

# The House Special

Volume XIX, No. 2

May 1999

## THE BOARD OF DIRECTORS REPORT

### COMPLETING AND FINANCING MAJOR REPAIRS

#### WHAT HAS TO BE DONE NOW

The unpleasant realities of our situation have been painfully evident for some time. The major repairs to our garage may total as much as \$1.5 million; repairs to the deck over the garage will cost \$400,000; and replacement of the roofs on the West and East buildings -- both roofs are leaking badly and engineering studies show they must be replaced to stop the leaks -- will cost \$550,000. Thus, we know of \$3.5 million in repairs that should be completed as soon as possible. It also is obvious from even a casual inspection of the outside of many balconies, that they must be repaired and it may be costly to do so. However, we have not had a careful engineering study of this problem, and until we do, and get some estimates of the cost to make the necessary repairs, we can only guess that the cost might be several hundred dollars. We plan to retain a consulting engineer to make such a study this spring.

#### PAYING THE PIPER

Before we started the garage repairs last year, our replacement reserves totaled under 800,000 dollars. Initially, we thought the repair job was

much more modest in scope than it turned out to be, and that we could pay it out of reserves. But by last fall, it was evident that we were faced with much more extensive repairs than we could fund from available reserves. Thus, we either had to make a special assessment on all unit owners, payable in cash, or find a lender who would allow us to borrow up to \$4 million during the construction period so that we could pay our contractors as the work proceeded this year. After some exploration of possible lenders, we selected the National Cooperative Bank (NCB), a federally chartered institution that has been established to make loans to cooperatives of various kinds, as well as to condominiums. Under the terms of the agreement negotiated with NCB, we can borrow up to \$4,000,000 over the next eighteen months, for major repairs. When repairs have been completed and all of the loan proceeds have been disbursed to pay the contractors and associated costs, the loan will be converted to a permanent loan with a fifteen year term. During the draw-down period, we will pay interest on the funds borrowed. After the loan is converted to a permanent loan, we will pay both interest and principal.

(continued on page 2)

### **SPECIAL ASSESSMENT**

As a condition for approving the loan, NCB required the Board to levy a special assessment this year for \$4 million. At the special Board Meeting on April 15, we passed a resolution requiring that a special assessment of \$4 million will be due and payable on or before October 1, 1999. The amount due from each unit owner depends on the size of the unit. A schedule showing the amount of the assessment for each apartment is shown in this issue of the newsletter. The loan was closed on Friday, April 16, and our first draw-down of about \$900,000 will be in our bank account by about April 21. (This covers the amounts we have paid out to the contractors for repairs on the garage.)

### **HOW UNIT OWNERS CAN PAY**

We urge each unit owner to make the necessary arrangements to pay this assessment in cash by October 1, 1999. If you do not have the cash readily available, you should make your own arrangements to obtain a home equity loan for the amount you need. If everyone does this, and we obtain all the funds we need to pay for the repairs by October 1, we will be able to pay off the loan to the NCB and pay for the rest of the repairs without resort to additional borrowing. This will save our Association a large amount of interest.

If, for any reason, a unit owner is unable to pay cash on October 1 (and is unable to obtain a home equity loan), it may be possible for that unit owner to borrow the amount of the special assessment directly from the Association by signing a note and a deed of trust that will be recorded in the Fairfax County land records. The Association will require payment of a fee of \$350 to cover the costs of drawing up the deed of trust and the note, for a title search, and for recording the deed of trust. Also, the interest charge will be 1% more than the

interest the Association will be obligated to pay NCB. This is to cover the Association's added administrative expenses in handling unit owner special assessment loans. During the draw-down period, for example, the interest charged unit owners will be at least 9%. It probably will be less costly for a unit owner to obtain a home equity loan from his/her own bank than to borrow from the Association. The Board urges all unit owners to do so.

## **TOWN MEETING**

### **A TOWN MEETING OF ALL UNIT OWNERS WILL BE HELD ON:**

**MONDAY, MAY 3  
MAIN LOBBY  
7:30 P. M.**

To discuss this and other issues of importance to unit owners.

The Association's attorney, Mr. Robert Segal, will be present to answer legal questions concerning our loan agreement with NCB and the constraints imposed by the Virginia Condominium law and our own corporate documents.

