



The

House Special

VOLUME XVII

AUGUST 1997

NO. 7

FROM THE PRESIDENT

Michael L. Moore

Incidents that have affected unit owners and residents here at Skyline House in recent months have prompted me to publish an important part of our Association's By-Laws so that you will be aware of the importance of having Home Owners' (HO6) insurance (as well as automobile insurance) and will come to realize that the Association is not liable for a myriad of damage incidents that might occur in your Unit, storage area or parking space:

Article XIII, Section 6, Limitation of Liability. The Association shall not be liable for any failure of any services to be obtained by the Association or paid for out of the common expense funds including, but not limited to, those enumerated in Section 1 of the ARTICLE VIII of these By-Laws hereof, or for injury or damage to person or property caused by the act of God or by the Owner of any Unit, or any other person, or resulting from electricity, water, snow or ice which may leak or flow from any portion of the Common Elements or from any wire, pipe, drain, conduit, appliance or equipment. The Association shall not be liable to the Owner of any Unit for loss or damage, by theft or otherwise, of articles which may be stored upon any of the Common Elements including, but not limited to, Unit Owner parking areas, storage areas, pool and sauna locker rooms and other recreational or hobby facilities. No diminution or abatement of common expense assessments, as herein elsewhere provided, shall be claimed or allowed for inconvenience or discomfort arising from the making of repairs or improvements to the Common Elements, or to any Unit

or from any action taken by the Association to comply with any law, ordinance or with the order or directive of any municipal or other governmental authority.

If, for example, water is draining down into your Unit from a Unit above, the Owner of the Unit above (the source of the water) is liable, not the Association. Our Managers will do whatever they can to determine which Unit is the source of the water damage and so advise you. Determining the source is not always possible. In any case, it is up to you to make a claim against the Owner of the Unit that caused the damage. Most importantly, it could very well be your Unit that causes damage to a Unit below. Tubs overflow, washing machine hoses burst and hot water tanks grow old and leak. These are only a few of the reasons why you need to have Home Owner's Insurance and know how to use it.

There were no significant motions introduced and/or approved during the last Board meeting of June 25, 1997.

The Board of Directors will not meet in August.

**THE HOUSE SPECIAL
WILL NOT
BE PUBLISHED IN
SEPTEMBER 1997**



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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AUGUST 1997

SECURITY, FIRE & SAFETY COMMITTEE

Ann L. Mehrten, Chair

The Security, Fire & Safety Committee convened July 17 at 7:30 p.m. in the West Party Room. There were 4 members present.

The committee reviewed incidents which occurred during the months of May and June.

As you all know by now, the fire Department has finished its inspection of individual units. If they were unable to enter a unit, it is because the resident did not pre-arrange access or have an emergency key on file. Someday your life and the lives of others may depend on someone being able to quickly reach a smoldering fire or incapacitated occupant. Also, keep in mind it is less trouble to cut an additional key than to replace a broken front door.

Construction has begun on the fence which will cover the area from the left side of the driveway to the *Build America* entrance.

REMINDER: We live in big buildings with lots of people around, and a certain amount of noise can be expected, tolerated, or ignored. Still, constant horn-blowing and yelling up to units can wear out your neighbors. Please be considerate.

Recently, two people have inquired about Skyline House's **Neighborhood Watch**, after reading about it in the *House Special*. If you are interested in finding out more about it or security in general, leave a note for Ann Mehrten in #1315E or call 820-8156.

The next Security Committee meeting will take place on September 11 in the West Card Room. Please attend as you are all welcome.

FINANCIAL MANAGEMENT COMMITTEE (FMC)

— Bill Miller, Chair

At the FMC meeting on July 21, 1997, the committee members recommended the Board of Directors approve LA Restoration to accomplish the East Building roof repairs as requested by Management. This is a small repair project which was recommended by Stephen Harnish of WP Hickman, the Association's Roof Consultant.

The Chair desires to apologize to Liza Ruiz for the misspelling of her first name in the July House Special.

The next meeting of the FMC will be held on August 18, 1997 at 7:00 p.m. in the West Card Room.

