



The

House Special

VOLUME XIV

JULY 1994

NO. 7

THE PRESIDENT'S REPORT

David Tilson, President

o The main items of interest that were discussed at the Board meeting on June 14 included:

Landscaping.

- A number of Board members and other unit owners have expressed growing concern about the inadequacy of the landscaping. After some discussion at the meeting, the Board agreed that a new standing committee -- the Landscape Committee -- would be established and interested unit owners would be invited to join. The committee would then select and retain a professional landscape architect/designer (who does not sell plant materials) as a consultant who would be asked to draw up a detailed landscaping plan for the Skyline House grounds. The plan should include recommended annuals and perennials as well as trees, shrubbery, etc., to produce a handsome esthetic effect. The estimated cost of implementing the plan would be developed by management and the committee would then present the plan and its estimated costs to the unit owners at a Town Meeting for discussion. After taking into account unit owners' comments, the committee would present its recommendations to the Board for approval.

All unit owners who are interested in serving on the Landscape Committee should contact Barbara

Michelman, Apt. 1311W, 931-6093. She will serve as the Board liaison to this committee and will be responsible for recruiting the committee.

Hearings Subcommittee.

Our bylaws provide for the establishment of a Hearings Subcommittee of the Covenants Committee. This is a formal mechanism for dealing with alleged violations of established Skyline House rules by unit owners or tenants. The Hearings Subcommittee is authorized to impose fines on offenders in amounts specified by law. **Mr. John Herzig, 310W**, has agreed to chair this important subcommittee and was appointed to the position by the Board. Although he is not a lawyer, Mr. Herzig will be able to call upon the Skyline House attorney, Mr. Robert Segan, for necessary legal assistance at any hearings that are held.

Decorating Committee.

Mr. Roy Cahoon, 1014W, has resigned as chair of the newly formed ad hoc decorating committee. Serious illness in his family will require him to spend a significant amount of time out-of-state this summer so that he would be unable to adhere to the schedule for completing the committee's work by the end of the summer. The Board agreed to my naming another chair, and after the meeting I asked **Mr. Dick Noonan, 203E**, to serve as chair. Mr. Noonan was on the newly constituted committee and had attended the first meeting at which the committee (Continued on Page 2)



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.

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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THANK YOU

Thanks to all our friends and neighbors at Skyline House (West and East) for your many greeting cards, Easter cards, cheer you cards, get well cards, flowers, plants, candy, fruit, goodies, visits and telephone calls during my springtime hospitalization and continued confinement at home for the past few weeks. A special "thank you" to the devoted Financial Management Committee.

Mary Gladys Frank
1402 W



(Continued from Page 1) agreed on six interior designers from whom two would be selected. Mr. Noonan is very familiar with the culture of condominiums, having owned condos in Rochester, NY and Richmond, VA. He served on the Boards and on committees of both condominiums.

Mr. Sam Blumberg, prompted by a letter from Mr. Gordon Frank, proposed that the Ad Hoc Decorating Committee be asked to post the time and place of its meetings on the bulletin boards and that these be open meetings which unit owners might attend as they can at regular meetings of the Board and all of the standing committees. All the other members of the Board disagreed. They noted that this would in all likelihood make the work of the committee more difficult and time-consuming, that the results of their work will be submitted to the unit owners at a Town Meeting, and that the committee's recommendations to the Board will be discussed at an open Board meeting. The legal provisions of the "sunshine act" apply only to the Board of Directors.

Exterior wall repairs.

Mr. Fenton reported that a contractor has been retained to determine the causes of the leaks in some apartments at the west end of the West Building after heavy rainstorms

(Continued)

(continued) accompanied by strong winds from the west. Efforts to fix this problem in the past including caulking around all of the windows and waterproofing the brick. While this cured the problems in some apartments, others continued to experience leaks. The source of the difficulty has been discovered, at least on the 14th floor; improper installation of the flashing behind the brick facade, and lack of "weep" holes to allow the water that reaches the flashing to escape. This is now being fixed on that level and all residents living in end units in both buildings are being surveyed to determine how extensive the problem is. Repairs will be continued as necessary.

Washington Cable Channel 42.

