



The

House Special

VOLUME XIV

DECEMBER 1994

NO. 12

THE PRESIDENT'S REPORT

David Tilson, President

The Board meeting November 17 dealt with two major issues and several others of general interest.

The 1995 Budget

The 1995 budget recommended by the Financial Management Committee was approved. The proposed budget had been discussed at the Town Meeting in October and was not perceived as controversial. The new budget includes a 4% increase in condominium fees. It continues our practice of providing for adequate contributions to our reserve funds to insure that we have enough money set aside to pay for expensive replacements of equipment or major structural repairs, and that we have adequate working capital to deal with unanticipated expenses. Our reserves are sufficient, for example, to pay for the redecoration of our residential corridors, a project that will be completed in 1995 at an estimated cost of \$550,000.

Redecoration

About 40% of unit owners responded to the survey of preferences for the three designs that had been on public display for about a month. By a 2 to 1 margin, the respondents favored design number three. Since this was a clear expression of unit owner preference, the Ad Hoc Decorating Committee recommended that the Board implement that plan. The Board accepted the committee's recommendation

on the design, but instructed Management to explore the costs of upgrading the quality of the carpeting recommended by the interior designer. There apparently is a possibility of procuring higher quality carpeting of the same design (but from a different manufacturer) at approximately the same cost as the estimate provided by the designer for the lower quality carpeting. Management was instructed to implement the design with higher quality carpet provided the overall costs do not exceed the amount estimated by the designers (about \$550,000). Should the costs turn out to be higher than the estimates, management was instructed to seek Board approval before proceeding. Management is now in the process of obtaining bids from more than one manufacturer for the major items (carpeting, electrical fixtures) and the preliminary indications are favorable, but it will be another couple of weeks before we have firm figures.

We are all indebted to **Dick Noonan** who ably chaired the Ad Hoc Decorating Committee, and to the committee members. The committee worked very hard all summer to select the designers and then to select the three designs that were presented to the unit owners. Redecorating the common areas in any condo or cooperative is invariably a traumatic experience for the unit owners. The committee's thoughtful work helped to make the final decision palatable even for those who would have preferred another design.

(Continued on Page 2)

Happy Holidays



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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LETTERS TO THE EDITOR

To Our Neighbors at Skyline House:

Again this year, as has been our custom in the past, we have chosen to donate to the Salvation Army in honor of our Skyline House neighbors rather than send individual Holiday Greetings. We wish each of you a joyous Holiday Season and a happy and healthy 1995.

Gordon and Mimi Frank, #1111W
Dave and Sally Phillips, #304E



(Continued from Page 1)

Late Payments

The Financial Management Committee recommended that the Board initiate action to amend the Skyline House Condominium bylaws to authorize a stiff increase in the penalty for late payment of condo fees. Our bylaws now specify that the penalty is \$10.00. The recommendation is to increase the penalty to 10% of the fee. The Board voted to take action to attempt to amend the bylaws to make the recommended change. It was noted that amending the bylaws required written approval by two-thirds of the unit owners. Getting two-thirds of the unit owners to agree to anything is, to put it mildly, a challenge.

It is perhaps worth noting that all unit owners can now sign up for automatic withdrawal from their bank accounts of their condominium fees. The authorization forms are available in the Management Office. This procedure will completely eliminate the possibility of late payment of condo fees.

The Financial Management Committee also recommended that a penalty of 10% be charged on all in-unit maintenance bills that have not been paid within thirty days of the original billing date. The Board approved this recommendation and the policy is now in effect.

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Happy Holidays

(Continued from Page 2)

Outside Projects

- The Physical Plant and Operations Committee recommended that a fence be built just inside the boundary with the Build America Skyline House property. The Board authorized Management to obtain bids and have the fence installed if it can be done for not more than \$2500.00, an amount that Management thinks will be sufficient. The fence will be an 8-foot chain link fence that will be an added security measure and also will eliminate the shortcuts through the trees that have been creating paths in the lawn and eroding the soil around some of the trees.

The Board also approved a recommendation to install a handrail along the stairs leading from the driveway to the Terrace Level entrance at the west end of the West Building.

March Board Elections

With December already here, it is time to start the process of seeking qualified candidates for two (or, possibly, three) Board vacancies that will occur next March.

The quality of our lives and the value of our investments in Skyline House are very dependent on the quality of our Board and the maturity of judgement and wisdom they display in selecting and supervising management and acting on the numerous issues that are the Board's responsibility. I urge all unit owners to give serious thought to identifying resident unit owners who would make good board members and persuading them to be candidates for election.