## SKYLINE HOUSE UNIT OWNER'S ASSOCIATION, INC.

Table for paying off the loan or pay by the month

SKYLINE HOUSE APARTMENTS		15 YEARS BY THE MONTH PAYOFF	CONDO APT. FACTOR	TOTAL MONTHLY CONDO MORTGAGE PLUS INTEREST	\$4,000,000 LOAN	TOTAL PAY OFF OF LOAN
T-1E	101-1701	\$47.58	0.00128	\$37,171.00	\$4,000,000.00	\$5,120.00
T-2	102-1702	\$80.29	0.00216	\$37,171.00	\$4,000,000.00	\$8,640.00
T-3	103E-1703E	\$65.42	0.00176	\$37,171.00	\$4,000,000.00	\$7,040.00
	103W-1703W	\$56.87	0.00153	\$37,171.00	\$4,000,000.00	\$6,120.00
T-4	104W-1704W	\$65.42	0.00176	\$37,171.00	\$4,000,000.00	\$7,040.00
T-4E	104E -1704E	\$56.87	0.00153	\$37,171.00	\$4,000,000.00	\$6,120.00
T-5	105-1705 E/W	\$97.39	0.00262	\$37,171.00	\$4,000,000.00	\$10,480.00
T6E	106-1706 E/W	\$86.61	0.00233	\$37,171.00	\$4,000,000.00	\$9,320.00
T-7E	107-1707 E/W	\$60.59	0.00163	\$37,171.00	\$4,000,000.00	\$6,520.00
	108-1708 E/W	\$66.16	0.00178	\$37,171.00	\$4,000,000.00	\$7,120.00
	109-1709 E/W	\$49.07	0.00132	\$37,171.00	\$4,000,000.00	\$5,280.00
	110-1710 E/W	\$65.05	0.00175	\$37,171.00	\$4,000,000.00	\$7,000.00
	211-1711 E/W	\$80.29	0.00216	\$37,171.00	\$4,000,000.00	\$8,640.00
	212-1712 E/W	\$60.22	0.00162	\$37,171.00	\$4,000,000.00	\$6,480.00
	213-1713 E/W	\$63.93	0.00172	\$37,171.00	\$4,000,000.00	\$6,880.00
T14E		\$88.10	0.00237	\$37,171.00	\$4,000,000.00	\$9,480.00
	114-1714 E/W	\$89.58	0.00241	\$37,171.00	\$4,000,000.00	\$9,640.00
	214W -1714W	\$89.58	0.00241	\$37,171.00	\$4,000,000.00	\$9,640.00
T-15	115-1715 E/W	\$46.84	0.00126	\$37,171.00	\$4,000,000.00	\$5,040.00
T16W		\$69.88	0.00188	\$37,171.00	\$4,000,000.00	\$7,520.00
T16E	116 - 1716 E/W	\$56.13	0.00151	\$37,171.00	\$4,000,000.00	\$6,040.00
C -1 E		\$43.12	0.00116	\$37,171.00	\$4,000,000.00	\$4,640.00
- 2E		\$43.12	0.00116	\$37,171.00	\$4,000,000.00	\$4,640.00
C - 1W		\$46.84	0.00126	\$37,171.00	\$4,000,000.00	\$5,040.00
C - 2W		\$52.41	0.00141	\$37,171.00	\$4,000,000.00	\$5,640.00

## FROM THE PRESIDENT

Neighbors,

In my remarks at the Annual Meeting Tuesday evening, March 30, I stated that I was just as proud of our Association today — and perhaps more so — than I was when Skyline House won the Community Association of the Year Award last year. Today we are indeed facing some serious challenges. But I am confident that our Association will weather these storms.

In an article which accompanies this one you will read some of the details concerning the Board of Directors' resolution at a Special Board meeting held April 15 to levy a Special Assessment payable by the first of October. You may well ask how we got here. Here is one view:

In my opinion, from its beginning the Association has not set aside adequate reserves to cover what seem now to have been inevitable repairs. But these repairs certainly didn't look inevitable when the building was new, and it was hard in the early years of our Association to build a case for stronger reserves...and the factor they would have added to the General Assessment. In fact, I recall one Board meeting — long before I ran for the Board — in which it was argued that favorable tax treatment of the Association's assets would be jeopardized if our reserves grew too large!

The dismissal of the warranty suit — due to tardy filing and in the name of incorrect parties — was itself a major expense and meant that we, the unit owners, had to bear the expense of repairs which might have been covered — or at least shared in — by others.

