



The

House Special

VOLUME XII

MARCH 1993

NO. 3

BOARD REPORT

David Tilson, Vice President

At the February meeting of the Board of Directors of Skyline House, the following items of general interest were discussed:

Traffic Light

The Smith Companies have advised us in a recent letter that the construction permit for construction of the traffic light at the entrance/exit to our property has been issued. The Smith construction company is reviewing bids from contractors and will award the contract to install the traffic light very shortly. Installation should take place in March.

Amendment to Condominium Act

My efforts to get the Virginia Condominium Act amended to make it possible for the Skyline House Unit Owners' Association to amend our bylaws has been successful. The following section amending the Virginia Condominium Act was passed by both Houses of the General Assembly and signed by the Governor about a week ago:

"Section 55-79.73:1. Amendment to bylaws; consent of mortgagee:-

A. In the event that any provision in the bylaws requires

the written consent of a mortgagee in order to amend the bylaws, the association shall be deemed to have received the written consent of a mortgagee if the association sends the text of the proposed amendment by certified mail, return receipt requested, to the mortgagee at the address supplied by such mortgagee in a written request to the association to receive notice of proposed amendments to the bylaws and receives no written objection to the adoption of the amendment from the mortgagee within 90 days of the date that the notice of amendment is received by the addressee.

B. Subsection A shall not apply to amendments which alter the priority of the lien of the mortgagee or which materially impair or affect the unit as collateral or the right of the mortgagee to foreclose on a unit as collateral."

March 30, 1993

Annual Meeting

Elections

Your vote is important

Prior to passage of this law, it was impossible for us to amend the bylaws because our bylaws, as written by the developer, require that any amendment be approved both by two-thirds of the total outstanding votes of the Unit Owners and by institutional

holders of 60% of the outstanding balances of all mortgages and deeds of trust held by institutional mortgagees on Units in the condominium. Passage of this law does not make amending our bylaws easy -- getting 2/3 of unit owners to agree is not a trivial requirement -- but it is at least possible because an affirmative vote of the institutions that hold 60% of the outstanding mortgages is no longer required.

To comply with the law, we will be asking all unit owners who have a mortgage on their apartment to forward a form to their mortgagee. The form was prepared by our attorney. It invites



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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Alexandria, VA

BOARD OF DIRECTORS

President	Ed Bisgyer
Vice President	David Tilson
Treasurer	Wayne Krumwiede
Secretary	Helen Henderson
Director	Dolores Littles
Director	Sam Blumberg
Director	Michael L. Moore

all mortgagees to indicate their interest in being notified of any proposed bylaw changes and asks them to supply an address to which such notifications can be mailed. The board will allow at least 90 days to elapse after this mailing to await responses from mortgagees. After that, it may propose to the unit owners an amendment (or amendments) to the bylaws.

Treasurer's report

The Treasurer noted that there was nothing significant to report. In January both revenues and expenditures were less than the amounts budgeted, but the variances were relatively small and were no cause for concern. There was also very little new with respect to delinquencies. The total amounts of the delinquencies are still quite small as a fraction of total condo fees, and our attorneys are vigorously pursuing all cases referred to them. It was agreed that starting next month a statistical summary of the delinquency picture will be provided to the Board as part of the Treasurer's report.

Fee for providing refinancing information documents

The General Manager and the Finance Committee recommended that the Board approve charging residents who refinance their mortgages a fee of \$50 to cover the costs of preparing the information required by lenders. The Board agreed to do so. A fee of \$100 is charged for preparation of roughly comparable information (which has to be certified by a Board member) needed for the resale of a unit.

Security key check

Management recently conducted a test to determine whether the keys to all units supplied by unit owners to management were in fact the correct keys to allow management to enter an apartment in the event of an emergency. The results were disturbing: 93 units, out of the 556 tested, had not provided a correct set of keys to 5 their apartments. The owners of the 93 apartments are in clear violation of condominium

- rules. Should there be an emergency -- e.g., a fire or a flood caused by a burst water hose -- in any apartment, and the resident(s) is not at home, and management finds that it cannot enter the apartment with the key on file in the management office, management will enter the apartment forcibly. Any damage to the door will be at the unit owner's expense. A letter will be sent to all owners of the 93 units who have not left the correct keys with management. It will call their attention to the problem and invite compliance. Failure to comply promptly can result in penalties imposed by the Covenants Committee.