PHYSICAL PLANT & OPERATIONS COMMITTEE

Gordon Frank, Acting Chair

As the first order of business, the Committee expressed its thanks to **Lucy Troxel** for her exceptional service to the Committee. Lucy resigned from the Committee effective with the November meeting. The Acting Chair and members hope that

Lucy will be able to rejoin the Committee some time in the future.

Ross McAskill agreed to be recorder for the January meeting and **Juanita Mayer** agreed to record the minutes of the March meeting.

The General Manager provided written response to approximately two dozen projects being undertaken to improve the physical plant and its operation. Included were proposals to improve the pavement marking and other safety features of the exit driveway, investigation of alternatives for resurfacing the bridge floor and East Building garage elevator lobbies, improving the garage lighting, maintaining the exterior of the residential towers, new covers for the garage expansion joints, repairs to the exercise room, resurfacing of the pool deck and other matters.

The Committee approved motions recommending that the Board authorize installation of a hand rail for the stairway at the west end of the West Building and a fence near the property line between Skyline House and Build America.

In general, the Committee was satisfied with the operation of the Maintenance Log but did offer some suggestions for correcting some minor details in its operation. The Committee encourages all residents to use the Maintenance Log at the Front Desk to inform the staff of any areas needing attention. Examples include dirty areas, scratches in the paint, graffiti, trash, malfunctioning doors, burned out bulbs, or any other items needing maintenance attention.

Committee meetings are open to all. Even if you do not wish to join the Committee every resident is cordially invited to attend. We meet the first Thursday after the first Wednesday of each odd numbered month. We hope to see you there!

Happy New Year

**SECURITY, FIRE & SAFETY
COMMITTEE**

Millie Foley, Chair

The Security Committee met on November 10 with seven members/visitors present.

A review of the incidents which occurred at Skyline House during September and October was discussed.

The holiday season is upon us so be alert and take adequate precautions against persons such as pickpockets and purse-snatchers. Rather than leave purchases in view in the passenger compartment of your car, lock them in the trunk. In parking lots, do not park in remote or ill-lighted sections. As you

approach your car, have your keys ready to open the door. Be alert to anyone following you. Look around near your car. If someone is loitering nearby don't get into your car. Instead, walk back to the entrance.

For those who are travelling, always buckle your seat belts, keep your car doors locked and windows rolled up as often as practical. Also, when exiting your car, locking the doors and taking the keys is still the first defense against car thieves.

Our next meeting will be the second Thursday in January (the 12th) in the West Card Room.

The committee wishes everyone a Very Happy Holiday Season.

**Gladys Ponce-Manrique
Realtor**

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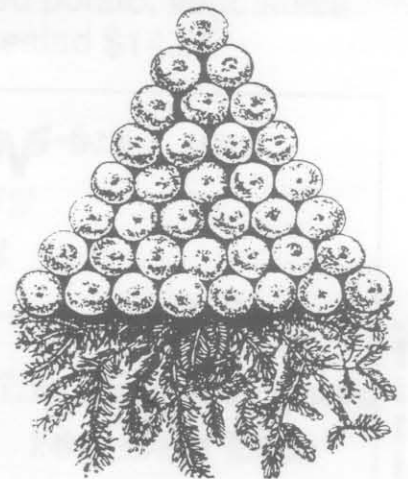
Gladys Ponce-Manrique
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A Visit from St. Nicholas

