



The

House Special

VOLUME XII

NOVEMBER 1992

NO. 11

THE PRESIDENT'S REPORT

David Tilson, Vice President

○ I presided over the Board meeting on October 28 in the absence of President Ed Bisgyer, who is convalescing after undergoing coronary by-pass surgery a couple of weeks ago. Ed is recovering nicely and expects to resume his normal activities in a month or so.

Lawsuit Against Hyatt and Rhoads

○ There is still a possibility that our lawsuit against Hyatt and Rhoads is not over despite the unfavorable outcome of the jury trial. The Board, on the recommendation of our attorney, filed a motion for a trial on another issue of malpractice liability -- namely, that Hyatt and Rhoads allowed the statute of limitations to expire before filing the original motion for judgement against the developer in November 1984. At a hearing on October 16, this motion was denied by the same judge who has been handling our case all along and who had not allowed this matter to be included as an issue in the trial we lost. We have authorized an appeal to the Virginia Supreme Court. The Virginia Supreme Court accepts only about one third of the civil cases appealed. If the appeal is successful, our lawsuit could have a favorable outcome.

Overcoats for the Needy

○ Bergmann's, in cooperation with the Salvation Army, is offering to pick up your

unwanted coats at no charge, provide free drycleaning, and pass the coats to the Salvation Army for distribution to those who need them. If you have a coat you want to give away, call Bergmann's at (703) 247-7600.

Good Neighbors Group

○ In my role as acting chair of the Community Relations Committee, I proposed that a new support group, aimed primarily at older residents, be organized. On October 14, at a meeting of the Community Relations Committee, a committee was established to organize the new group, but the concept was broadened to include all residents, not only those who are older. An organizing committee was established consisting of the following residents of Skyline House:

George and Martha Beams, 710E
Madeline Kelly, 703E
Geraldine Naveau, 413W, Co-Chair
Priscilla Preston, 1108E
Irene Wolgamot, T14E, Co-Chair
Virginia Wallace, 1715W

○ The group decided to call itself the Good Neighbors Group and will send a letter and response form to all residents to identify those who would like to participate in the group's activities.

○ Initially, the group plans to launch two sets of activities: (1) a group of volunteers who will assist anyone who needs help due to illness, disability, or an emergency; and (2) a telephone committee to regularly telephone individuals who



The

House Special

Editor:

Law Henderson

Advertising:

**Skyline House
Business Office
(703) 578-4855**

Copy Due Date:

**20th of the month
preceding issue date**

Published:

Monthly

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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live alone and who want this service. The latter service should be particularly useful to some older residents who may be lonely and feel isolated and would appreciate the opportunity to socialize with neighbors on the telephone. Others, with health problems, may want the reassurance of knowing that someone is aware of their status every day and will summon help if it is needed.

o Please fill in the form if you have any interest in either volunteering for this group, or being served by it. A box to receive the responses will be at the front desk until November 15.

New Condos in Skyline City

o Representatives of the Smith Company informed us that Smith plans to construct two new condominiums in Skyline City: one will consist of about 250 units in four low-rise buildings in the area between Skyline Square and Skyline Towers; the other will consist of over 500 units in two 14-story towers on Leesburg Pike. Construction will start on the low-rise development very soon. Zoning approvals are needed for the high rise development.

Traffic Light

o According to a Smith Co. representative, almost all of the approvals from the State and local authorities have now been secured, and construction and installation of the traffic light at the entrance/exit to our property should take place this fall.

Financial Status

o The Treasurer reported that the new in-house accounting system is now fully functional and provides us with prompt and accurate reports and analytic capabilities that we never have had before. He said Ms. Bailey has done an outstanding job in setting it up. He also noted that Ms. Bailey has been working closely with our attorneys to get the delinquency problem under much better control than has heretofore been the case. Ms Bailey reported that the results so far -- and the projections for the balance of the year -- indicate that our income will exceed our

expenditures by a comfortable amount, possibly in the vicinity of \$40,000 or more. The Treasurer reported that the Financial Management Committee has been working with management to prepare the 1993 budget and that the recommended budget will come to the Board for action at its November meeting.

- In response to questions, it was noted that the special assessment payments terminate in December 1992. The General Manager said that the cost of repairing the balconies will be covered fully by the special assessment.