As you have heard since the problem was first discovered last spring, the scope of the damage to the post-tensioned cable beams in our garage was unforeseen — due to fact that evidence of damage was not visible to any routine inspection

until cables began breaking — and unforeseeable. Two years ago we thought we had easily repairable cosmetic damage to our concrete decks. No one imagined the scope of effort that is now required to assure the safety and structural integrity of the garage.

I am very disappointed that the Board has been compelled to levy a Special Assessment this year. I had promised you repeatedly that Management and the Board would try their utmost to avoid having to do so. I believe both Management and the Board tried their best to avoid levying a Special Assessment this year. In the final analysis, however, the Board was caught between the proverbial rock and hard place. On the one hand, our lending institution required reasonable assurance that it would be repaid. On the other hand, the Virginia Condominium Act prevents the current Board from levying a Special Assessment which stays in effect for more than one budget cycle. (It kind of makes you wonder how we ever managed to repair the balconies using Special Assessment several years ago.) In effect, this Board does not have the legal authority to stretch out the repayment process over a number of years for all unit owners without becoming, in essence, a bank.

I know I speak for the entire Board of Directors in expressing thanks to the 35-40 of you who took the time to attend the Special Board meeting on April 15<sup>th</sup>. We appreciate your concerns and your questions, and — from those of you who voiced them — your expressions of support for the course of action we have felt compelled to take. Between the time this letter is written (April 20) and May 3, the entire Association should receive a package of information providing further details on the options available to unit owners in satisfying the Special Assessment. I urge each unit owner to plan to attend the TOWN MEETING on the subject scheduled for Monday Evening, May 3 in the Mair Lobby.

**President's Report (continued from Page 4)**

We have a lot going for us. First and foremost, in Randy Lyon we have a great General Manager. He is saving us money every day. We have a search process underway to find a capable deputy for Randy so he doesn't feel he needs to be on duty eighty hours a week.

The AdHoc Committee on Garage Repairs continues to keep a watchful eye on progress in the garage. The up side of having so many of you displaced from the garage is that the work is continuing, bringing us closer to the completion of the project.

I'm grateful...and you should be, too...to my colleagues on the Board of Directors. Vice President David Tilson has played a key role in defining the issues before us, as reflected in the accompanying piece. Treasurer Wayne Krumwiede has negotiated long and hard to get us the best possible deal from the lender. Both he and David Tilson have spent a lot of their personal time working to make that line of credit a reality. Secretary Virginia Poindexter brings her law office experience to bear on our problems and has helped us observe some of the fine points. As he always does, Director David Mayrose gets to the point when yours truly starts to ramble. Linda Councill brings her fresh perspective to the Board. And I am convinced that no one has as sensitive a finger on the pulse of our community as Barbara Michelman. When I need to know what people are thinking, I ask Barbara.

Speaking of Linda Councill, did you know that with her election at the last Annual Meeting seven of the fourteen candidates who ran in 1997 have been elected to terms on the Board? (I know at least two and perhaps more of the other candidates have moved away.) Moral of the story: if you want to serve on the Board, raise your hand and odds are you'll get your chance.

I would be remiss in not mentioning the

contributions of the Association's attorney, Mr. Bob Segan. His has played an important role in facilitating the negotiations among the lender, its legal team and the Association and has helped us obtain better terms on a couple of key points in our agreement with the lender.

This past weekend Lynn and I went through the annual ritual of sweeping the balcony and rolling out the outdoor carpet. We got some of the window boxes planted with geraniums and hung them on the balcony rail. Maybe we'll plant the rest of them next weekend. With good weather coming up, we look forward to enjoying the home we have lived in since 1985. We hope you do, too.

I look forward to seeing you at the Board Meeting on April 28<sup>th</sup> and at the Town Meeting on May 3<sup>rd</sup>.

Sincerely,  
Charley Roberts

**GENERAL MANAGER'S REPORT**  
Randy Lyon, General Manager**Water Management Update**

The first phase of the water conservation program at Skyline House began on March 30, 1999, and will be completed in mid-May — check the posted schedule on the mail box lobby bulletin board to see when work is scheduled for your floor. It was also printed in the April House Special.

To date, 300 apartments have been completed. The goals of this program are (1) to reduce the amount of water used by Skyline House and (2) to maintain an efficient level of water usage in the future.

The key to the success of this program is a high level of participation among you, the residents. If you should have any question regarding this program, contact H2Options' at 703-242-2201.

