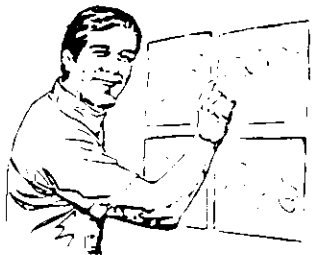
Intercom Hookup. There was a discussion for formal Board action concerning a deadline by which units not currently having intercom with the front desk would no longer receive calls on an outside line for announcements or notices. With the new phone system in place each unit should be sure that there is a direct connection with the desk in order to be informed when a visitor has arrived or a package is received, etc. The Board voted to place a deadline of June 30 to put the intercom in working order at which time notification to a unit on an outside call will stop. Those units which need to do this will be informed by mail, with a clear explanation of what must be done.

June Board Meeting. Due to the absence of a majority of the members of the Board at the time of the regular June meeting it was decided to eliminate the June session and hold a meeting in August (which ordinarily does not have a meeting of the Board).

No executive session of the Board was held; the President announced that one was not needed at this time. The Board meeting adjourned at 10:05 p.m.





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FINANCIAL MANAGEMENT COMMITTEE

Gladys Frank, Chair for May

o The meeting opened at 7:05 p.m. in the West Party Room. The chair welcomed Nancy Reed and Kathleen Bailey from the Management Office (their first attendance). There were five committee members present, the Association President, the Association Treasurer, and George Fay, a visitor, also present.

o The minutes of the April 14, 1992 meeting were approved as written.

o Once again we discussed a change in the FMC meeting date. Since the Board of Directors has now moved its meeting date to the last week of the month, the committee agreed on the third (3rd) Thursday of each month. This will give us time to review the financial documents before the Board Meeting. Our next meeting will be June 18, 1992.

o The auditors are still working on the financial documents and statements of July through December 1991. They expect to be finished by the end of May. Nancy and Kathleen said we could expect these by the middle of July 1992. The January, February and March 1992 financial statements have been given to the committee. We should expect the invoices and supporting papers for these three months by the July 16th meeting.

o Sophie Anderson volunteered to act as Chair for June and July.

o A memo from Stephney Keyser, Covenants Committee Chair, requested the Financial Management Committee to consider the question of charging a Party Room rental fee. The memo states, in part, "the swimming pool, the exercise room, the billiard rooms, the card rooms and the party rooms are all common elements which were included in the condominium for the benefit and enjoyment of the owners. Why should there be an extra charge for using one and not the others?"

The Committee considered at length the question and voted to recommend the discontinuance of the rental fee.

o At the May 12th meeting, the Committee received the proposed bids for the East and West Buildings roof repair. The Committee recommended to the Board that the repairs for the East Building be considered at this time and further recommended that the bid from Alliance for the amount of \$120,000 which includes resaturation be considered for approval, providing that the Company furnishes the required time limit on the warranty.

o The meeting adjourned at 8:10 p.m.

o We are still inviting new members to join us. Perhaps changing our meeting date might help you in making the decision. All resident are invited and welcome.

o The Committee wishes Don a rapid recovery -- we miss you!!

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PHYSICAL PLANT & OPERATIONS COMMITTEE

Ed Ing, Chair

o Many residents have said that the condominium grounds look prettier this spring than ever before. The tulips and now the impatiens and pansies add vibrant color to the condominium. The lawn is also very green and plush. The new contractor has carried out instructions to reinvigorate the grounds.

o Recognition and special thanks should go to Barbara Michelman and Laura Lakey of the PPOC. They have worked with Nancy Reed and the contractor to improve the landscaping. After years of neglect, we can again be proud of our condominium's grounds.

o Once the balcony and spandrel repairs are completed this summer, new azaleas and holly trees will be planted around the East and West Buildings. These replacements will cover the bare areas and restore the original landscape designs. Day lily bulbs will also be planted; these plants will eventually cover the graffiti alongside the Coca Cola plant.