Clement C. Moore



Tw'as the night before Christmas, when all through the house,
Not a creature was stirring not even a mouse;
The stockings were hung by the chimney with care,
In hopes that St. Nicholas soon would be there;
The children were nestled all snug in their beds,
While visions of sugar-plums danced in their heads;
And Mama in her kerchief and I in my cap,
Had just settled our brains for a long winter's nap,
When out on the lawn there arose such a clatter,
I sprang from my bed to see what was the matter.
Away to the window I flew like a flash,
Tore open the shutters and threw up the sash.
The moon on the breast of the new fallen snow
Gave the lustre of midday to objects below,
When, what to my wondering eyes should appear,
But a miniature sleigh, and eight tiny reindeer,
With a little old driver, so lively and quick,
I knew in a moment it must be St. Nick.
More rapid than eagles his coursers they came,
And he whistled, and shouted, and called them by name:
Now, Dasher! now Dancer! now Prancer and Vixen!
On, Comet! on, Cupid! on, Donner and Blitzen!
To the top of the porch! to the top of the wall!
Now dash away! dash away! dash away all!
As dry leaves before the wild hurricane fly,
When they meet with an obstacle, mount to the sky,
So up to the house-top the coursers they flew,
With a sleigh full of toys, and St. Nicholas too.
And then in a twinkling, I heard on the roof
The prancing and pawing of each little hoof.
As I drew in my head, and was turning around,
Down the chimney St. Nicholas came with a bound.
He was dressed all in fur, from his head to his foot,
And his clothes were all tarnished with ashes and soot;
A bundle of toys he had slung on his back,
And he looked like a peddler just opening his pack.
His eyes - how they twinkled! his dimples how merry!
His cheeks were like roses, his nose like a cherry!
His droll little mouth was drawn up like a bow,
And the beard of his chin was as white as the snow;
A stump of a pipe he held tight in his teeth,
And the smoke it encircled his head like a wreath;
He had a broad face and a little round belly,
That shook when he laughed like a bowl full of jelly.
He was chubby and plump, a right jolly old elf,
And I laughed when I saw him, in spite of myself;
A wink of his eye and a twist of his head
Soon gave me to know I had nothing to dread.
He spoke not a word, but went straight to his work,
And filled all the stockings, then turned with a jerk,
And laying his finger aside of his nose,
And giving a nod, up the chimney he rose;
He sprang to his sleigh, to his team gave a whistle,
And away they all flew like the down of a thistle.
But I heard him exclaim, ere he drove out of sight,
Happy Christmas to all and to all a good night.



**FINANCIAL MANAGEMENT
COMMITTEE**

Bill Miller, Chair

At the November 15, 1994 Committee meeting the members approved two recommendations to be presented to the Board of Directors.

1 - Recommend that the Board of Directors approve a change to the late charges for condominium fees from the present rate of \$10.00 to 10% of the late condominium fee payment. The change will require revision to the Association By-laws.

2 - Recommend that the 10% late fee be approved on all outstanding unpaid in-unit maintenance charges that are over 30 days from the date of billing.

Both recommendations were approved by the Board of Directors at the November 17th board meeting.

The Committee Chair also submitted the proposed 1995 budget for Skyline House to the Board at the meeting on the 17th. The budget was the same as the proposed budget presented to the Unit Owners at the Association's Town Meeting on October 24, 1994. The budget as submitted by the Financial Management Committee was approved by the Board without change.

THE GOOD NEIGHBOR GROUP

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

The Volunteer Good Neighbors for December are:

SKYLINE HOUSE GOOD NEIGHBORS

December 1994

**Nadine Tyonoff 379-3955
Joan Collins 998-0788**

The Good Neighbors send greetings to all for A MERRY CHRISTMAS and A HAPPY NEW YEAR.

We stand ready to help any resident who may need assistance because of illness, disability or emergency.

**the House Special staff wishes you a
Most Joyous Holiday Season**

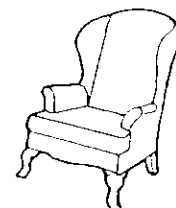
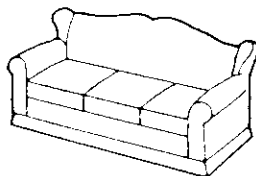
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Nightly Specials

Monday: Monday night football on 4 screens, 1/2 price burgers 5 - 10 pm

Tuesday: BBQ night, buy one get the second at half price

Wednesday: Ladies night w/DJ and door prizes. Free buffet for ladies 5 - 7 pm

Thursday: T-bone night, 18 oz. T-bone steak, baked potato, vegetables, and salad \$14.95

Friday: Steak night, 12 oz. NY Strip, baked potato, vegetables, and salad \$9.95

Saturday: College football on 4 screens
At night: 10 oz. Prime Rib, baked potato, vegetables and salad \$9.95

Sunday: Brunch 10:30 - 2:00 pm, Entree and buffet \$9.95
Surf & Turf night, 10 oz. Prime Rib, 4 oz. Lobster Tail, baked potato, vegetables and salad \$14.95

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MANAGEMENT REPORT**Donald Fenton, General Manager****○ NOTICE**

118 owners have signed up for the option of **AUTOMATICALLY** deducting their monthly their condominium fee from their bank account. A test run will be done in December with the **ACTUAL** deductions to start with the January 1995 payment. Those of you who have signed up remember to make your December payment as usual. Any other unit owner wishing to sign up for this program is encouraged to do so as soon as possible. The next group will commence deductions, February of 1995. All owners enrolled in this program will **NOT** be receiving coupon books this year.

