



The

House Special

VOLUME XVII

APRIL 1997

NO. 4

FROM THE PRESIDENT

Michael L. Moore

Election night on March 25, 1997 was an outstanding success. For the first time ever, we had 14 candidates. A quorum was reached early in the proceedings and the annual meeting and election were underway. The following candidates were elected:

Mr. Kevin Fahey, unit 502-W, for one year (completing Gordon Frank's term)

Mr. Wayne Krumwiede, unit 608-W, for three years (a new term).

Ms. Barbara Michelman, unit 1311-W, for three years (a new term).

Mr. Charles Roberts, unit 914-E for three years (a new term).

During the closed session of the new 17th Board of Directors which followed that night's election, the Board members re-appointed me as president, appointed Ms. Helen Henderson as Vice President, Mr. Kevin Fahey as Treasurer, Mr. Charles Roberts as Secretary. Also, the standing committees to which each Board member would serve as the Board Liaison were determined. The reaffirming and/or change to the established Skyline House committee chairmanships were discussed and formulated.

As part of the President's Report, the following certificates for distinguished service to the Sky-

line House Condominium Association were awarded to the outgoing 16th Board of Directors members: Ms. Barbara Michelman of 1311-W, George Beams of 710-E, and Richard Noonan (formerly of 203E). Mr. Noonan's certificate will be forwarded to him at his new residence in North Carolina. Also, Dolores Littles, Vice President of the 16th Board of Directors, gave a presentation to Howie McClennan, Unit 414-W, in appreciation for his many years of unselfish and outstanding contributions to the governance of our Skyline House Condominium Association. Ms. Helen Henderson, Secretary of our 16th Board of Directors, surprised Howie with an Irish hat which she placed on his head. Howie received an enormous standing ovation from the attending membership in appreciation for his service to our community.

During the election night proceedings, the memorial plaque in memory of our first General Manager, Donald Fenton, was unveiled and displayed in the octagon by the water fountain for all to view.

The charters for the established Skyline House committees were made available to all in attendance at our annual meeting night. All residents who did not get a copy are urged to obtain one from management and make a choice of the committee, or committees, on which they would like to serve. Please look at the "JOIN" poster included in this edition and resolve to participate in our "TOGETHERNESS" efforts.



The

House Special

APRIL 1997

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

BOARD OF DIRECTORS

President	Michael L. Moore
Vice President	Helen Henderson
Treasurer	Kevin Fahey
Secretary	Charles Roberts
Director	Dolores Littles
Director	Barbara Michelman
Director	Wayne Krumwiede

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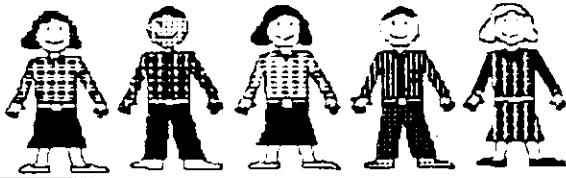
Skyline Plaza, Suite C2S

For Appointment Call: 703-578-0884

See reverse side of calendar for the
weighted vote result of the election

THE GOOD NEIGHBOR GROUP

Co-Chairs: Irene Wolgamot 998-7045
Geraldine Naveau 931-4643



Skyline House Good Neighbors
April 1997

Bilen Eliot 671-7045
Darryl Graham 820-1138

People have heard about us!! We have been asked about Skyline Good Neighbors by representatives from three apartment buildings and one retirement home in this area. They want to know what kind of help we offer and how our program is organized.

Briefly, as many of you know, we offer temporary assistance to our residents who need it due to illness, emergency or disability. It may be

errands for groceries or medical prescriptions. Occasionally, someone needs a ride to a doctor or hospital.

We are all volunteers and we find the project so satisfactory that we stay with it. Two-thirds of the residents who volunteered when Good Neighbors started are in their **fifth** year of service.

At this time, we need some more Good Neighbor volunteers. If you are interested in joining us, please call Irene or Geraldine.



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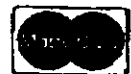
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...from the General ManagerSome Spring Spotlights

Over the next couple of months there are several major projects that will be taking place at Skyline House.

First and currently underway is the first phase of a **waterproofing project** which involves the re-caulking and sealing of joints around the window and panel systems on the east and west elevations of the East and West Buildings. In brief, the contractor will be cutting out and re-caulking the perimeter of all openings (window frame to masonry, all metal to metal panel joints (frame to frame), and all metal to window joints (frame to glass). Additionally, repairs to brick and mortar joints will be made as required. Management anticipates that work will be completed by July 31. To allow the crew of **Brisk Waterproofing Co., Inc.** access to the walls and windows, there will be a swing stage in place for the entire project. There are future plans to perform the same type of work on the north and south elevations as well.