**FROM THE CHIEF ENGINEER****Greg Grimm, Chief Engineer****USING YOUR DISPOSAL PROPERLY AND  
KEEPING YOUR KITCHEN DRAIN CLEAR:****Operating Your Disposal**

1. Remove stopper from sink opening and run strong flow of COLD water.
2. Turn on Wall Switch to Start Disposer.
3. Slowly insert food waste into disposer and position stopper to minimize possible ejection of material while grinding.
4. After grinding is complete, turn off disposer and continue to run disposer for at least 15 seconds to flush drain line.

**DON'T**

Don't use hot water when grinding waste.

Don't turn off water or disposer until grinding is completed and only sound of motor and water running is heard.

Don't grind extremely fibrous materials such as CORN HUSKS or ARTICHOKEs.

Don't grind RICE, ONION SKINS, SEAFOOD SHELLS, CABBAGE, in large amounts, these MUST be fed VERY SLOWLY, OR stoppage will surely occur. When in doubt, do not grind.

Never feed anything but FOOD waste into your disposer.

You are the person who has to decide  
Whether you'll do it or toss it aside.  
You are the person who makes up your mind  
Whether you'll lead or linger behind.  
Whether you'll try for a goal that is far,  
Or be contented to stay where you are.  
Take it or leave it, there 's something to do,  
Just think it over ----it's all up to you!

**IMPORTANT NOTICE FOR ALL**

**PLEASE BE ADVISED THAT VIRGINIA POWER HAS NOTIFIED US THAT ALL ELECTRICITY WILL BE OFF ON MAY 11, FROM 8:00 A.M. - 4:00 P.M. TO REPLACE A SWITCH THAT SERVICES THE BUILDING.**

**And**

**IF IT RAINS ON MAY 11, THE RAIN DATE WILL BE MAY 13, FROM 8:00 A.M. - 4:00 P.M.**

**A REMINDER: Don't forget to reset alarm clocks, microwaves, kitchen stove clock, VCR's, answering machine, and any other appliance you have.**

**NEWS FLASH**

Have you seen an Argenbright guard policing our property in that smashing new GOLF CART with the flashing yellow light on top? I feel safer already. I saw him a couple of evenings ago, and he was doing a superb job of not permitting cars to park around the circle at the front entrance. (It wasn't easy, but he persisted.) He was professionally dressed and commanded respect from those that were disobeying the parking rules. A great improvement. Thanks, Randy

**PHYSICAL PLANT AND OPERATIONS  
(PPOC)**

**Ken Grant Co-Chair  
Bob Lowry..Co-Chair**

The afternoon of April 13 provided sunshine for the 'walk around' that had to be postponed because of the snow storm in March. A group of around twenty residents listened with interest to the explanation of the work planned for the rehabilitation of the garage roof plaza/deck. They were dismayed as they examined the extensive deterioration of the walkways and pleased with a sample of the proposed paving. As they walked around the entire roof plaza the group had a useful discussion of many aspects of the rehabilitation. Hope was expressed that the project could be initiated and completed without delay.

The April meeting of the PPOC was postponed to accommodate a Special Meeting of the Board to review terms of the loan agreement. Your Co-Chairs recognized this had priority since major repairs, a concern of the PPOC, cannot be undertaken until we have a disbursement from the loan.

M a t t e r s        s c h e d u l e d        f o r  
reporting/discussion/decisions at the April 22 meeting include: east and west building roofs, elevator maintenance, facade and balcony deficiencies and continuing work on the garage. Because of The House Special deadline, these will be reported on for the June issue.

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**COVENANTS COMMITTEE**

**David Kafka - Chair**

Covenants Committee did not meet in April. Next Committee Meeting is May 19, 7:30 p.m., West Card Room.

**SECURITY, FIRE & SAFETY COMMITTEE**  
**Ann Mehrten, Chair**

The Security, Fire and Safety Committee did not meet in April. The next committee meeting will be at 7:30 P.M., in the West Card Room on May 13. All are welcome to attend.

**LIBRARY**  
**Barbara Michelman**

Although our book sale was not a financial success, the generosity and interest of the nine volunteers who helped arrange the tables and manned the four-day sale made our efforts worth-while.

A very special thanks to Betty McLaurin and her crew who set up and dismantled the tables and boxed the remaining books.

The remaining books are being donated to the Salvation Army which will issue a tax deductible certificate to the Skyline House Unit Owners Association.

It was surprising to find that several who came to buy books had never been to the Library. We invite all of you to stop by for a visit any Monday night 7:00 - 8:30 P.M. in the East Card Room.

