



# The House Special

JUNE 1998  
VOLUME 18, NUMBER 6

## FROM THE BOARD OF DIRECTORS

The Board of Directors approved the following significant motions at the second regular meeting of the eighteenth Board of Directors on May 27, 1998:

- **The selection of Guardsmark as the new security provider for Skyline House.**
- **The balcony investigation bid by Wardman Co.**
- **The continued use of sick leave by Skyline House employees when taking care of immediate family members.**



## A MANAGEMENT MOMENT...

by Donald Perper, PCAM

### Garage Repairs Update

Many of you have asked why there is no work going on in the garage following the completion of the west garage deck work. Due to observations made regarding the physical appearance of some of the beams, the association chose to obtain an additional engineering opinion to evaluate their condition. The firm of Cagley & Associates of Rockville, MD, was contracted to perform this service, and the association expects the results of Cagley's investigation shortly.

Once the association has reviewed the engineering opinions, a recommendation will be forwarded to the Board of Directors for their consideration and action. Again, both management and the Board continue to appreciate your patience and cooperation during this process.

### Swimming Pool News

The pool is open and ready for all of you swimmers and sun-worshippers. The pool schedule is Saturday, Sunday and holidays from 10AM until 8PM and on

### Swimming Pool News Cont'd

weekdays from 11AM until 8PM. Pool passes may still be picked up at the front desk.

Please remember that all persons using the pool must wear appropriate swimming suits. The doors leading into the pool bathrooms and out to the swimming pool deck are unlocked during regular pool hours. Again some people have asked management why the large gate to the pool deck cannot be left open. The answer to this question is that the Fairfax County code requires the gate to be kept closed except in the case of an emergency.

**Have a safe and enjoyable pool season!**

**Pay attention to all Pool Rules**

### Skyline House Gets a New Library

After months of preparation, Skyline House will open its new library to the residents of this community with a Wine and Cheese Kickoff Celebration on Monday June 8<sup>th</sup> at 7PM. The lending library, which was formerly the East Card Room, has been established by the association to provide our residents with an additional opportunity for community sharing and fellowship as well as great reading adventures.

This process of course did not happen by itself. This tremendous effort was lead by one of our Board members, Barbara Michelman and her team of volunteers, who put in countless hours in organizing the books and setting up the room. **Way to go Barbara!!** Special thanks goes out to our newly retired Board member Helen Henderson for her assistance and also to our Chief Engineer Greg Grimm and his staff for their many hours of work in putting the room together.

### Window Washing

The association has scheduled with Clean & Polish to wash all exterior windows (except balcony windows). The date is Wednesday June 17<sup>th</sup> with a rain date of Thursday June 18<sup>th</sup>. All screens must be removed in order for the windows to be washed. If you need help in removing your screens please sign up at the front desk.

**The schedule for screen removal is:**

#### **West Building**

<b>Monday</b>	<b>6/8</b>
<b>Wednesday</b>	<b>6/10</b>
<b>Tuesday</b>	<b>6/16</b>

#### **East Building**

<b>Tuesday</b>	<b>6/9</b>
<b>Thursday</b>	<b>6/11</b>
<b>Monday</b>	<b>6/15</b>

### Parking at Loading Dock Areas

We wish to give everyone a friendly reminder that parking at the loading dock area is limited to 30 minutes only. **Towing will be enforced!** Please be considerate by observing the time limit and afford your neighbors the same privilege. Thank you!

### Keep Smiling and Having Fun

The editor of the House Special suggests that we all try to stay happy, keep smiling and above all try and have fun during these up-coming hot summer months.

### More Library Information

The library will open at 7 PM on Mondays depending on the amount of volunteers who continue to help out.

## RECREATION COMMITTEE (RC)

**Tony DiSalvo, Chair**



The Committee did not meet in May. Next meeting will be June 10, 7:30 pm, West Card Room. A most enjoyable time was had at the May TGIF. A good many of the regulars were away and we hope that we will see them in June. The next TGIF is scheduled for June 5, 6:30 pm, West Card Room. If you are a new resident and have not attended the monthly TGIF, make this 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 hours d'oeuvres, just your own liquid refreshment.

### MAGAZINES

Thanks very much for those who have been contributing magazines. As you may or may not know, Skyline House residents have been contributing magazines to the hospital for many years. Residents are requested to take their magazines to the front desk (I have seen magazines on the paper rack in the loading dock) where the magazines will be delivered to the hospital by Tony DiSalvo. If you have any questions you can call him at 824-1958.