Mr. Fenton said that Washington Cable has used

channel 42 as an experimental channel. It is not part of the package of channels for which we have contracted. Washington Cable has transmitted a number of different networks on this channel, but some time they have been transmitting an Arabic language channel -- the Dubai network. This has attracted the interest of some of our numerous Arabic-speaking residents, 40 of whom signed a letter to Mr. Fenton asking that the Dubai network be included in the regular Washington Cable service. It was noted that only 6 of the 40 signers are unit owners. Mr. Fenton asked Washington Cable to continue transmitting the Dubai network on channel 42 and Washington Cable has agreed to do so temporarily though they made no commitment to do so permanently. The Board saw no need for further action at this time.

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THE GOOD NEIGHBOR GROUP



Co-Chairs: Irene Wolgamot 998-1715
Geraldine Naveau 931-4643

o The Volunteer Good Neighbors for July are:

SKYLINE HOUSE GOOD NEIGHBORS

July 1994

Don Rendall - Isabelle Rendall
 820-2090

o The July Good Neighbor will man a table in the Main Lobby on July 6 from 4 to 6 pm to publicize the program.

o On July 30, the Good Neighbor Volunteers will get together for a potluck picnic supper at 5:00 o'clock in the Roof Park.

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FINANCIAL MANAGEMENT COMMITTEE**Bill Miller, Chair**

Several items were discussed at the committee meeting on 27 May 1994.

The committee members approved a change in the requirements for committee membership. A unit owner who attends two consecutive meetings of the committee will become a full committee member at the conclusion of the second meeting and eligible to vote at the next committee meeting. In turn, a committee member who misses two committee meetings without a valid reason will be dropped from the committee rolls.

The subject of move-in fees for furnished units was discussed. After committee approval, a memorandum was forwarded to the Board recommending that the move-in fee for furnished units be reduced from \$100.00 to \$50.00 provided requirements recommended by Management, and concurred in by the committee, are complied with. Refusal to comply with the requirements would result in the move-in fee remaining at \$100.00 as is now applicable.

The Financial Management Committee also recommended to the Board that the following specific leasing requirement be put into effect. This memorandum was also addressed to the Covenants Committee.

Leasing of furnished units must be for a minimum of six months and the original occupant be required to occupy the unit for the full six month period. If the original occupant vacates the unit prior to the end of the minimum six month period, the unit is to remain vacant until the termination of the original six month period. In addition, occupants be required to adhere to the maximum occupancy requirements for the unit being leased as specified in Article X, Section 3(1) of the Skyline House Unit Owners' Association Bylaws. No exceptions to be permitted. These provisions should be made mandatory for inclusion in all leases for furnished units at Skyline House.

The committee assumed that the two recommendations, move-in fees and leasing, would be discussed and action taken at the Board's June 14th meeting. As this was not the case, the committee now assumes these items will be agenda items for the Board's July 28th meeting.

The proposed cash management system and change in the retirement fund system were discussed. Committee action was postponed until our July 21st meeting. Additional cash management information is to be provided by Management and the ad hoc retirement fund committee will provide the Financial Management Committee a copy of their final report prior to our July meeting.

A budget subcommittee will be appointed at the committee's July meeting to review Management's proposed budget and present their findings and recommendations to the full committee. The full committee will then make a final review of the budget as recommended by the subcommittee and present a final recommended budget to the Board.

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MANAGEMENT REPORT

Don Fenton, General Manager

○ Hearing Committee

At the last Board meeting the Hearing Committee was appointed. The function of this committee is to adjudicate any and all Covenants infractions. Plainly stated it is the judicial arm of the Association. Rules and Covenant violations are heard by this committee and it decides whether charges, etc., are placed. Common infractions such as operating a vehicle in the garage without lights, tailgating other vehicles into the garage, etc., are their domain. For example, since December we have been advising all residents that decals are required for vehicles operated by Skyline House residents and regularly parked here at Skyline House. From now on these violations will be automatically referred to the Hearing Committee. Violators will be given 14 days notice of the hearing date.

○ Alternative ID

Skyline House has available alternative ID's for residents. No longer will it be necessary for a resident/owner to leave his (or her) driver's license or deposit to check out keys, billiard equipment, use the exercise room, etc., that is, anything except the pool. These ID's have your name, color photo, coded location and expiration data. Non-unit owners' cards are good until the end of the lease and unit owners ID's are non-expiring but revalidated annually.