Public address system

The Board authorized the General Manager to purchase a public address system for use at Town Meetings, the Annual meeting, and other special occasions. We have been renting such a system for the past few years at a total cost of several hundred dollars a year.

Balcony repairs

- The balcony repairs are almost complete, some clean-up and balcony tiling will be done when the weather gets warmer.

Redecoration of party rooms

The Decorating Committee has retained an interior designer as a consultant to plan the redecoration of the party rooms and the corridors in the penthouses of both buildings. The plans should be completed in the next couple of weeks.

Elections to fill Board vacancies

At the Annual Meeting on March 30, unit owners will elect two Board members. The two incumbents, Sam Blumberg and Dolores Littles have indicated their willingness to serve another term.

Resignation

- The Deputy General Manager, Ms. Nancy Reed, has resigned.



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FINANCIAL MANAGEMENT COMMITTEE

Bill Miller, Chair

○ The work on the 1992 audit of Skyline House Unit Owners Association was completed during the first half of February 1993. A draft copy of the audit report has been received by Management and is being reviewed for finalization. After review and concurrence, the report will be formally presented to the Board members for their approval. Approval will be accomplished prior to the Annual Meeting on March 30, 1993 at which time the approved audit will be presented to the general membership.

○ This is the first time since the formation of the Association that an audit report was completed in time for presentation of the approved version to the general membership at the Association's annual meeting.

○ The December financial documents have been reviewed and all irregularities corrected. The January 1993 financial documents will be reviewed on February 22, 1993.

○ The next meeting of the committee will be held on March 18 in Unit C2W, Accounting Office.

* * * * *

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SECURITY, FIRE & SAFETY COMMITTEE

Chair - Vacant

o If the only lock you have on your unit door is the original Corbin lock which was installed when your unit was built, we strongly recommend that you have a new one installed. Either see your own locksmith or check with Management for prices and installation. Medco locks can be purchased from and installed by our own personnel. Remember to leave a key with Management for any lock installed. These keys will be secured under restricted access for EMERGENCY USE ONLY, in accordance with House Rule #10.

o The committee will meet at 7:30 pm, Thursday, 1 March, in the East Card Room. This is our bi-monthly meeting; all residents are cordially invited to attend any of our meetings.

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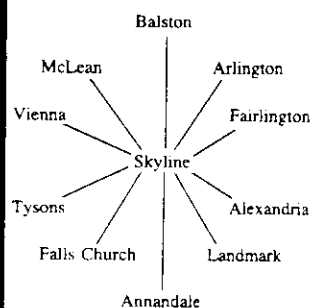


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RECREATION COMMITTEE

Tony Di Salvo & Dave Harvey, Co-Chairs

o The Recreation Committee met on February 10 with one member and co-chair Dave Harvey present. One member was excused. The committee membership is sinking into oblivion. This almost happened in 1985 but Carroll Thompson saved it. The association already has one committee not functioning and we cannot afford another. Please come and join the Recreation Committee.

o A St. Valentine's Day party took place on Sunday, February 14, at 2:00 p.m. The committee provided a large selection of *hors d'oeuvres*, and all the snacks. Everything was great except that a small number of residents was in attendance. Those who came enjoyed themselves, as usual. We had a few new residents which is a good sign but the rest of you missed out. I believe this was the first TGIF that we held on a Sunday and it apparently will be the last.

o We would like to thank Carroll Thompson for his usual outstanding job of decorating the Party Room as well as for the two cakes he baked for the occasion. Thanks also to Nancy DiSalvo for her chocolate cake.