Have you purchased a BEST SELLER lately? When you no longer have need for it, would you like to donate it to the Library and share it with friends? We are always looking for Best Seller books.

To end on a happy note, we now have 31 books on tape which can be borrowed for two weeks and renewed if needed.



## **RULE 24      SWIMMING POOL**

For the purpose of these rules and regulations, the term "pool area" is as defined in the Fairfax County Code, that is, "the pool(s) and all equipment and structure appurtenant thereto, including all areas located within the perimeter security fence or barriers." The Skyline House swimming pool meets the definition of a "public pool" as defined by the Fairfax County Swimming Pool and Health Spa Ordinance (Section 69-1-1 to 69-3-14 of the Fairfax County Code) and is therefore subject to suspension of operation if the life, health or safety of its users is endangered.

The Fairfax County Code further provides for the imprisonment, not to exceed thirty (30) days, or a fine, not to exceed One Thousand Dollars (\$1,000), or both, of anyone who violates any provision of the Fairfax County Swimming Pool and Health Spa Ordinance.

For health reasons, all bathers will take a shower before entering the pool. Only a non-grease type suntan lotion may be used. Persons using the pool area are to deposit their papers, cigarettes, cigars, or other refuse in the proper receptacles furnished for the purpose. No person shall use the pool unless it is officially open and the Pool Operator is on duty.

The following rules and regulations apply to the use of the pool area:

- A. Unit Owners/Residents and their guests may use the facilities located in the pool area with the understanding that they will comply with the rules and regulations. It will be the duty of Unit Owners/Residents to ensure that their guests are informed of such rules and regulations. The Pool Operator and/or Management may evict violators. The Board may bar violators for a period of time to be determined based on a recommendation from the Pool Operator and/or Management as to the nature and seriousness of the violation.
- B. Unit Owners/Residents will be admitted on a no-charge basis. At the beginning of each swimming season, Management will issue a given number of pool identification cards based on the occupancy restrictions of Units as set forth in ARTICLE X, Section 3(l) of the BY-LAWS, which provides as follows:

- 4 in a 3-bedroom Unit or in a 2-bedroom and den Unit
  - 3 in a 2-bedroom Unit or in a 1-bedroom and den Unit
  - 2 in a 1 bedroom Unit

Such cards are transferrable and may be used for guests. If an identification card is lost, a replacement will be issued by Management at the prevailing rate\*.

- C. On Saturday, Sunday and National Holidays each Unit Owner/Resident may purchase up to four (4) single day guest passes. An aggregate number for the complex is not to exceed twenty (20) guest passes each day. Such passes may be purchased at the Reception Desk in advance on a non-refundable basis and are valid only for the date for which issued. At all other times and within the limits of available space in the pool area, as determined at the time by the Pool Operator, Unit Owners/Residents may purchase, at the prevailing rate\*, non-refundable guest passes which are valid only on the date for which issued.
- D. Prior to seasonal opening, Management will announce the inclusive dates and hours during which the swimming pool will be open. Subsequent changes in the dates and hours will be posted on the bulletin boards in each Mail Room Lobby as far in advance as possible. Tuesday and Thursday evenings (between 5:00 PM and closing) use of the pool area shall be restricted to individuals sixteen (16) and over.
- E. The pool may be closed at any time due to breakdown, weather conditions or other operational difficulties at the discretion of Management or the Pool Operator.
- F. Robes or other suitable outer garments and shoes or sandals shall be worn to and from the pool area.

Bathers are to use the G-level corridors to and from the pool/mezzanine elevators. (Dripping bathing suits in building areas should be avoided.)

- G. Upon entering the pool area, all persons shall surrender their passes (both residents and guests) to the pool operator on duty and sign the Pool Log Book. Passes should be picked up when leaving the pool area.
  - H. In order to be admitted to the pool area, all children under the age of 12 shall be accompanied by a person 16 years of age or older. There shall be one person of at least 16 years of age to be responsible for every two children under the age of twelve, who shall remain with the children during the entire time they are in the pool area. Babies in diapers shall wear waterproof pants in the pool.
- Appropriate swimming attire shall be worn in the pool. Appropriate attire is defined as the usual or customary one-piece or two-piece bathing suits that conform to local community standards; cut-off denims and dungarees or other attire considered to be street clothes are prohibited.
- I. Unit Owners/Residents will be held responsible for the actions of their children and their guests. The cost of any property damage will be charged to the responsible Unit Owner/Resident.
  - J. The Fairfax County Code requires that any person having any skin disease, nasal or ear discharge, inflamed eyes, or any communicable disease be denied admission to the pool area.
  - K. Persons obviously under the influence of intoxicants or drugs will not be permitted in the pool area.
  - L. Wheeled vehicles, except wheelchairs or similar vehicles serving the same function, will not be allowed in the pool area.
  - M. All accidents, regardless of how minor, shall be reported to the Pool Operator on duty. First aid assistance and supplies may be obtained from the Pool Operator.
  - N. The Association will not be responsible for any loss or damage of personal property of any kind.