o The PPOC is sensitive to fiscal constraints and will insure that the grounds restoration is carried on within the budget. However, special funds may need to be requested to landscape the community college boundary after the college garage construction is finished.

o The college had promised to plant white pines alongside the garage and to reseed the grass. But many of the white pines on the condominium grounds have died. The Fairfax County Horticultural Service advises that white pines are not suitable for our area. Consequently, to create a visual and noise screen, the condominium will need to plant additional trees and shrubs along the college boundary.

o In addition to reviewing the landscaping plans, the PPOC considered the following matters:

1. Spring Window Washing. The management has postponed the annual window washing until the spandrel and balcony repairs work is done in the summer.

2. Spandrel and Balcony Repairs. The committee expressed concern that the Phase III and Phase IV repairs on the East Building were not finished last year as had been promised. The condominium had contracted for simultaneous work on Phase III and Phase IV to take advantage of the contractor's discount. Doing both phases in 1991 also promised to reduce the disruption and end the project one year sooner. But as things have turned out, the repairs on the East Building will continue through this summer.

Various committee members from the East Building said that this would deprive them of using their balconies for two summers. In the past three years, the repair crews started in early spring after the threat of freezing weather had passed; the concrete patching cannot be done in below-freezing temperature. There was criticism that the work this year is starting late; that this will drag out the repairs through most of the summer; and that this will deny East Building residents the use of their balconies for the entire summer.

Additional repair will also be done on the north side of the West Building. In Phase I of the repairs in 1989, the condominium had only required the contractor to repair the balcony edges. No work was done on the balcony center. Later, in 1990, the condominium decided to examine the entire balcony surface and discovered that the balcony centers also needed repair. Consequently, the work in Phases II, III, and IV covered the entire balcony. Now, remedial work must be done on the Phase I balconies to repair the center surface.

3. Swimming Pool Maintenance Contract. The committee reviewed and supported the management's recommendation that last year's contractor be used again this year. The committee noted that unlike previous years when

residents filed numerous complaints with the pool operations, there was no complaint with last year's contractor.

4. Repair of the Garage Deck Top Planters. The Deputy General Manager reported that one planter has been dug out for inspection and repair. This planter leaches water through the outer brick wall. Work will be done over a period of time on all the garage planters. When possible, the shrubs and trees in the planters will be saved for planting in other areas.

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IN APPRECIATION

Have you noticed the plants in the galleries lately? The plants are full and healthy and enhance the appearance of the galleries offering to visitors a pleasing first view of our condominium. All this is due to the efforts of Sophie Anderson and we take this occasion to tender our thanks.

SPECIAL BOARD MEETING REPORT

Ed Bisgyer, President

• A special meeting of the Board of Directors was held on April 13. The purpose was to review three contracts that required quick attention so that work could begin promptly if the Board gave its approval to the proposals. In addition, an executive session of the Board was scheduled following the special meeting to discuss personnel and legal matters. The Board was asked by Management to take action on the following matters:

1992 Pool Contract. Management proposed that we accept the contract proposal from NOVA Pool Co. for 1992. This proposal has the endorsement also of the Physical Plant & Operations Committee. It includes one full-time and one part-time lifeguard each day, seven days a week for a total of 91 hours. The pool will be open from 11:00 a.m. to 8:00 p.m. from May 23 to September 7. The cost is less than the amount paid in 1991 and is under the 1992 budgeted figure for this service. The Board voted to accept this contract.


Roofing Contract. Management has been negotiating for some time on proposals to provide new roofing to most of the East Building and some repair to the roof of the East Party Room. The new roofing carries a warranty of 20 years; repair work is covered by a 5 year warranty (but is expected to extend the life of that area 8 to 10 years). PPOC has reviewed and approved the specifications and contract. Management suggests that we accept the bid from Alliance Roofing at \$120,000. The Garland Co., which supplies roofing materials to roofing contractors, will be the consultant and project manager and will be responsible, along with Alliance, for the warranties and the quality of the materials and labor. The Financial Management Committee has recommended accepting the contract cost. The Board has approved the contract pending final review of the revised document by our attorney. The work will begin approximately two weeks

after signing.