1993 Operating Contracts

- Mr. Fenton reported that he had negotiated new contracts for pool service and landscaping for 1993 at the same amount as we paid in 1992. The PPOC had reviewed and approved both proposed contracts. The Board authorized him to sign these contracts. Mr. Fenton further reported that negotiations for all of the other operating contracts for 1993 were either underway or completed and would be brought to the Board for approval as soon as PPOC has reviewed and approved them.

NOVA Community College Construction

- Mr. Fenton reported that he had been advised by a spokesman for the Community College, that they intend to start construction of the fence between our property and theirs in a week or so. He was told the fence would be built on their property two feet from the property line. No further details were provided. Mr. Fenton said he and Mr. Mike Moore would set up a meeting with the Community College authorities in the next few days to clarify their plans and make sure that they were satisfactory to us.

Garage and Pool Repairs

- Mr. Fenton reported that an extensive investigation of possible leakage into the garage from the pool has been completed and the news is relatively good: although there are some problems, they are remediable at costs that are fully covered by the reserve funds set up for this



purpose. Work is proceeding and should be completed this fall or next spring. Also, other sources of leakage from the planters on the deck above the garage are being repaired. All of this work is being done by our own staff supplemented by direct-hire laborers. The costs for effecting these repairs will turn out to be far less than we had expected them to be.

Balcony Restoration Project

- Work on both buildings is proceeding and should be completed this fall.

Office Space

- Mr. Fenton reported that the Fire Marshall had ordered us to vacate the Fire Control Room not later than November 3. This has been used as the office for our accountant, Ms. Bailey. There is no other office space available in any of the areas owned as common elements by the Association. Mr. Fenton said that one of the two commercial units in the West Building was available for rent and that he had negotiated -- subject to Board approval -- a 6-month lease for this space at the reasonable rent of \$900 per month for about 1000 square feet of space. The owner will pay the condo fee. He pointed out that we badly needed this additional space because we now were performing management functions that formerly were performed by management agents who housed much of their staff in other buildings. The Board approved the lease of this space and agreed with Mr. Fenton's suggestion that a committee review the longer term space needs of our staff and how we best might provide for them.



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THANK YOU

My wife, Merche, and I want to express our thanks and gratitude to all our friends and neighbors at Skyline House during my hospital stay and convalescence. The visits, cards and phone calls mean a lot and have helped more than you know in what was a difficult time. An especial appreciation also to those who assisted Merche with transportation to and from the hospital, shopping, etc.

I am glad to be able to say that I am on the mend and hopefully will be able to gradually resume participation in the Board's deliberations and other activities within the next few weeks. My thanks to Dave Tilson for carrying the duties of the presidency during my absence, and to Don and Mal Fenton for their continuous caring support. I'll see you all soon under pleasanter conditions.

Ed Bisgyer

GRANDAD

Heaven's mighty sweet I guess;
Ain't no rush to get there;
Been a sinner, more or less;
Maybe wouldn't fit there.
Wicked still, bound to confess;
Might jest pine a bit there.

Heaven's swell, the preachers say;
Got so used to earth here;
Had such good times all the way,
Frolic, fun and mirth here;
Eighty springs ago to-day,
Since I had my birth here.

Quite a spell of happy years.
Wish I could begin it;
Cloud and sunshine, laughter, tears,
Livin' every minute.
Women, too, the pretty dears;
Plenty of 'em in it.

Heaven! that's another tale.
Mightn't let me chew there.

<< A REMINDER >>

...for those newcomers who have not availed themselves of the Newcomers Orientation Program, Tony DiSalvo chairs that committee. Many of you have indicated that you would welcome an orientation and have been contacted but have not availed yourselves of this most important activity. Owners and renters are both welcomed. Tony covers many of the in-unit maintenance items that you might not be aware of and conducts visits to the party rooms, exercise room, pool room, etc., and will answer many of the questions you might have. Just give him a call at 824-1958 or leave a message for him at the reception desk for Unit 502E, to set up an appointment. If you could hear the words of appreciation he has received after an orientation tour you would certainly take advantage of this Skyline House activity.

