



The

House Special

VOLUME XIII

JUNE 1993

NO. 6

THE PRESIDENT'S REPORT

David Tilson, President

o At the March 26 meeting of the Board of Directors, the following significant matters were discussed:

WARRANTY LAWSUIT. The Virginia Supreme Court declined to review our appeal of the District Court's last ruling. This decision ended our last chance to recover any damages. This has been a long and costly effort that has left us with nothing but a bitter taste in our mouths.

FINANCIAL STATUS We are close to our budget in both expenditures and revenues. The delinquencies in condominium payments remain at acceptable levels (based on the average experience of other condominiums). Our reserves are reasonable in size and the major expenditures we are now making, e.g., for reroofing the West Building, and those we contemplate making in the course of the next year, e.g., for redecorating the party rooms and the residential corridors, will come from reserves accumulated to pay for them.

CABLE TV The president of Washington Cable, which has been supplying cable service to some Skyline House Residents by means of a satellite dish antenna installed on our property, has advised us that there are too few subscribers to continue the service. He has offered to continue supplying the service through our house antenna system at a cost of \$2000 per month to the Unit Owners Association. This amounts to an average

cost of less than \$4 per month per unit. This is much less than the monthly charges of Media General for their cable service, though Media General provides many more channels than Washington Cable. Although we are not certain about the fraction of units that subscribe to Media General, it appears to be less than half. Thus, if we were to subscribe to Washington Cable service, we would be providing some cable service to all residents and charge all residents a nominal amount that would be included in the monthly condo fee. Those who wished to do so could supplement this service with a subscription to Media General that they would pay for individually. However, Media General subscribers would still pay for the Washington Cable service even if they do not use it.

To resolve this issue, an ad hoc committee, chaired by Michael Moore, 1213E, was appointed to study the issues and alternatives and report, with recommendations, to the Board by its next meeting on July 28.

EXERCISE ROOM The Board approved a major renovation of the exercise room. A new treadmill and a stationary exercise machine for various types of weightlifting exercises will be added.

COVENANTS COMMITTEE Mrs. Frances Blumberg was appointed chair of the Covenants Committee.

COMMUNITY RELATIONS COMMITTEE Ed Bisgyer was appointed Board liaison to the Community Relations Committee.



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.

PUBLISHED BY: SKYLINE HOUSE UNIT OWNERS' ASSOCIATION, INC., 3711 South George Mason Drive, Falls Church, VA 22041-3713, (703) 578-4855.

PRINTED BY: Curry Printing and Copy Center
Alexandria, VA

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BALCONY PAINTING

Starting on Friday, May 28, 1993 we will begin making arrangements to paint the balconies in the WEST BUILDING. The first phase of painting will occur on the **North Side (tiers 6-13)**; however, we will take requests from both North and South side residents/owners. North side will have priority and should slots become available due to cancellations, etc., we will schedule South side units to be painted. Actual painting will commence on Tuesday, June 1, 1993.

Arrangements to have your balconies painted will be made on a first come, first served basis. Should a unique situation prevail, please bring that concern to our attention at the same time you call to reserve your slot. At this time we are **estimating** completion of ten balconies per week. Since the project is outdoors we are, of course, subject to the whims of the weather. Should inclement weather prevail on your scheduled day, a timely alternative date will be arranged to complete the work.

To schedule your appointment, please contact the management office, at which time more detailed information will be given to you.

Thank you in advance for your cooperation.

SCHEDULING CHECKLIST

1. Painting may take up to three days maximum depending on weather conditions.
2. Owner/resident must be either at home or leave a valid admit slip with key at the front desk.
3. Painters will access the balcony from inside the unit.
4. Owner/resident must ensure that all metal surfaces are free and clear of any obstructions.
5. The painting team will perform the following:
 - a. Balcony will be cleaned and prepared for painting.
 - b. All metal surfaces including rails (front and rear) will be painted.
 - c. Any special areas or concerns will be noted and relayed to both the owner/resident and management.

PHYSICAL PLANT & OPERATIONS COMMITTEE

Ed Ing, Chair

○ At its regular meeting on May 6, 1993, the PPOC

1. Reviewed the progress of the repairs and re-surfacing of the West Building roof.
2. Discussed the need to re-pave rather than simply re-coat the asphalt around the West Building.
3. Approved the management recommendation for spring window washing for unit owners.
4. Reviewed the status of the swimming pool maintenance and life guard service arrangement.
5. Heard and commented on management plans for re-painting unit owners' balcony doors, railings and metal panels.