## COVENANTS COMMITTEE (CC)

**David Kafka, Chair**

### TO PET OR NOT TO PET

About 15 percent of the residents responded to the article in the last issue "To Pet or Not to Pet." The overwhelming majority of those residents want to continue the No Pet rule as is.

The next Covenants Committee meeting will be held at 7:30 PM in the WCR on Wednesday 15 July 1998. All residents are encouraged to attend.

## GOOD NEIGHBORS COMMITTEE (GNC)



### The Good Neighbors for June 1998 are:

Betty Badawi 671-5216

Darryl Graham 820-1138

Good Neighbors are available for temporary help, because of illness or emergency. Call the Good Neighbors of the month if need arises. Call one of the Co-Chairs (Joan Collins at 998-0788 or Toska Prather at 379-7849) if you wish to join the Good Neighbors. No one can help everyone, but everyone can help someone.

## SECURITY, FIRE & SAFETY COMMITTEE (SFSC)

**Chair - Ann Mehrten**



The security committee has been looking at the problems with the current security provider Argenbright. At the present time Argenbright is not providing the security coverage Skyline House contracted them to do. Management provided SFSC three bidders (Burns, Pinkerton and Guardsmark) as possible security providers to replace Argenbright. Information on the three providers was developed and the SFSC selected Guardsmark as the best choice of the three. The information was passed on to the FMC, Management and the Board. The Board of Directors approved Guardsmark as the new security provider for Skyline House.

The incident reports for March and April were presented to the committee. On March 16 a resident on the Eastside reported a burglary in his unit that took place during the daytime hours, with some

## **SFSC Cont'd**

small portable items taken. The Fairfax police are investigating a couple of leads and will notify the resident of any developments in the investigation. This unfortunate occurrence serves as a reminder to all residents that if you see any suspicious behavior in and around Skyline House you should notify the front desk or the police immediately, depending on the situation.

After the SFSC asked the PPOC to look at the "D" level garage stairs, PPOC recommended that management install a center handrail to the stairs. Additional lighting has been added to the area and the steps have been painted. The handrail has been approved and should be installed soon. Many thanks to Mr. Luis Valdivieso for bringing the condition of the stairs to the attention of the SFSC, PPOC and management.

Reports of children using the elevators unsupervised and pushing all the buttons continue to be reported to management. Elevators, hallways and stairwells are no place for children to play or to be left unsupervised.

## **Physical Plant & OPNS (PPOC)**

### **Ken Grant - Co-Chair**



There was a good turnout for the May meeting of the PPOC where all who attended had a useful discussion and exchange of information. In the chairman's report Bob Lowry mentioned at the Annual Meeting that the Co-Chairs had been around a long time and could not continue indefinitely. We asked that the PPOC start looking for a new chairperson to take over the PPOC in December, 1998. Mr. Lowry suggested the new chairperson have the following qualifications:

- Interest in the job
- Able to devote time outside the meetings
- Ability to chair and focus discussions
- Be comfortable working with others

## **PPOC Cont'd**

- Ability to work with Management and Committees
- Have engineering or contracting experience

PPOC endorsed an action to obtain a second opinion on structural problems discovered in the garage project before proceeding with any more work in the garage.

A recommendation was made to the Board to contract Wardman Companies, Inc. to undertake the Balcony Engineering Study in 1998, thus providing time to include the work in the 1999 budget.

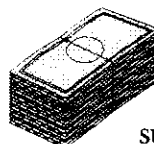
The D Level garage stairs are in conformity with code. The installation of a center handrail was recommended by PPOC to the Board.

Ken Grant pointed out the need to alert the residents of the Board's views on installing individual satellite disks and the on-going study of the feasibility of a single disk using existing TV antenna wiring to all units. The discussion resulted in an informal recommendation that Management develop proposed rules governing the installation of individual disks consistent with FCC regulations for committee and Board review.

The Joint Management - PPOC property inspection trips seem to be going very well. More people are encouraged to participate in these opportunities for informal discussion while we visit and inspect our facilities. The inspection trips are scheduled for the second Tuesday of each month at 2:00 PM. All unit owners are invited to attend this walk-through.

## **FINANCIAL MANAGEMENT COMMITTEE (FMC)**

### **Rick Riether**



The FMC reviewed the information provided by the SFSC. The information provided presented substantial and persuasive reasons for the

## **FMC Cont'd**

replacement of Argenbright, our current security service, due to their unsatisfactory performance. Don Perper obtained three bids for replacements.