Gotta have me pot of ale;
Would I like the brew there?
Maybe I'd get slack and stale--
No more chores to do there.

Here I weed the garden plot,
Scare the crows from pillage;
Simmer in the sun a lot,
Talk about the tillage.
Yarn of battles I have fought,
Greybeard of the village.

Heaven's mighty fine I know. . . .
Still, it ain't so bad here.
See them maples all aglow;
Starlings seem so glad here:
I'll be mighty peeved to go,
Scumptions times I've had here.

Lord, I know You'll understand.
With Your Light You'll lead me.
Though I'm not the pious brand,
I'm here when You need me.
Gosh! I know that Heaven's GRAND,
But dang it! God, *don't speed me.*

Robert Service

FINANCIAL MANAGEMENT COMMITTEE

Bill Miller, Chair

○ After completion of the Auditor selection process to select an accounting firm to perform the 1992 audit of Skyline House, the Committee began the review of the proposed 1993 budget. At the *House Special* deadline the Committee had completed the major portion of the review. The Committee review of the budget is scheduled to be completed prior to the end of October at which time a recommendation for approval of the proposed budget will be forwarded to the Board of Directors.

○ The review of the July and August financial documents has been completed and the results forwarded to Management. The September financial documents were scheduled for review on October 22nd. As the Association progresses further into Management's full control of the accounting and financial process, the financial document review has revealed that there is a more accurate accounting of the financial transactions

and controls of the Association. For the first time in 12 years, the financial records and documents are scheduled to be available to our accountant in time to allow the auditor to complete his audit and obtain Board approval in sufficient time for presentation of the audit report to the general membership at the annual meeting of the Association on March 30, 1993.

○ The NOVA contract bid and McFall & Berry landscaping contract bid were discussed at the September meeting of the Committee. The Committee members unanimously approved the two bids and requested the Chair forward a memo to the Board of Directors recommending approval.

○ The Committee continues to operate with six members but would certainly welcome any owners or residents who might be interested in helping shape the financial structure of the Association. The present members have participated in Financial Management Committee affairs for the past 12 years.

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RECREATION COMMITTEE

Tony Di Salvo & Dave Harvey, Co-Chairs

○ The Committee met on October 14, chaired by Dave Harvey. The only other attendee was Mimi Frank. Tony DiSalvo was in Florida, Carroll Thompson was somewhere between Skyline House and California and Maria Boykin and Elsa Paez were off travelling as well. All have since then returned home safely. No other members nor residents were present.

○ In reviewing the Committee reports for the last few months, it becomes evident that attendance at our meeting has fallen off - the same is apparent to other committees. We look forward to having new members join the committee or at least come and listen and perhaps offer a suggestion to help out.

○ The ANNUAL HOLIDAY PARTY will be held on Saturday, December 5, at 7:00 pm in the West Party Room. This activity is the one having

the best attendance of any of the monthly TGIF's. All you need do is bring a plate of *hors d'oeuvres*, and your own liquid refreshments. The Committee, as it has in the past, will have champagne and an extra table of *hors d'oeuvres* and other goodies. Do not plan to eat dinner that evening as there will be lots of good food. Most of the residents do something special for the Annual Party.

○ A reminder to those new residents who have not attended a monthly TGIF, make the Annual Holiday Party your first and use this opportunity to meet your neighbors. You are more than welcome and to make it easier for you, you need not bring *hors d'oeuvres* but only yourselves and your own liquid refreshment.

FUTURE ACTIVITIES

Recreation Committee Mtg
Holiday Party
Recreation Committee Mtg
TGIF

November 11
December 5
December 9
January 8


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SECURITY, FIRE & SAFETY COMMITTEE

Chair -- Vacant

○ Although there was no Security Committee meeting in October (we are on a bi-monthly schedule) our next meeting will be held on Thursday, November 12. All residents are invited to join us for our meetings.

REMINDER: Please do NOT open any exterior door and allow building entry to ANYONE whom you do not recognize. Recently a desk clerk denied building entry to an individual; this person went to the West Building mail lobby and was immediately let in. Incidents like this must stop! Direct all persons who you do not recognize to the lobby entrance. Our security is in your hands! You are not being rude by denying entry; you are being security conscious.