○ The PPOC will hold its meeting every other month. The next meeting will be held on Thursday, July 8, 1993.

SECURITY, FIRE & SAFETY COMMITTEE

Chair - Vacant

○ Our Committee will meet on the second Tuesday of this month (June 10) at 7:30 p.m. in the East Card Room. Among other items, we will discuss various happenings here during the months of March, April, and May. Our meetings usually last from one hour to one and a half hours. We hope no one will be long-winded.

○ Come and join us. Find out what goes on in our Condominium. We invite all residents to attend any of our meetings.

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Glenn A. Gaines
Fire Chief

Fire Prevention Division
(703) 246-4849

May 12, 1993

TO: All Apartment Owners, Residential Managers,
Property Managers and Condominium Associations

SUBJECT: The Use of Barbecue Grills and Similar Devices on
Apartment Building Balconies and Patios

The purpose of this letter is to provide you with the latest Code regarding barbecuing on apartment-type-building balconies and patios. The 1990 edition of the Fire Prevention Code was adopted by the Board of Supervisors, after the required public hearing on October 26, 1992. The Fire Prevention Code applies to all apartment buildings, whether rental, condominium or other form of ownership.

The Fire Prevention Code as it pertains to this subject reads as follows:

F-318.0 Cooking devices.

F-318.1 General: No charcoal cooker, brazier, hibachi or grill or any gasoline or other flammable liquid or liquefied petroleum gas-fired stove or similar device shall be ignited or used on the balconies or within 15 feet of any apartment building or other structures with similar occupancy. The management of such occupancies, which have balconies, shall notify their tenants in writing of this Code requirement when the tenant initially occupies the apartment and periodically thereafter as may be necessary to ensure compliance.

F-318.2 Approved cooking devices. Cooking devices listed under section F-318.1 using either electric or natural gas as a fuel source and listed by a recognized testing authority will be exempt from the prohibitions listed in F-318.1. The cooking device shall also be designed or approved for the use of lava rocks or permanent briquette only.

F-318.3 Cooking device storage. The storage of cooking devices using flammable or combustible liquids or liquefied petroleum gas (LPG) as a fuel source shall be prohibited inside of, on any balcony of, or within 15 feet of, any apartment building or other structure with similar occupancy.

The question is often asked, "What are the penalties, if any, for violations of the Fire Prevention Code?" If convicted in a court of law, the violator can receive up to a \$2,500 fine and a year in jail, or both. Anyone violating these regulations should also consider the potential for civil litigation. Should a fire occur and the use of a barbecue grill or similar device be proven to be the direct cause or indirectly influencing the fire severity, the user can be held fully accountable for all ensuing property damage or injuries to persons. This has happened in the past. One judgement exceeded \$300,000.

Any questions pertaining to barbecuing on balconies and patios of apartment-type buildings should be directed to the Fire Prevention Division's Inspections Section, Monday through Friday, from 8:00 a.m. to 4:00 p.m., on 246-4849.

Sincerely,

Stephen L. Smith
Deputy Chief
Fire Prevention Division

FINANCIAL MANAGEMENT COMMITTEE

Bill Miller, Chair

○ Review of the Association's financial documents by the Committee shows that the Association's financial condition continues in good shape. Few discrepancies are being found during the Committee review process and those that are found are being corrected immediately by Management or before our next review period.

○ As the Committee will now be meeting only every other month, the financial article for *the House Special* will now appear in every other issue beginning with the current issue, June 1993. If special committee meetings are held, a financial article will be included in *the House Special* for the month following the month in which the meeting was held.

○ The Committee is still looking for new

members. As a result of our new management system and the improvement in the Association's financial management, the time required of each member to carry out the financial responsibilities of our charter have been considerably reduced. This is evident by the fact that the Committee now meets every other month and the average duration of our meetings is now one hour. We meet at 7:00 p.m. and usually adjourn by 8:00 p.m. Any owner or resident desiring to join the Committee should leave a message for any Committee member at the boxes located at the front desk.