○ Balcony Painting

Please check your unit mail box at the front desk for an orange colored notice. If you find one it means that your balcony has not yet been painted. Currently we are painting 2 balconies per day, on Mondays, Tuesdays, Thursdays and Fridays {Wednesday is a rain day}. Normally we start around 8 am and are finished at about 3 pm. It makes no difference which building, East or West, you live in. As of today, we are booking dates from August onward. You need not be home for

us to paint but if you are not, you must leave an admit slip with your front door key. We also need balconies that can be substituted for scheduled units cancelling because of illness, etc. Just drop in to the Management Office and make that appointment.

○ **Sale or exchange of parking spaces requires *prior* Board approval to be considered a valid sale.** Forms for sale of parking spaces are available through the Management Office. Skyline House counsel completes the transaction at a nominal cost to the participants. If you are selling your extra space you must follow this procedure.

○ Incoming Faxes - Repeat

As a test program Skyline House will, through July, no longer charge for incoming faxes. When a fax is received it will be time & date stamped, a call made to the unit via intercom and then placed in the unit mail slot at the front desk. **NO FURTHER CALLS WILL BE MADE.** Please check for non post office mail and packages daily.

PLEASE REMEMBER, NO BATHING SUITS OR OTHER POOL APPAREL MAY BE WORN WHILE IN THE LOBBY OR GALLERIES. RESIDENTS ARE TO USE THE G-LEVEL TO GO TO AND FROM THE POOL.

○ EAST PARKING LOT RESEALING

My, how time flies! It was just last edition when I said that the West Parking lot repaving was done and the East's turn would be in about 10 plus years. Well we took another look and decided that a rejuvenation coat was the prudent thing to do in order to insure the ten plus years before replacement. Besides, the East should be getting one of the repainting/stripping jobs. Soooooo, on July 19th, the East lot will be closed from 5 am to 6 pm (if the weather is good) for that one day only. In addition, we will require that all the vehicles be gone from the lot by 5 am rather than the day before. Watch Channel 12 and the bulletin boards for up-to-date information. All garage traffic will be through the EXIT door for

the entire period.

GARAGE CARDS & REMOTES

Within the next 30 to 45 days we expect to complete the security key update with the change of garage cards and recoding of the remote controls. Shortly new garage cards will be available on the basis of one for each parking space in the garage. Additional cards may be purchased at a nominal cost. A new feature with these cards is that they will be connected to the unit via our database program and when a card owner moves out or perhaps loses his (or her) card, that card will be invalidated and will no longer be able to open the garage door.

GARAGE DOOR DAMAGE

Once again the Exit door has been damaged by an exiting vehicle. And once again we were able to find the offending party and all charges will be assessed to the party. Skyline House will not be out-of-pocket for any of these repairs. Please, if you see anyone strike the door let us know, just like a kind soul did this time. While we have many ways to find anyone involved we appreciate any eye witnesses we can find. Thanks again.

TRAFFIC LIGHT COURTESY

To activate our traffic light, your vehicle wheels should not be beyond the white bar across the entrance. Placing your vehicle across the walkway is not only discourteous, it is illegal and will not activate the signal. And while I am at it **RIGHT TURN OR RED IS ALLOWED ONLY AFTER COMING TO A COMPLETE STOP - VIRGINIA NOT CALIFORNIA- AND, NO TRAFFIC IS OBSERVED IN THE OTHER LANES AND NO PEDESTRIANS ARE IN THE CROSSWALK."**

**Channel 12
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RECREATION COMMITTEE

Tony Di Salvo & Dave Harvey, Co-Chairs

The committee did not meet in June but the next meeting will be Wednesday, July 6, in the East Card Room at 7:30 pm.

Saturday, July 9, 7:00 pm, Pool side, weather permitting, the committee will attempt to have its monthly TGIF with a LUAU theme. We have done this a number of times in the party room with great success. Dress as if you were attending a luau. Just bring a plate of hors d'oeuvres, preferably with a luau theme (but this is not a requirement) and your own liquid refreshment. The committee will provide the plastic cups, etc.

Just a reminder for those new residents who have not attended the monthly TGIF, make July 9th your first and meet your neighbors. YOU are more than welcome and to make it easier, you are requested not to bring hors d'oeuvres, just your own liquid refreshments.

FUTURE ACTIVITIES

LUAU/TGIF	Sat. Jul 9	Pool Side
TGIF	Fri. Aug 5	WPR 6:30 pm
Rec Com	Wed. Aug 10	WCR 7:30 pm



TGIF
WITH
A
LUAU THEME

7:00 pm
Saturday, July 9, 1994
BY THE POOL

Bring your own beverages,
setups and hors d'oeuvres