<p style="text-align: center;">Complimentary Consultation</p> <p style="text-align: center;"><i>Skin, Scalp & Hair Care</i> Body Care ★ Waxing ★ Make-up ★ <i>Non-Surgical Face-Lift</i> ★ ★ <i>Computerized Electrolysis</i> ★</p> <p style="text-align: center;">La Beauté Naturelle</p> <p style="text-align: center;">998-0003</p> <p style="font-size: small;">certified & licensed member of BBB Hours: M-F, 10-8, Sat. 9:30-4</p>	<p style="text-align: center;">FREE SKIN TEST (reg. \$15.)</p> <p style="text-align: center;">WITH THIS COUPON <i>by appointment only</i></p>  <p style="font-size: x-small; text-align: center;">Skyline Court Townhouses 3808 Forest Drive Alexandria, Va. 22303</p>
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	<p style="text-align: right; font-size: small;">STATE FARM INSURANCE COMPANIES HOME OFFICES: BLOOMINGTON, ILLINOIS</p> <hr style="width: 50%; margin: 10px auto;"/> <p style="text-align: center;">LYNN K. VAUGHAN Agent</p> <p style="font-size: small;">4900 Leesburg Pike, Suite 207 Alexandria, Virginia 22302 Bus. (703) 845-1092</p>
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MANAGEMENT QUIPS

○ **PARKING SPACE SALES:** Our By-Laws allow the sale of parking spaces whenever a unit has in excess of one garage parking space. In the Declarations the Association assigned one garage parking space per unit as limited common element. (A limited common element is a non-unit owned area that is assigned for the exclusive use of a unit, such as a balcony.) Other parking spaces like outside and extra garage spaces can be transferred. Many of these spaces are on separate deeds. **HOWEVER**, there are **RESTRICTIONS** which must be observed in these sales. A "sale" may only occur if: sold to another Skyline House Unit owner; the selling unit has more than one space; written permission is obtained from the Board of Directors and from the mortgage holder of the selling unit, even if there is a separate deed; and an amended declaration be filed with the County of Fairfax. The Association provides all of the required paperwork, we even fill out the form and will notarize the necessary signatures, for a fee of \$35.00 per space sold. Additionally, the Association must file the amended declaration to ensure that it is in fact done. The only additional charges are for the actual tax and filing fees charged by the county. This is approximately \$40.00. Currently the County is taking about eight (8) weeks to complete the filing.

○ As more and more units are being sold we are finding that many think they have bought extra spaces only to find out that the necessary permission was never obtained and in most cases the paperwork was never filed. **RECENTLY, WE HAD A UNIT SALE HELD UP FOR 3 WEEKS UNTIL THE PAPERWORK FOR A SALE SEVERAL YEARS AGO WAS COMPLETED.** In that case an extra zap came about when it was discovered that the original selling unit had been sold and the new owner was required to sign away his/her interest. Had the new owner not been cooperative a very "sticky wicket" could have resulted. If you have any reason to believe that your extra spaces are not correctly done please check with the management office and we will assist you in checking our records of ownership. **THE ASSOCIATION DOES NOT DO TITLE**

SEARCHES AND IF YOU BUY A SPACE YOU SHOULD CONSULT YOUR ATTORNEY.

○ **Management has started the distribution of the revised RULES & REGULATIONS to all new tenants and new owners in their welcome package; placing a copy in all resale packages; and providing copies in the Management office for all RESIDENT OWNERS and RESIDENT TENANTS who are not covered above. It is necessary that copies received in this last category be signed for by an authorized owner or resident from the unit. Please take a minute and come by to get your copy.**