SKYLINE HOUSE

\$100,000

1286 SQUARE FEET

1 BEDROOM & DEN

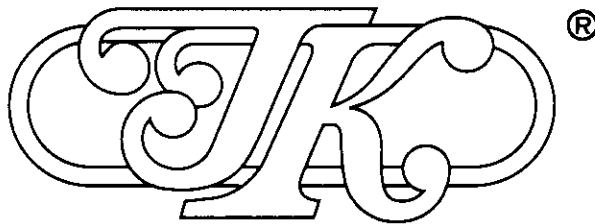
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RECREATION COMMITTEE

Tony DiSalvo, Chair

The committee did not meet in July.



The survey form which appeared in the July Newsletter resulted in a small response. We would have preferred more but that's the way it is. They will be reviewed and discussed at the August meeting. A report will then appear in the September Newsletter.

There were several interesting comments and I received several telephone calls which were good. Unfortunately, no one volunteered to take on a project. That is what it is all about.....volunteerism.

If you are a new resident and have not yet attended this monthly gathering, make this your first and meet your neighbors. YOU are more than welcome, and to make it easier, you need NOT bring a plate of *hors d'oeuvres*, just your own liquid refreshments.



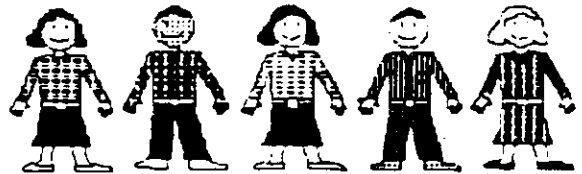
The next committee meeting will be August 13, 7:30 p.m. in the West Card Room. Please join us.

The TGIF is scheduled for Friday, August 1 at 6:30 in the West Party Room.

TGIF	Fri	Aug 1	WPR 6:30pm
Rec Com	Wed	Aug 13	WCR 7:30pm
Mtg			
TGIF	Fri	Sep 5	EPR 6:30pm

THE GOOD NEIGHBOR GROUP

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



Skyline House Good Neighbors August 1997

Virginia Wallace 671-7648
Ophelia Lenore 931-4925

Skyline House Good Neighbors September 1997

Judith York 671-2267
Geraldine Naveau 931-4643

A resident was assisted in moving a microwave to her car. A Skyline Plaza resident was given help last month. She was driven to the hospital in Mt. Vernon.

Good Neighbor notes were sent to three Skyline House residents who were hospitalized.

We appreciate that Skyline House residents understand our unique volunteer service and use it when they have real need for temporary help.

Please call Irene or Geraldine if you are interested in joining us.

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A STORY ABOUT VOLUNTEERING

Once upon a time, there was a little red hen who lived on a farm where all of the animals belonged to a condominium association. She scratched about the barnyard until she discovered some grains of wheat. She called to her fellow members and said, "if we plant this wheat, we shall have bread to eat. **Who will help me plant it?**"

"Not I", said the cow

"Not I", said the duck

"Not I", said the goose

"Not I", said the pig

"Then, I will." said the little red hen. And, she did. The wheat grew tall and ripened into golden grain. The little red hen said, **"Who will help me reap my wheat?"**

"Not I", said the cow

"Not I", said the duck

"Not I", said the goose

"Not I", said the pig

"Then I will," said the little red hen, and she did. At last, it came time to bake the bread. **"Who will help me bake the bread?"** asked the little red hen.

"Not I", said the cow

"Not I", said the duck

"Not I", said the goose

"Not I", said the pig

"Then I will," said the little red hen. She baked five loaves of bread and held them up for the other members to see.

They all wanted some and, in fact, demanded a share. But the little red hen said, **"No, I can eat the five loaves myself."**

"Unfair", screamed the cow

"Capitalist leech!" screamed the duck

"I demand equal rights!" yelled the goose

The pig simply grunted..... "Ugh".....

And, they painted **"UNFAIR"** on picket signs ... and shouted obscenities while marching round and round the little red hen.

BUT, THEN, THOSE OTHER MEMBERS WONDERED WHY SHE NEVER BAKED ANY MORE BREAD

JOIN A COMMITTEE GET INVOLVED TOGETHERNESS PAYS OFF !!

...from the General ManagerIn Progress...

With the completion of the east end of the east building, **Brisk Waterproofing** has completed the first phase of the window re-caulking. Phase 2, which includes the north and south facades will be done over 1998 and 1999. With a few minor issues to resolve they shall have completed their work on schedule by the end of July. The engineering firm, Manta Consulting who provided oversight of this work has reported to management that this project was one of the best jobs that they had ever seen.

If you are on the west or east ends of the buildings and still experience water problems, please put your concerns in writing to management so that additional investigations may be performed.