o Sunday, February 21, was the date for the show, "What the Butler Saw", another activity not well received by the residents of Skyline House. We had but six people and it was necessary to reserve a minimum of ten seats. I doubt if there will be a recurrence of this type of activity.

o A trip to Atlantic city is planned for Thursday, May 20. Mark you calendar, please.

o For those who have been wondering why we have not been rotating the TGIF from the East to West Party Room, the East Party Room ceiling has a leak and until it is repaired, we will be required to utilize the West Party Room.

o For those new residents who have not yet attended our TGIF nights, make the next one

your first and meet your neighbors. YOU are more than welcome and to make it easy for you, you need only to bring yourselves and your own liquid refreshments.

o The next Recreation Meeting is scheduled for March 10 at 7:30 in the East Card Room. Please come and bring a friend.

FUTURE ACTIVITIES

TGIF	Fri. Mar 5	WPR 6:30 pm
Rec Com	Wed. Mar 10	ECR 7:30 pm
TGIF	Fri. Apr 2	WPR 6:30 pm



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PHYSICAL PLANT & OPERATIONS COMMITTEE

Ed Ing, Chair

At its regularly scheduled meeting on February 4, 1993, the committee reviewed a number of repair and maintenance projects. Of particular interest were the following:

- o **Hexagon Fountain.**

The condominium board has authorized \$3,500 to purchase a fountain for the hexagon in front of the main lobby. Dolores Littles, a board member, will join the PPOC's Landscaping Subcommittee to select the fountain to be installed.

- o **Spring Landscaping.**

The balcony-spandrel repair work has finally been finished. This will permit restoration of the lawn, shrubs, and trees around the East and West Buildings. The landscaping work will begin as soon as weather allows.

- o **Repainting of Metal Panels, Railings, and Doors on Balconies.**

With the completion of the balcony concrete repair work, the final stage of balcony renovation can now proceed. Eleven years of weathering and the concrete work has left the metal surfaces on the balconies looking shabby. In early spring, the condominium staff workers will repaint all metal panels, railings, and doors on unit owners' balconies. The new paint will duplicate the Skyline Bronze color of the original metal work. Several balconies have already been test painted over the past two years to select the most durable paint.

After the metal work is re-painted, the condominium appearance will no longer be marred by crumbling masonry and fading paint. The contribution of the board members who served in 1988 and 1989, particularly the work of Bob Lowry, should be recognized. Their efforts

have preserved and enhanced our common investment.

- o **Additional Condominium Management Office Space.**

On-staff accountants now maintain the financial records for condominium collections and expenditures. These new workers have supplemented the original office staff and have required additional space. As a temporary measure, the condominium has rented one of the private, ground-floor office suites. The condominium board is examining long-term alternatives to house the expanded office staff. The board president and the condominium general manager have asked the PPOC for an evaluation of the options. An ad-hoc PPOC subcommittee will be working with the general manager to review the different options.

- o **Exercise Room Renovation.**

The PPOC established a subcommittee which will formulate recommendations to renovate the condominium exercise room. Special attention will be given to installing new exercise equipment and to improving the sauna and steam rooms. The subcommittee will also investigate the feasibility of installing a communication line between the exercise room and the Front Desk for use in emergencies.



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Election Day, Tuesday, March 30, 1993

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MANAGEMENT QUIPS

○ **Key Survey.** The results of the key survey are in. In case of emergency Management **CANNOT** gain entry without force into **93** of 556 units, **16.73%**. What does this mean to you as a unit owner? For one thing, if one of these units has a water leak we can be delayed in entering the unit and therefore more potential damage can result to your property and others. It also means that if entrance is needed in a personal emergency, e.g., unit resident ill, lost key(s), etc, additional peril and expense will result. All offending unit owners will be notified of this situation.

○ Skyline House recommends that all Unit Owners and all Non-Owner Residents have a Homeowners Policy covering their personal property and providing for liability.