#### **CODE OF CONDUCT**

- O. No food or drink may be taken into or be consumed within the pool area. No chewing gum will be allowed in the pool area.
- P. No glassware of any kind will be permitted within the pool area.
- Q. The volume of any radio, record player, television, tape recorder or musical instrument in the pool area shall be kept sufficiently reduced at all times so as not to disturb others in the immediate vicinity.
- R. No abusive or profane language or breach of peace will be tolerated.
- S. Expectorating or blowing of nose in the pool is prohibited.
- T. Rubber rafts, balls, play equipment, etc., are strictly prohibited. Training devices, such as tubes and water-wings for inexperienced swimmers and children, may be permitted at the discretion of the Pool Operator.
- U. Boisterous or rough play and running at any swimming facility is prohibited by Fairfax County Code.
- V. NO DIVING OF ANY KIND IS PERMITTED.
- W. There is no smoking within the pool area. Smoking is permitted in the sundeck area only.



## **SOMEBODY, ANYBODY, EVERYBODY HELP!!!**

### ***SKYLINE HOUSE NEEDS A CHAIRMAN FOR THE COMMUNITY RELATIONS COMMITTEE***

*Now is a critical time for several ongoing programs that could, and probably will, affect SKYLINE HOUSE, i.e.,*

*The Defense Information Systems Agency (DISA) that will be locating in the Skyline City area (see report in April and May issues).*

*The VDOT King Street (Route 7) Corridor Feasibility Study to address concerns relating to traffic congestion along King Street in the Beauregard Street and Walter Reed Drive area (see preliminary report in this issue).*

*There are many more interesting events happening that SKYLINE HOUSE residents should be aware of, and which this committee should address. It's too much for SOMEBODY to do alone, but with ANYBODY, and EVERYBODY it would make a great committee.*

### **COMMUNITY RELATIONS COMMITTEE NEEDS YOU**

***Call Charley Roberts, President of the Board at 998-6080 to volunteer  
and please do it TODAY***

***THANKS IN ADVANCE FOR JOINING***

## KING STREET (ROUTE 7) CORRIDOR FEASIBILITY STUDY

April 6, 1999

This was the first in a series of meetings to inform community residents and businesses about the beginning of the technical tasks to be conducted for the feasibility study.

The purpose of the meeting was to identify and analyze potential alternative concepts to address concerns relating to traffic congestion along King Street in the Beauregard Street and Walter Reed Drive area.

This particular study is expected to be ongoing for the next 12-18 months, with at least 6 possible plans to present to VDOT. They did say that the "overpass" had been discarded. I quote below from some of the literature that was handed out at the meeting --which I will gladly give to the new COMMUNITY RELATIONS COMMITTEE (when we have one).

*Q: What is the purpose of the feasibility study?*

A: The feasibility study will define the transportation needs in the study area. Based on these needs and input from the public involvement process, several conceptual alternatives will be developed.

*Q: What is the final product for the feasibility study?*

A: A corridor study report that summarizes all of the information developed as part of the evaluation will be prepared for the Virginia Department of Transportation. The corridor study report will most likely contain several concepts to be carried forward for further evaluation. This study ends after the determination of whether alternatives are feasible or not. The next step in the process will be detailed design and environmental assessment.

*Q: What is the schedule for the feasibility study?*

A: The study is scheduled to last 12 months. This time frame could be extended as more details from the study are developed.

*Q: When is the next community information meeting?*

A: The next meeting is scheduled for summer 1999 and will present existing conditions and future projections for the study area.

*Q: How can I participate in the process?*

A: A project hotline has been established (1-800-798-4261) for the study. In addition, there is information at tonight's meeting about a working group being formed that will consist primarily of neighborhood and civic association representatives. You can also request a speaker from the study team to make presentations about the project to interested groups.