The installation of the fire alarm system is winding down. We expect final testing and inspection of the system by the first week in August.

Vehicle Decals

I know, I know.....for months we have been telling you that we are going to re-decal all of the vehicles. Well the promise is about to come true. Starting September 2nd, new decals will be issued to all residents who park in assigned garage and surface parking spaces. In order to obtain a new decal, you will be required to present the vehicle registration. All residents will be required to obtain new decals.

Revised Rules and Regulations

Copies of the revised rules and regulations are being mailed to all unit owners and residents. Also included in this mailing is the revised

schedule of miscellaneous fees and the amended appendix of the by-laws. You should look forward to receiving this information on or about August 1st.

Children & Windows...A Dangerous Combination

N.B. Because this safety issue is so important, I have decided to include it again in this month's issue of the House Special.

Ever since coming to Skyline House over four years ago, I have always had a concern about children playing around windows and on balconies. About 10 days ago we had a very close call when one of our children living in a first floor unit fell out of an open window one story down. By grace, this child hit a soft muddy area and came away with barely a scratch.

Parents and guardians must be ever vigilant when it comes to protecting their children especially around open windows and balconies. Even a screen in a window means absolutely nothing. There is no safety feature to these screens and they do not withstand great amounts of pressure. Anyone who witnesses a child near an open window or hanging about on a balcony should immediately call the Front Desk and report. Just the other day we received a phone call from a lady who works over across the street in the Skyline offices; she called because she saw an unsupervised young child on the 9th floor hanging on a balcony rail. We responded quickly and located the unit and spoke with the mother.

Please, we all must encourage and foster safety within our community.

A REMINDER
Abandoned Motorcycles

There are several dilapidated motorcycles that are parked on the B level of the East Garage Building. After much looking, we have been unable to locate the owners of these vehicles. As promised in the July issue, if by July 31 we did not hear from the owners, we stated that

arrangements would be made to have the motorcycles removed. The motorcycles shall be removed within the next few days.

ACCOUNTING NEWS

I am very pleased to announce the hiring of Pamela Lynch as our new staff accountant. Pamela has worked as an accountant for several firms here in the metro area. Most recently she worked as a consultant to a major architectural firm. At your convenience, please stop by and introduce yourselves and say hello.

Due to the change in our staff and in keeping with good business practice, the association has requested the firm of Goldklang, Cavanaugh & Associates to perform a mid-year audit of our financial records. This action is pro-active and we do not anticipate any problems resulting from the audit.

PROJECTS ON THE HORIZON

At the July 1997 Board Meeting, several scopes of work (request for proposals) were approved. First, the replacement of the east party room

condenser was approved for bid. As many of you know, we have not had air-conditioning in the east party room for several months.

Second, the replacement and relocation of the diesel fuel storage tanks for the emergency generators was approved for bid. The EPA has required that all commercial underground storage tanks be remediated to new standards or replaced with above ground tanks. Due to the costs associated with below ground remediation, the association is pursuing bids on an above ground installation. The precise location of the tanks shall be discussed next month.

Third, some minor roof repairs are required to the east upper roofs (penthouse & mechanical areas). The scope of work was approved and the bid of \$6800 was awarded to L.A. Restoration. We anticipate work to begin in early Fall.

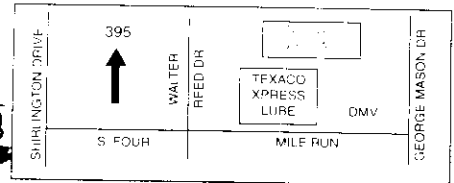
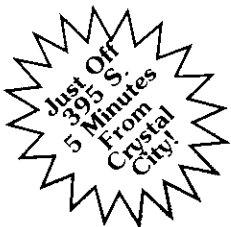
Other upcoming projects are the garage deck (post tension cable) repairs and balcony engineering follow-up investigation. All of the above projects will be going before the committees and the board in the near future.

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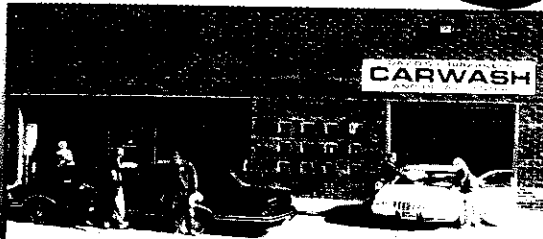
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