The second significant project is the upcoming **installation of a new fire alarm system**. Our current system is outdated and county code requires that an updated system be installed. This contract has been awarded to the **Edwards Company**. Management anticipates that work should commence during April and may last through mid-June. In order to completely test the fire system, Fairfax County Fire Department mandates that the annunciator system in every unit be tested and certified for proper operation. To accomplish this task, the Association will require access to every unit. Soon, each unit owner will receive a telephone call from the office to schedule a time for this inspection. We regret that this will be a noisy and perhaps irritating process. You will be given updates on a regular basis. Your anticipated cooperation is greatly appreciated.

As part of our preventative maintenance program

we will be doing some work in the exercise room including renovating the woodwork in the sauna and replacing the tilework in the steamroom. We anticipate this work to be performed during April with a minimal amount of downtime to the exercise room facility. Management will advise residents accordingly. There are a number of other items on the "burner" to be accomplished over the spring & summer. We will bring news of those to you as the dates draw nearer.

Garage Door

"What's wrong with the garage doors....they always seem to be stuck open." Well actually there is nothing wrong with the doors; in an effort to reduce the amount of down time, management is keeping the doors raised at specific times appropriate to the traffic patterns. This has eliminated over 200 plus openings and closings per door per day. Under security's supervision the doors are open at the following times Monday thru Friday:

Entrance Door - 4:30PM - 7PM
Exit Door - 6:30AM - 9AM

Post Election.....

With the Annual Meeting and Election behind us and a new Board in place, it seems fitting and proper to acknowledge the many persons that were involved with the election and helped to facilitate the process.

First, a big thank you to all of the candidates who ran for office and courageously braved the "Meet the Candidates Night." Everybody did a great job in responding to the questions that were raised. We hope that those who were not elected to the Board will consider serving on a committee. You are very much needed!

Management also wishes to thank Arlene Burbank for her outstanding leadership and guidance throughout the pre-election weeks as well as the election day supervision. Her input and experience were the mainstays of another successful election. **THANK YOU ARLENE!!!**

And last but certainly not least, to all of the volunteers that diligently worked on the election.....thank you, thank you for your time and contribution to Skyline House. You are very much appreciated!

Maintenance Log Hotline

JUST A REMINDER THAT IN ADDITION TO THE WRITTEN MAINTENANCE LOG LOCATED AT THE FRONT DESK, WE HAVE A TELEPHONE MAINTENANCE HOT LINE FOR REPORTING NON-EMERGENCY COMMON AREA MAINTENANCE CONCERNS. TO MAKE A REPORT, JUST CALL THE FRONT AND ASK TO BE CONNECTED TO THE HOT LINE!!

RECREATION COMMITTEE

Tony DiSalvo, Chair

The Committee met on March 12. The Covered Dish supper was discussed. There will be no meeting in April.

A "St. Patrick's Day Covered Dish" was held on Friday, March 14 at 6:30 p.m. in the West Party Room. It was a most successful event. I would like to thank **Liza Ruiz** and **Sophie Anderson** who co-hosted this activity. They did a wonderful job. Thanks also to all those who attended and a special thanks to those who helped clean up afterwards. We hope they will find time to do a covered dish again.

If you are a new resident and have not yet attended the monthly TGIF, make the next one your first and meet your neighbors. YOU are more than welcome, and to make it easier, you are requested NOT to bring a plate of *hors d'oeuvres*. Just bring your own liquid refreshment.

TGIF	Fri	Apr 4	WPR	6:30 PM
TGIF	Fri	May 2	EPR	6:30 PM

SECURITY, FIRE AND SAFETY COMMITTEE

Anne Mehrten, Chair

The Security, Fire & Safety Committee convened March 13, at 7:30 p.m. in the West Card Room. There were six members/visitors present.

The Committee reviewed incidents which occurred during the months of January and February.

The discussion of potential changes to the garage has been temporarily set aside until renovation to the concrete in the garage is further along. However, the East Building entrance door at the end of the pedestrian walkway on "A" level now has an additional light, distinctly brightening the area.

The next meeting of the Committee will take place Thursday May 9 at 7:30 p.m. in the West Card Room. All are welcome to attend.