Balcony Repairs. There are two areas that require attention on the balcony and spandrel restoration project. The East Building has some places that need patching; this falls under the contract for that building. CRL, the company that did the work, is working with the company that supplied defective compound for the areas that require repatching to resolve the responsibility. We have withheld a retainage fee from the original contract that will not be paid until the matter is satisfactorily resolved. Management is working with CRL to settle this.

The West Building has some repair work which falls under the contract with Palmer Bros. and some new repairs to balconies which were not covered in the original agreement. Palmer has offered to do the new work for a price of \$50,000 (after some negotiation). They have asked if the work can be started next September rather than in the heat of summer. The Board approved an agreement with Palmer Bros. for the new work not to exceed \$50,000. Residents may use their balconies this summer until the repair work begins. If assistance is needed to move furniture up from storage the staff will happily provide it. If a carpet is laid down IT MUST NOT BE GLUED, EVER and outdoor carpeting should not have rubber backing since this retains moisture.

• The executive session of the Board, which followed the special meeting, concerned personnel and legal matters. No motions were passed by the Board.

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RECREATION COMMITTEE

Tony DiSalvo and Dave Harvey, Co-Chairs

o The Committee met on May 13. The attendance remains low as the Co-Chair was excused and two members were present. Hopefully, some of the absent members will attend our next meeting. New members with new ideas and willing to carry them out are welcome. The next meeting is scheduled for Wednesday, June 10, at 7:30 p.m. in the East Card Room.

o The Atlantic City trip on Thursday, May 14 was a great success. We don't know if we had any big winners but all had a good time and the weather was fantastic. (We missed you Howie!!! We will, of course see you on our next trip up the Coast.) To show how small the world is, Tony and another Skyline resident were walking through the *Taj Mahal* and, lo and behold, (to coin a phrase), Tony ran into his brother-in-law. Neither knew that the other would be in Atlantic City.

o The poolside *Western Barbecue* is still on for June 20 (mark your calendar). Reservations are a little slow at this point but we are looking for your usual support. It will be an all-you-can-eat buffet and the menu consists of BBQ chicken quarters, charbroiled roast beef, baked beans, potato salad, cole slaw, applesauce, potato chips, pickles, rolls and butter, iced tea, coffee and a sweets tray. The cost will be \$13.50 per person, a slight increase from that of last year. For those who are interested, the Recreation Committee subsidizes this affair.

o The *West End Dinner Theater* has cancelled "A Chorus Line" but another show, "Noises Off", has taken its place on their schedule. The Committee plans to make arrangements for an August 16, Sunday matinee. A Friday evening show was suggested to include people who work but after considering the dinner at 6:00 p.m. we concluded that it would be too difficult for those people to make this show. Therefore, -- it's Sunday matinee with dinner at noon and curtain at 2:00 p.m. For the Sunday matinee, *West End*

provides a complimentary seafood appetizer bar.

o "Noises Off", a hilarious British farce, is a play-within-a-play that follows the slap-stick misadventures and antics of an acting troupe performing their own calamity-ridden production.

o We apologize for the mixup at the May TGIF. Although it was bit late getting started, all who attended had a good time. We will endeavor to make up for it in June. Mark you calendar for 6:30 p.m., June 5, for the monthly TGIF in the West Party Room (the Brian LeBert-Francis Room). All residents are invited, just bring your own liquid refreshments, setups, and a plate of hors d'oeuvres to share.

o Just a word for those new residents who have not attended a Friday TGIF, you are formally invited but need not bring hors d'oeuvres but only your liquid refreshments. Give Tony a call at 824-1958 or Dave Harvey at 578-4621 merely to let one know you are coming.

o Come join the recreation Committee at its next meeting scheduled for Wednesday, June 10 at 7:30 p.m. in the East Card Room. All residents are invited.