The bidders and their annual rates were listed as follows: Argenbright \$80,396; Burns \$81,121; Pinkerton \$91,566 and Guardsmark \$94,201. Mr. Perper recommended Guardsmark as the preferred service based on the theory that you get what you pay for. He later added during discussions that he heard some complaints against the other two bidders when checking references. In the discussion that followed, it was pointed out that security providers typically hire from a minimum-wage labor pool, and that complaints could always be found. Further, the opinion was expressed by several members that the rule to obtain three qualified bidders was not being followed if two of the bidders were to be rejected out of hand regardless of their bids. While it is not necessary to accept the lowest bidder in all cases, accepting the highest bidder on the table should be for good reasons, and in the committee's opinion, no such reasons were presented. Ms. Lisa Ruiz motioned that the General Manager be directed to solicit 2 or 3 additional bids. The motion was seconded, and carried by a vote of 8 to 2.

Mr. George Beams offered his services as chairman of the Budget Subcommittee. This was accepted by the FMC. The Budget Subcommittee is comprised of Mr. Ed Bisgyer, Ms. Liza Ruiz, Ms. Fran Price, Ms. Sophie Anderson, Mr. Bert Rapaport and Ms. Betty Webber. Mr. Ken Grant and Mr. Bob Lowry from the PPOC are also on the committee.

The FMC recommends approval of the 20 May 98 request from the General Manager regarding adoption of the 18 May 98 proposal from the Wardman Companies, Inc.

## **RESTAURANT OF THE MONTH**

Remember we are featuring a new restaurant each month in hopes that members of the Association can share neat places to eat in the local area. A real tasty

## **Restaurant of the Month Cont'd**

place not far from Skyline House is the Table Talk (TT) restaurant. This cute and serene place to eat is located on Duke Street (#1623) in Alexandria, VA. If you blink you will miss the place, but if you stop by and try the food you will want to go back with your friends.



**The Association needs VOLUNTEERS now.**

## **FAIRFAX COUNTY FOCUS**

Towing in Fairfax County - If a tow truck has not hooked up to your vehicle when you arrive you can not be charged or towed if you move your vehicle immediately. The tow truck driver does not have the authority to keep you from taking your vehicle at that time. If the tow truck driver has already started hooking up to your vehicle you can only be charged \$25.00 and you still have the right to take your vehicle. For all the information on towing of vehicles in Fairfax County, call the consumer affairs office at 703-222-8435. This information was obtained from the Fairfax County Consumer Affairs Focus program.

Editor Robert. Busby

Advertising: Skyline House  
Business Office  
(703) 578-4855  
Fax (703) 998-5827

Copy Due Date: 20<sup>th</sup> 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 trades people 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. All articles and paid advertising represent the opinions of authors and advertisers and not necessarily the opinion of the Skyline House Unit Owners Association.

**PRINTED BY:** Curry Printing and Copy Center, Alexandria, VA

### **BOARD OF DIRECTORS**

President	Michael L. Moore
Vice President	Kevin Fahey
Treasurer	Virginia Poindexter
Secretary	Wayne Krumwiede
Director	Barbara Michelman
Director	Charley Roberts
Director	Robert Busby

The House Special is happy to receive and publish ads. All adds are accepted on a first-come, first-served and space -available.



Note: This publication is not able to place advertising in the newsletter unless it can be scanned or is submitted on a MS Word format on disk. We will do our best with what you the advertiser provides the Association.

Keep Smiling and Have Fun For These Are The Good Old Days.

### **LIBRARY UPDATE**

**By Barbara Michelman**

Keep the books coming. If you can spare an hour or two at any time to help to categorize, stamp mark, etc, please leave your name, telephone number and time preference in Box 1311W.

### **Suggestions**

The House Special is always looking for community information. If you have information the community would benefit from, please sent it to the editor and every effort will be made to get the information into the next newsletter.

Information for the House Special is being received after the 20<sup>th</sup> of the month. Every effort is made to get all information in the newsletter.