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FINANCIAL MANAGEMENT COMMITTEE (FMC)

Bill Miller, Chair

At a meeting of the Committee on March 20, 1997, the General Manager gave a short report on the status of two projects dealing with maintenance of the Skyline House physical plant --the facade repair to the east and west ends of the two condo towers and the replacement of the fire alarm security and safety system. Both projects are expected to commence within the next three weeks. He also reported that the speaker and sound amplification system is due to arrive within the next few days.

A study of our replacement and preventive

maintenance reserve funds, established to accumulate funds throughout the life of a specific piece of equipment or facility, performed by Mr. Sontz of Sontz Engineering, has been completed. Mr. Sontz will be present when the report is reviewed by the Board of Directors, Management, the FMC and Physical Plant and Operations Committee (PPOC). A review schedule will be established after the new Board of Directors is in place.

The audit of the Association's financial statements for the year ending December 31, 1996 has been completed. The audit report will be reviewed and approved by the Board of Directors.

The next meeting of the FMC will be held on April 17, 1997 at 1:00 p.m. in the West Card Room.

Bill Robinson and Dawn Davey

The Team that works - Over 100 Transactions in Skyline!

UNDER CONTRACT Wonderful 2 BR, 1.5 BA (or 1 BR and den) unit with southern exposure featuring 1,288 sq. ft. of living space and *two* parking spaces at an unheard of price! Sell the second parking space if you don't need it and the net cost of the unit is **\$91,500!!** Don't miss this steal!

\$94,900 Price just reduced! Spacious two bedroom, 1.5 bath (or 1 bedroom and den) unit is ready for the new owner. New wall to wall carpet and new washer/dryer. One garage parking space to convey.

\$117,500 This large 2 bedroom and 2 bath unit (1,398 sq. ft.) is as good as it gets - new kitchen floor, refinished cabinets, new dishwasher, washer/dryer, and hot water heater, freshly painted and neutral carpet. Southern exposure on an upper floor. One garage parking space. Priced to sell!!

\$147,000 Large 3BD, 2.5BA (or 2BD and den) has over 1,700 sq. ft. of living space. Features brand new wall to wall carpet and fresh paint. Units this large rarely become available - don't miss your chance!

\$119,000 Great light fills this unit as you look over the treed common area - and have the security of the third floor. Large two bedroom, two bath unit (1,395 sq. ft.). One garage parking space to convey.

\$109,000 Great 2 bedroom, 2 bath unit in Skyline Square. View overlooking the pool. One garage parking space to convey.

Parking Space at Skyline House SP109E - Located near the rear entrance to the East building.

If you are looking to buy, sell or rent, we are the ones to call!

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The 1997 Election Process

Volunteer effort and staff support make the annual election work. While nominally the election is a charter activity of the Covenants Committee the sheer number of volunteers and the organizational skills required would pose an insurmountable challenge to the Covenants Committee and the Skyline House Staff. Being a newly appointed chairman of the Committee provides me with an excellent opportunity to make a mess out of things due to lack of corporate memory. However, the mostly ceremonial and supporting role I played also qualifies me to pen these observations in an objective manner and to express a heartfelt thank you from the Skyline House Association to the real performers.

Arlene Burbank, the Inspector for the election and former Board of Directors member, really took charge of the operation about two months ago. On election night we required more than forty volunteers to register the voters (identity check and help to establish a quorum) talliers (one per candidate) trouble shooters, deputy inspectors, keeper of the ballot box, stand-by, and general support. Bill Miller, Chairman of the Financial Management Committee directed the tallying effort and certified the final count. Two volunteer contingents, made up in large proportion by the same people serving on election night, worked on two previous occasions to mail out absentee ballots to non-resident owners and to prepare the folders containing ballots and quorum cards for each owner occupied unit.

The election process is subject to three guiding principles and to other requirements stipulated in the by-laws. First, the ballots are weighed in proportion to the ownership share represented by each unit. The proportionality factor is the same as the one used to calculate the monthly assessments. The second principle concerns the confidentiality of each individual ballot. The last principle is to assure that the tallying is certifiable. Additional requirements stipulate conditions like only owners paying their assessments are qualified to vote.

Each ballot, besides the names of the candidates and corresponding marking boxes also carries a pseudo random identification number for eventual traceability and the proportionality factor. The talliers are unable to tell who voted for whom while tallying the points garnered by each candidate. After certification of the results of the ballots, the potentially identifying quorum cards and the lists of unit owners and other information are sealed and safeguarded for the eventuality of audits or challenges.

The process, involving a relatively large number of people working in groups in different locations, makes any collusion or tampering extremely unlikely and certainly not worth the effort to all these people who would have to conspire to subvert the process.



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