○ **FREIGHT ELEVATOR SCHEDULING:** You should schedule your use of the elevator as soon as you know when you are moving, having a large delivery, etc. We are experiencing more traffic with more conflicts. The priority system (1=highest) is as follows. A delivery's highest priority is 2. The first move-in/out will be scheduled as 1. Thereafter we will schedule as many as can be accommodated that day. The use of the elevators for moves, etc., is **RESTRICTED TO MONDAY THRU SATURDAY, FROM 8 AM TO 8 PM.** No matter if your truck arrives late, etc., **THE MOVES STOP AT 8 PM.** The roll-up door will be closed at this time. The reason is that the noise and confusion of moving is disturbing to other residents. Other condominiums do not allow moves, etc., after five (5) PM and in some cases only **MONDAY thru FRIDAY.** On the day of your use you will be able to sign out a key to lockout the elevator (this lock also cancels the floor call button light which if not able to be lit tells your neighbors they can't use the elevator) **THIS CAUSES THE ELEVATOR TO REMAIN OPEN ON THE FLOOR TO WHICH YOU TAKE IT. -- DO NOT LEAVE THE LOCKOUT KEY IN THE LOCK -- USE IT TO TURN TO THE LOCK POSITION THEN REMOVE IT. IF YOU DO NOT RETURN THE KEY, IF FOR EXAMPLE IT IS STOLEN, A \$25.00 CHARGE WILL BE LEVIED. SO SIGN-UP FOR THE ELEVATOR AS MUCH IN ADVANCE AS POSSIBLE.**

o Lately the management office has been closed from 1 to 2 pm for "lunch". In reality the administrative staff has been using that quiet time to catch up on paperwork. Because of the close quarters we have been experiencing disruptions and had fallen behind in this area. Now that we are getting extra office space we can resume regular hours and, I might add, when you come to discuss business you will no longer feel that everyone else is listening in. Psst, they were!!!!

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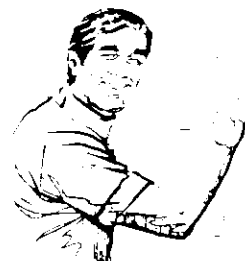
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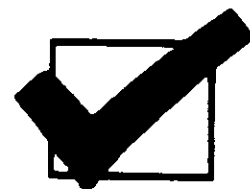
Ed Ing, Chair

o At its regular meeting on October 8, 1992, the PPOC reviewed the status of the following items:

1. Repair of the garage deck, sun deck, swimming pool, and planters.
2. Construction of the college parking structure and survey of the condominium-college boundary.
3. Plans for installing a double buffer door entry to the West Building lobby.
4. Balcony/spandrel repairs.
5. Installation of an energy management system.
6. Landscape restoration plans.
7. Roof repairs on the East Building
8. Repainting of balcony railings and metal panels.
9. Repair of the concrete base for the garage door entry card reader.
10. Coca Cola plant noise at night. Residents who are disturbed by the noise should file formal complaints with the appropriate Alexandria City authorities. The General Manager will provide residents with the telephone number and address.

o In addition, the committee reviewed and approved the general manager's recommendations for the swimming pool repair contract, the swimming pool management contract, the uniform service contract, and the grounds maintenance contract.

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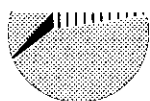
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To Commemorate
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8K RUN

**SUNDAY
NOVEMBER 8, 1992
9:00am**

Join us for the 10th Anniversary Commemoration
of the Vietnam Veterans Memorial and
stay as long as you like for
the other memorial activities during the day.

ENTRY FEE

\$12 if post-marked by Nov. 1,
\$15 thereafter, mail to
2030 Clarendon Blvd. Suite 412
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STARTING TIME

The 8K Run begins at 9:00am
on Sunday, November 8, 1992.
The wheelchair race begins at 8:55 a.m.

LOCATION

The race will start and finish on the
playing field on the south side of the
reflecting pool near the Lincoln
Memorial in Washington, D.C.

PARKING

This is Veterans Day weekend.
Please remember to come early
for closest parking near the Vietnam
Veterans Memorial and activities.
Use street parking along Constitution
Ave., adjacent streets, or
West Potomac race loop.

**PACKET PICK-UP AND
LATE REGISTRATION**

Packet pick up between 12pm and 5pm
on Saturday, November 7 at
The American Red Cross Headquarters
on 17th and C Streets N.W. or
on Race day between 7am to 9am
at the start and finish area on the playing field
on the south side of the Reflecting Pool.
For more information,
call 703/525-1107

AWARDS

The top 3 male and female finishers
will receive awards, male and female
in the following age groups:
19 & under, 20-29, 30-39, 40-49,
50-59, 60-69, 70 & up, and
wheelchair division.

- Multi-color T-Shirts to
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- Post race Refreshments Buffet