○ RULE REMINDERS**RULE 16 DECORATIONS**

A. Seasonal decorations are permitted on unit doors and balconies during the period December 1st - January 15th.

○ Key Deposit(s)

To use special common area keys such as the freight elevator, billiard room, exercise room, card room*, party room*, bicycle room or storage rooms Skyline House requires either a \$5.00 deposit or to hold your drivers license or other acceptable photo-id. *(keys may require prior management office permission for use.) Without the above, the front desk personnel are required not to issue any resident and/or owner these keys. Please don't place Skyline House personnel in a difficult position by insisting they bend the rules. Thanks for your cooperation.

○ %\$*#\$% Pet Tricks

Sometimes, at this time of the year people hear a rumbling or splattering above. Santa Claus ??? Noooooo. Can there be anything worse than finding your kitchen floor awash at 5 am? Yes there can be,

try 4 am, and add your living room and dining room. If you have never changed your washing machine hoses, it is time. We keep finding original hoses, 14 years and older, bursting and flooding units beneath them. Skyline stocks extra heavy duty washing machine hoses in living color for all our peace of mind and dryness. Take advantage of our free water inspection special.

Just when you think you have seen it all a new one arrives on the scene. Ask Gregg, chief engineer, about the dirt special, then stand back. Apparently some kind soul decided to dispose of their planting soil via the disposal (see recycling guide in other section) in their kitchen. This "load" blocked the main drain line about mid-tier resulting in a major blowback which Gregg valiantly but unsuccessfully threw himself in front of to save the kitchen. Didn't work completely. This blockage necessitated tearing out part of the wall to clear the pipe. Several people wish to send their regards to the one who did this. Please folks, if you can't eat it don't send it via the disposal. This time of the year you can wrap it in xmas paper, leave it on the seat of your car with the window open and I bet someone will come by and take it for you.

○ SEASONAL SECURITY

This is a special time of the year when thieves are most active. Therefore, we should remain more alert than usual for our personal safety. Some things you can do to insure a happier season are:

Join your Neighborhood Watch;

Don't leave purchases in plain sight in your car. Place them in your trunk or cover them with blanket if you have a hatchback;

Report suspicious individuals to the front desk or 911;

Shop with a friend and if you carry a handbag keep a hand on it. A wallet should be kept in the inside pocket of a suit coat.

○ Seminar

The HOUSE SPECIAL

Come to the seminar given by The Fairfax County Police on Tuesday night December 13, at 7:30 pm in the East Party Room. Tips to enhance your personal safety will be the main topic.

○ § 18.2-51.3 Prohibition against reckless endangerment of others by throwing objects from places higher than one story; penalty.

A. It shall be unlawful for any other person, with the intent to cause injury to another, to intentionally throw from a balcony, roof top, or other place more than one story above ground level any object capable of causing any such injury.

B. A violation of this section shall be punishable as a Class 6 felony.

Recently, we had a now ex-resident arrested on such a charge. Not only can you hurt someone, it is a felony to throw items from above the ground level.

○ NEIGHBORHOOD WATCH

The NEIGHBORHOOD WATCH is now in effect. Several teams of concerned residents are walking the complex at least once a month for an hour each tour. Most teams are walking an hour a WEEK and some EVERY DAY. We still need many more teams to fulfill the requirements for a fully functioning WATCH program. Join up today. You can get a sign up form from me or notify the office and we will get one to you pronto. Let's keep this watch growing. The holiday season is swiftly approaching and remember thieves holiday shop too, they just do it a little differently than most of us. Each patrol consists of a minimum of two residents wearing a Neighborhood Watch Armband. Their duty is to **OBSERVE & REPORT** not to confront. They are provided with a radio on Skyline House's emergency network. Please drop by the management office and sign up for the program. Patrols are now being formed....

We also provide etching tools to any registered resident so that they may etch their VAOL# (Virginia Operators License Number) on their equipment such

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as TVs, Stereos, VCRs etc... In case of theft when items are found it is the first thing trained Police Officers look for. Several cases have been solved and property returned to its owner because of this. Your Operators License number should be preceded by the letters "VAOL". Come on, join the Watch.

○ December Events

The PPOC recommended and the Board approved management proceeding with the installation of a safety railing along the stairs located at the West end of the West building as well as a fence to be erected along the Build America /Skyline House boundary.

○ Information

Management would appreciate being advised of any lost security keys and/or garage cards at the time of loss. The garage cards can be deprogrammed at will and a lookout will be made for any keys reported lost or stolen. While we are at it, remember to please update your occupancy form whenever information changes. For example, many times when we have an emergency, we find that the work number has changed and we are unable to contact you.