○ The active Committee members are:

Bill Miller	1214 West
Sophie Anderson	1403 East
Gladys Frank	1402 West
Grace Krumwiede	608 West
Helen Kumor	1508 West
Liza Ruiz	1002 West

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RECREATION COMMITTEE

Tony Di Salvo & Dave Harvey, Co-Chairs

o The Committee met on Wednesday, May 12 at 7:30 p.m. in the East Card Room. Co-chair Dave Harvey and Carroll Thompson were present. Three other members called and were excused.

o The recent trip to Atlantic City was discussed and the fact that we did not have enough riders was a matter of concern. However, as we were committed, we went ahead with the trip. We had 38 people, a number of which represented Skyline Square, for which we thank them. From all indications, everyone had a wonderful time. Nothing was said about winners or losers. Unfortunately, it was another affair which did not cover expenses. We thank Mimi Frank who coordinated the trip and provided the donuts and the rented video for the entertainment up and back. Again a BIG THANK YOU TO MIMI. She will probably coordinate next year's trip also.

o Although we did not know at the time of

the meeting that the participation would fall short, such an eventuality was discussed and we attempted to discover means to increase participation in such affairs. We arrived at NO logical solution. We felt that the building is in a period of transition and that when people settle down we may get them interested and involved.

o We always ask residents to give us suggestions by attending our meetings or by leaving a message in either of our boxes at the front desk. We hope to hear from you.

o There will be no Recreation Committee meeting in June, the next one being on Bastille Day, July 14, 7:30 p.m. in the East Card Room.

o A reminder for those new residents who have not attended a TGIF, make the next TGIF your first and meet your neighbors. You are more than welcome, and to make it easier for you, you need not bring hors d'oeuvres, just your own liquid refreshments. There is always plenty of food to eat.

o The next TGIF will be held on Friday, July 2, at 7:30 p.m. in the West Party Room.

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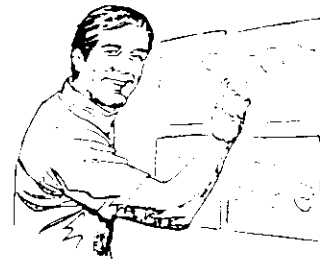
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THE GOOD NEIGHBOR GROUP



Irene Wolgamot
Geraldine Naveau, Co-chairs

○ The volunteer Good Neighbors for June are:

SKYLINE HOUSE GOOD NEIGHBORS

JUNE 1993

Nadine Tyhonoff 379-3955
Don Rendall 820-2090

○ The friendly services of the *Good Neighbors* are available to any Skyline resident in need of temporary help due to illness, disability or emergency. Home-bound residents have received help with obtaining groceries, medicines, dry cleaning, and newspapers as well as trips to their doctor. The *Good Neighbors* will also respond to requests for friendly telephone calls.

○ The names and telephone numbers of each month's *Good Neighbors* are announced in the *House Special* and on the bulletin boards near the mail boxes. Information is also available at the front desk.

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MANAGEMENT REPORT

1 Don Fenton, General Manager

o This month's report is purposely short in order to provide space for an important message from the Fairfax County Fire Prevention Division and further information regarding the balcony repainting project.

o Outside fire #2 burst into life on Sunday, May 30th at about 8:45 p.m. It occurred at the SAME place as the first mulch fire of the season on April 16; the West end of the West Building at tier 5. It was apparently from the same source, improper disposal of smoking materials. Enough is enough. If you see someone throwing cigarettes, etc., off of a balcony or patio, please report him or her.

o Read the letter from the Fire Prevention Division which cites the law and the **penalty** regarding outdoor cooking as applicable to structures such as Skyline House. This applies to all balconies and patios. In addition, the following is our Skyline House Rule 20:

Fire Safety

- A. Unit Owners/Residents shall not permit or engage in any act that may cause an increase in the rate of the Association's insurance premium.
- B. Unit Owners/Residents shall not keep any gasoline, explosives, fireworks or vapor-producing flammable material anywhere on the premises.
- C. As prescribed in Fairfax County Ordinance F318.1, only electric grills may be used on patios and balconies. Use of electric grills must not result in any nuisance, such as smoke and/or odors offensive to other residents, or violation of Fairfax County air pollution regulations.

o Several construction projects are currently underway here at Skyline House. Most, but not all, of the digging at the main entrance is for the installation of the traffic signals. The other digging at the entrance and across from the West lobby entrance is a Virginia Power project replacing the bad cable that caused so many

power outages last winter. After all that excavation, the subcontractors discovered that the cable was not where it should have been. Apparently they have discovered the cable on the parking lot side which is the reason for the large hole and the temporary loss of 2 to 3 parking spaces. Neither contractor can or will give a completion date.

The West roof contract is proceeding slightly ahead of schedule. There will be a 30-day period of curing before the final aluminizing of the roof. The estimated completion date remains as the end of July, this year. The garage deck planters will start being waterproofed shortly followed thereafter by the reopening of the sun deck. In the Fall we resume work on some other planters.

o In the meantime the pool is open and the water is great, cool but great. We do have a lap lane installed for the first time ever. So, come out and have a swim. Pool passes may be picked up in the Management Office daily.

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