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THE BRIDGE

How many times have you heard of the "city slicker" who approached the rube and sold him the Brooklyn Bridge? It happens frequently in various forms of literature and burlesque and is always the cause of a chuckle, aloud or muted. So that you might be prepared the next time you visit the "Big Apple" we have selected the following for your information and edification.

In the years around 1870, the concept of building a great bridge to span the East River between the great cities of New York and Brooklyn required a vision and determination comparable to that which went into the building of the Pyramids. Throughout the fourteen years of its construction, the odds against the successful completion of the bridge seemed staggering. Bodies were crushed and broken, lives lost, city political empires fell, and surges of public emotion constantly threatened the project.

In the event that you are approached by the legendary huckster you should be knowledgeable as to the specifications of the bridge so that you may make an educated evaluation of your possible purchase the following details are presented:

John A. Roebling	Designer
Washington A. Roebling	Chief Engineer
Length of river span	1,595' 6"
Total length of bridge	5,989'
Full width of bridge floor	85'
Number of cables	4
Diameter of each cable	15.75"
Length of each cable	3,578'6"
Number of wires in each cable	5,434
Weight of each cable	1,732,086 pounds

These are but a few of the many statistics published and available but may be sufficient to give you some information on which to base an educated estimate of the worth of your pending purchase. This information has been lifted from the book "The Great Bridge" by David McCullough.

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UNIT INSPECTIONS TO PREVENT WATER DAMAGE

• Some time ago the Board considered the problem of how to lessen the possibility of water damage to other units and to common areas from burst hoses, bad valves, etc., in individual units. Initially, and with the concurrence of the Physical Plant & Operations Committee, the Board voted to make preventive maintenance inspections of water-related equipment mandatory in each unit. There was some resistance from a few unit owners who objected to mandatory entry into their units. The Board then voted to put this program on a voluntary basis--at the request of the unit owner all hoses and other water control items would be inspected and any needed replacement would be done at cost to the owner. There is no charge for the inspection itself.

• This action by the Board still did not satisfy the position of one or two owners who argued that no Association funds may be expended for work inside an individual unit except for emergency repairs. One owner sent a letter to the President of the Board contending that because the Association's Articles of Incorporation state that the Association has the authority "to manage, control, operate, maintain repair and improve the common elements," the Board's authority extends to the common elements only and not to individual units except in an emergency. To resolve this issue and settle it once and for all we referred the entire matter to our attorney, including the complaining owner's letter and one from the President explaining the Board's position. The response from the attorney is clear, definitive and conclusive.

• His reply states, "I do not believe that [the unit owner] is correct as a matter of law. It is absolutely clear to me that the Association has the authority to expend funds in the manner you described in your letter." The attorney goes on to say that the unit owner "... selectively highlighted only one portion of the 'purposes' section of the Articles of Incorporation, and then argued that, since authority to conduct these inspections is not

expressly set forth in that one section, it has not been given to the Association. This is an incorrect conclusion. The Articles themselves contain at least ten other broad statements of the Association's purpose, and they further state that the enumeration of these purposes is not intended to be exclusive or limiting." Our attorney's letter goes on to cite a number of references in the Articles of Incorporation and the Declaration which support his findings. He then says, "Therefore, I am firmly of the opinion that the Board, and the corporation that acts as the unit owners association, has the power and the authority to expend funds for this inspection program... "

• This debate is ended. The Board will not spend any more time discussing the issue of inspection of units for this program. A complete copy of our attorney's reply is available upon request. We urge all unit owners to take advantage of this free inspection to determine that your hoses and valves are in good condition. Any repairs or replacement can be done at modest cost.

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