That time of the year is here. Please use the freight elevator to bring in and take out your tree ... not the lobby. We will be posting directions for their disposal later.

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RECREATION COMMITTEE**Tony DiSalvo and Dave Harvey, Co-chairs**

The committee met in November for a short meeting prior to the Flea Market.

The Flea Market, on Thursday, November 17 in the East Party Room was a great success. Residents reserved 12 tables and we had a good turn out of residents who participated.

The recent Pot Luck dinner in October was a great success. Of course, we would have preferred more residents to attend but all who came had a great time. Thanks to **Liza Ruiz** and **Sophie Anderson** who coordinated the activity and again to Liza for decorating the Party Room. Thanks to all those who helped to clean up afterwards.

The **Alexandria Singers** will be performing their concert, "Sounds Sweet for the Holidays" on Friday, December 16 through Sunday the 18th for a total of 8 performances at the George Washington Masonic Memorial in Alexandria. **Art Brill**, Skyline House resident and one of the singers, provided the following info to us. "As a convenience, I will get tickets for Skyline House residents at a dollar off and deliver them personally. They can leave a note in my box (1210W) or call me at 931-1946." Adults - \$8.00, Seniors - \$6.00.

HOLIDAY PARTY, 7:00 PM, SATURDAY, DECEMBER 10. Mark your calendar, as this is the best and most attended social function of the year. Bring any friends or family that might be visiting you at this time. The residents really go out of their way to prepare their best *hors d'oeuvres* for this activity.

If you are a new resident who has not attended the monthly TGIF, make the Holiday Party, December 10, your first and meet your neighbors. You are requested NOT to bring a plate of *hors d'oeuvres*, just your own liquid refreshment.

At the next meeting we will review preparations for the Holiday Party and the possibility of an aerobics class next year.

The next committee meeting will be Wednesday, December 7 in the West Card Room at 7:30 pm. Why not join us?

FUTURE ACTIVITIES

Rec Com	Wed	Dec 7	WCR	7:30 pm
Holiday Party				
	Sat	Dec 10	WPR	7:00 pm
Rec Com	Wed	Jan 4	ECR	7:30 pm
TGIF	Fri	Jan 6	WPR	6:30 pm

**ANNUAL
HOLIDAY PARTY**

**SATURDAY
DECEMBER 10**

**BRING YOUR OWN
BEVERAGE, AND A PLATE
OF HORS D'OEUVRES**

**WEST PARTY ROOM
7:00 PM**

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SKYLINE HOUSE RECYCLING GUIDE

SAVE PAGE AND POST

Recyclable	Skyline House Yes	Skyline House NO	Recycle - Where ?
Glass Bottles and Jars	All colors of food and beverage glass jars and bottles. Empty & Rinse, no need to remove labels	* No window glass, mirrors, dishes, lightbulbs, ceramics, ovenware or Pyrex™ * No lids or caps	Loading Docks East & West
Metal Cans	All metal beverage and food cans (aluminum and tin). * Discard lids to avoid injury * Empty and rinse to avoid attracting insects and causing odors * Crush to conserve space.	* No aerosol cans * No Aluminum foil * No pots or pans * No scrap metal * No Pie tins	Loading Docks East & West
Plastic Bottles and Jugs	Any plastic bottles, milk, water and laundry detergent jugs. (Note neck smaller than body of container) * Empty and rinse * Discard caps and liquids * Must be #1 or #2 (look for number on container)	* No yogurt or margarine cups * No Plastic film, wraps or bags * No pots * No motor oil or antifreeze bottles	Loading Docks East & West
Paper	Newspapers including glossy ads and inserts.	* No Plastic bags from Sunday supplements * No magazines * No telephone books * No junk mail	Loading Docks East & West
Cardboard Clothing/Furniture* Automobile Batteries Large Appliances* Used Motor Oil Scrap Metal Button Batteries & Rechargeable Batteries Computer Paper Household Hazardous Waste such as Paints, Gasoline, Pesticides & Insecticides		An additional listing of disposal places in the area is available in the management office. *Large appliances may be disposed of through Skyline House by PRIOR arrangement only. A CHARGE will be assessed for this service. Please contact local charities for possible donation of clothing and furniture.	These items may be disposed of at I-66 Citizens Recycling and Disposal Facility 4618 West Ox Rd, Fairfax or I-95 Sanitary Landfill 9850 Furnance Rd. Lorton. Call (703)324-5068 for further information