## CONCERNED FAIRLINGTON RESIDENTS

April 6, 1999

Concerned Fairlington Residents (CFR) is a grass roots civic association dedicated to improving the quality of life in Fairlington, Arlington, and Alexandria.

Fairlington is an historic residential community of over 3400 homes. Fairlington was granted historic status by the State of Virginia in 1998 and was added to the National Register of Historic Places in 1999.

After several years of discussion regarding the King Street corridor, CFR and its members have taken the following position.

1. The present traffic control system along King Street in the vicinity of Fairlington was installed in an uncoordinated manner over several decades. CFR asks that traffic control along King Street be upgraded to state-of-the art. The present traffic control system that allows one driver making a left turn onto King Street to inconvenience hundreds of drivers on King Street is absurd.

2. Building an overpass at the intersection of King Street and Walter Reed Drive will only

(Continued on page 11)

(Continued from page 5)

cause traffic to pile up at Skyline and in the Bradlee Plaza area. Traffic control along the ENTIRE King Street/Route 7 corridor between Old Town and Falls Church city limits must be analyzed and traffic flow must be optimized.

3. Recent increases in traffic caused by the renewal of the Jefferson Medical Center and modernization of shopping plazas along King Street/Route 7, must be addressed by VDOT, Alexandria, and Fairfax County.

4. Almost nothing is being done to get people to use public transportation along the King Street corridor. CFR suggests a system of public and private shuttle buses could transport residents who live in the corridor between their homes and shopping areas.

In closing, CFR and its members are looking for substantive innovations and improvements in traffic management along King Street/Route 7, NOT more traffic congestion, noise, pollution, and environmental degradation of an historic neighborhood.

Ellen Poole  
Information Coordinator

NOTE: I sent an e-mail to the above asking for permission to print their letter. Here is the response I received:

It appears that the ultimate VDOT plan will be to excavate a below-grade divided highway (6 lanes) from 395 to Route 50. It appears there will be massive new commercial construction in the Route 7 corridor, centered on Columbia Pike and Route 7. As CFR sees it, Route 7 will be a major mess. Our long-term resolution is to get people out of their cars.

Please feel free to use our letter. You can call me

at home for more information. Best time is 10 AM weekdays.

Jim Hurysz  
Vice-President  
Concerned Fairlington Residents  
703-931-9594

(The following is a hand-out from the same meeting)

#### NEW SIGNALS WILL READJUST TIMING PATTERNS TO TRAFFIC FLOW

Arlington Journal 3-16-99

By Rich Daly, Journal staff writer

Motorists driving through Arlington should begin seeing shorter commute times as the county makes progress on installing a new traffic signal system that will be the first of its kind on the East Coast.

Sensors embedded in the road will prompt traffic signals to adjust their timing to accommodate accidents and other sudden changes in traffic patterns. Once installed, the system is expected to shave 10 percent off commute times.

Initially, the new signals and roadway traffic detectors will be installed at 60 of the county's 231 signaled intersections, along Columbia Pike, Jefferson Davis Highway, Arlington Boulevard and locations in Ballston and Pentagon City. Signals are coming on line as they are installed, with those in the Ballston and Pentagon City areas becoming operable first and all 60 expected to be completed in June.

If the \$2.5 million system, funded through a federal grant, is successful, traffic planners said, it could be expanded to 100 other signals in the county.

One gauge of the program's success will be citizen feedback. Commuters and residents can comment on the new system by calling 228-3777.

"This system has been used in more than  
(Continued on page 12)

(Continued from page 6)

100 jurisdictions in the world, and it has a proven track record," said Robert Garbacz, a county signal engineer.

The sensors in the pavement are placed roughly seven seconds of travel time in advance of a traffic signal and can prompt changes in that signal and in others nearby. The system is automatic but can be manually operated from the county's traffic control center.

The current 15-year old system and most others in the area use a timing system that follows rush hour and non-rush hour traffic patterns, with no variation for special circumstances.

The disadvantage of that is if traffic conditions change, the signals do not," Garbacz said.

Garbacz also said most daily commuters will not notice a large difference in their commutes because travel times through the county are relatively short but he said random backups at shopping centers and those due to accidents should be greatly reduced.

Telephone reports about other traffic management issues, including missing or damaged street signs, missing street markings and inoperable meters, should continue to be made to 228-3575.