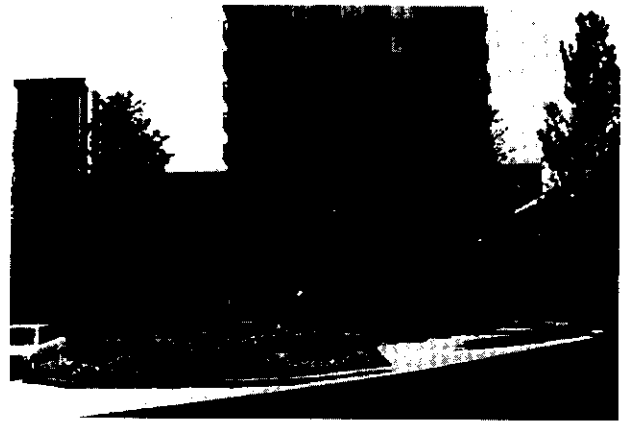
## COMMUNITY SPOTLIGHT



*A 1998 Community Association  
of the Year Winner...*

### SKYLINE HOUSE UNIT OWNERS' ASSOCIATION

*by Donald C. Perper, CMCA, PCAM*



Skyline House Unit Owners' Association is an 18 year-old, 556 unit high-rise condominium with approximately 1200 residents. This community has been served well by the volunteer involvement of its residents. Consistently, there has been strength and cooperation among the various committees and the Board of Directors. Following eight years of management by the Charles E. Smith Company in 1990, the association elected to become self-managed. The direction of Skyline House dramatically changed with excellent management in place and a pro-active Board.

One of the major successes was the implementation of an aggressive capital replacement program. Over the past seven years, this association has adhered to this plan. Several of the large projects have included an extensive balcony restoration and repair, 80% roof replacements and a complete redecoration of the common areas. Recently a reserve study was performed. Based on the expertise of this study and a careful review by the Board and management, Skyline House has been able to project with reasonable accuracy the capital replacement program for the next 10 years.

Through the years, Skyline House has been very active in local revitalization efforts including numerous cooperative activities with other communities. Perhaps of greatest significance was the lobbying of the Virginia legislature by one of our board members which resulted in a change to the Virginia Condominium Act pertaining to the manner in which associations may assess late fees on delinquent accounts. Recognizing that processes and procedures

change with time, the Board will be appointing an ad hoc committee during the coming months in order to review the by-laws and recommending changes to the documents.

In early 1997 the Board of Directors approved an extensive three-year landscaping plan. The first phase was completed this past spring. The association believed that it was important to develop a central theme and provide some horticultural continuity throughout the grounds. Even in phase one there has been a marked increase in the curb appeal of Skyline House.

**...in a joint effort to encourage new owners to run for the Board, management and the Board blitzed our newer owners through mailings and phone calls, as well as hosting a special "social" event for these newer owners.**

Last January, in a joint effort to encourage new owners to run for the Board, management and the Board blitzed our newer owners through mailings and phone calls, as well as hosting a special "social" event for these newer owners. As a result of this effort, Skyline House had 14 candidates on the slate last March. Of the four vacancies, two slots were filled by new owners. As an added bonus, a number of the candidates who were not elected to the Board joined one or more committees. This was another major step in getting "new blood" involved in the governing of our community.

In the operational aspects of Skyline House, management uses state of the art

equipment which includes a completely server/networked computer system, allowing our 12 workstations to access our comprehensive database of unit owners and occupants. An additional component of our computer system includes a comprehensive work order module which provides detailed information on inventory and preventative maintenance schedules. Our accounting is done completely in-house, utilizing the latest software and electronic banking capabilities. For the past four years our unit owners have had the ability to electronically remit their condo fees. Some other features include the installation of a state of the art energy management system that allows our engineering staff to monitor or adjust any part of the HVAC plant at the touch of a key. A security surveillance system monitors over six screens behind the front desk, allowing the staff to monitor most of the critical common areas. In addition, the association is currently developing an internet website which will be online in 1998.

Both residents and visitors boast that Skyline House sparkles and is exceptionally well maintained by a relatively small staff. Management strives to provide prompt and courteous service to the unit owners and residents with a maximum 24-hour response time on most issues. Through effective leadership amongst and by the Board, its committees, and the management, Skyline House continues to earn a reputation for excellence and elegance. ■

*Donald Perper, CMCA, PCAM is the Community Manager of Skyline House Unit Owners' Association in Falls Church, VA. Don is a member of the Publications Committee.*

# June 1998

## SKYLINE HOUSE

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3 PPOC MEETING WCR 7:30 pm	4	5 TGIF WPR 6:30 pm	6
7	8 Library Opening ECR 7:00pm	9	10 Recreation Committee Meeting WCR 7:30 pm	11 Corpus Christi	12	13
14  Flag Day	15	16 Financial Mgt Committee WCR 7:00 pm	17	18	19	20
21 Happy Father's Day Summer begins	22	23	24 Board Meeting WCR 7:30 pm	25	26	27
28	29	30				