○ **By-Laws Art XII - excerpts**

(f) All policies shall contain a waiver of subrogation by the insurer as to any and all claims against the Association, the Board of Directors, their agents and employees, the respective Unit Owners, such Owners' respective agents, employees or tenants, and a waiver of any defenses based on co-insurance or upon invalidity arising from acts of employees or servants of the Board of Directors or of the respective Unit Owners within the meaning of said waiver.

Section 3. Individual Policies - Recommendation of Declarant. The Owner of any Unit (including the holder of any mortgage thereon) may obtain additional insurance (including a "Condominium Owner's Endorsement" for improvements and betterments to the Unit made or acquired at the expense of the Owner) at his own expense. Such insurance shall be written either by the same carrier as that purchased by the Board of Directors pursuant to this ARTICLE XII of these By-Laws, or if written by another carrier, shall provide that it shall be without contribution as against the same. Such insurance shall contain the same waiver of subrogation provision as that set forth in Section 2(f) of this ARTICLE XII of these By-Laws. The Declaration recommends that each Owner of a Unit in the Condominium obtain, in addition to the insurance hereinabove provided to be obtained by the Board of Directors, a "Tenant Home Owners Policy", or equivalent, to insure against loss or damage to personal property used or incidental to the occupancy of the Unit, additional living expenses, plate glass damage, vandalism or malicious mischief, theft, personal liability and the like. Such policy

should include a "Condominium Unit Owner's Endorsement" covering losses to improvements and betterments to the Unit made or acquired at the expense of the Owner.

○ Some items not covered under the Master Policy are:

1. Damage resulting in water, coming in through windows, overflows, backups, and condensate drain over-flows.
2. Plate Glass.
3. Equipment not present at the ORIGINAL settlement.
4. Any upgrades, e.g., carpeting, appliances, chandeliers, cabinets, etc.
5. Furniture, Clothing, Jewelry, Electronics and other personal property.
6. Personal Liability of the unit owner for accident to or injuries of third parties.

Please read your by-laws for a complete explanation of your insurance coverage and responsibilities.

The Association maintains a Master Policy which covers almost every other item and has a \$1,000 DEDUCTIBLE. The Unit owner may be liable for that deductible. Your Homeowner (HO6) Policy should cover most of the cost of the deductible and other items not on the Master Policy.

For further information please read Article I, Section E, (2) a,b. Unit Boundaries, Article V, A. Insurance,. Article VII A. Repairs in the Declaration and Article XII of the By-Laws. Read the entire Declaration and By-Laws.

***PLEASE REMEMBER TO
VOTE ON TUESDAY, MARCH
30, IN THE MAIN LOBBY.***

*** * * MEET THE CANDIDATES * * ***

FOR

*** * THE BOARD OF DIRECTORS * ***

MONDAY, MARCH 22, 1993

7:00 P.M. IN THE WEST PARTY ROOM

Come and meet the candidates and hear their presentations.

Questions and comments from unit owners are encouraged.

*** * * * ***

ELECTIONS

and

ANNUAL MEETING

Tuesday, March 30, 1993

6:30 P.M. in the main lobby

THE GOOD NEIGHBORS GROUP



Irene Wolgamot
Geraldine Naveau, Co-chairs

o The volunteer Good Neighbors for March are:

SKYLINE HOUSE GOOD NEIGHBORS

MARCH 1993

Jim Floodas . . . 931-7568
Toska Prather . . . 379-7849

o Residents may contact either of the above for temporary help due to illness, disability or emergency. Let your Good Neighbor know if you need help or would like to have telephone calls.

o During February, the GOOD NEIGHBORS delivered medical prescriptions, front desk communications and U.S. Mail to home-bound residents. Groceries ordered by a home-bound resident were accepted at Skyline House and delivered to her unit while another home-bound was pleased to have a newspaper brought to her unit.

**Dear Skyline House
Friends and Neighbors**

It would be greatly appreciated if you saved your Giant and Safeway receipts and turn them into Box #1405-W. Your kind cooperation will help my school, Fairfax-Brewster, earn computer equipment.

Thank You. Melissa Stolarun

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