Nadyne McKelvey

### **MORE PEOPLE ARE RUN DOWN BUY GOSSIP THAN BY AUTOMOBILES**

**If you are too busy to laugh,  
You ARE too busy.**

### **DEFENSE INFORMATION SYSTEMS AGENCY (DISA)**

The DISA Headquarters will be an unsigned, secure building with two underground levels containing 60,000 square feet of R&D computer labs that are expected to operate 24 hours a day. The foundation is designed to allow a future two-story addition if the economics warrant it. At the present, there are no current plans to provide food facilities for the estimated 1500 building occupants. That will put pressure on nearby restaurants and/or attract new ones.

The Committee Members have no major objections to amending the already approved development plan, and they invite residents and directors to make comments that can be incorporated into the public record. If county approval is secured by June, the ground breaking will be in Fall 1999 with occupancy in 2001.

The development may have a favorable impact on the demand for residential units in this area. Also, the flow of traffic will be considered in the hearings.

VDOT recently installed a "split phase" signal on South George Mason Drive at the entrance to the Skyline Plaza roadway. The new signal timing gives those exiting the Skyline Plaza lot and those leaving the office buildings across the street separate signals. The signals are activated when an automobile crosses the sensor.

VDOT will install signs at the same intersection that prohibit right turns on red when pedestrians are present. Similar signs have already been installed at other intersections along South George Mason and Seminary Road.

## YOU and YOUR COMMUNITY ASSOCIATION

As a board member you have an opportunity to make positive contributions to your community. To be successful, you need to know the basics of association leadership. These basics relate to your three major areas of responsibility as a director: *Security, property values and quality-of-life.*

Every BOARD member.....

Talk with your association members. Be specific and responsive in addressing their concerns. Inform them promptly of actions taken. Solicit feedback and advice.

Act in the best interest of the community and its members, rather than your own - in all matters.

Attend all board meetings and make all decisions in a business-like manner.

Support your board's decisions and the efforts of your officers, even when certain collective decisions run counter to your own wishes.

Enhance your effectiveness by using outside publications. Network with others who have experience in the Community Associations operations and management.

Maintain a positive attitude about your association and become a positive influence for others.

The PRESIDENT — as chief executive officer, board chairman and membership meeting moderator.

Think as a team leader working with, delegating to and following-up with the directors, committees and management staff.

Prepare and conduct orderly, objective, business-like meetings with advanced agendas. Ensure that agendas are timely and other board members have a chance to review the agenda for any suggested

additions before the meeting.

**The BOARD** - The Board governs the community and serves it by adapting, implementing, monitoring and adjusting policies, programs and services of your community association.

### 1. Mission of the Association

Adopt a mission statement. For example: "TO PROTECT, PRESERVE, AND ENHANCE THE QUALITY-OF-LIFE, SECURITY, PROPERTY VALUES, INDIVIDUAL MEMBERS AND THE ASSOCIATION AT LARGE".

Disseminate the mission statement to the full community. Assure that new arrivals get copies.

### 2. Goals and Objectives of the Association

Adopt and annually update a statement on long-term goals and short-term objectives.

Establish and adhere to a schedule for accomplishing them.

### 3. Community Governance

Conform the association's legal documents, rules and operations with federal, state and local laws and regulations.

Comply with the Governing Documents.

Conduct fair elections with advanced notice of nominations and the right to additional nominations by petition.

Ensure provisions for absentees and proxy votes.

Adopt and guide a workable committee system based on association functions, responsibilities and expectations.

Supplement established rules with checklists, procedural guides, etc., as necessary.

(Continued on page 14)

(Continued from page 13)

Establish and maintain a comprehensive association manual (current legal documents, resolutions, rules and standard practices for maintenance, contracting, etc.)

Announce and conduct open board meetings.

#### **4. Communication and Service**

Hold brief regularly scheduled meetings with an advisory council of representatives of the main community sectors, such as a representative from each building.

Publish and deliver a newsletter to all owners and occupants at least quarterly.

Hold interesting, business-like membership meetings as provided by the bylaws.

Deliver a useful owner/occupant manual and update every other year.

Provide a basic information flyer to sellers and buyers of individual properties.

Provide suitable social, recreational and personal-service programs.

#### **5. Administrative Management**

Adopt a workable administrative management system to fit the community's needs.

Appoint, hire, or contract for competent personnel.

Maintain an association office, or at least a permanent PO Box number and phone number.

Monitor management performance.

Monitor contract administration including adequate specifications, competitive bidding, contractors' warranties, contractor's liability insurance and workers' compensation.

#### **6. Financial Management**

Adopt an effective and secure financial management system.

Adopt a budget and monitor adherence.

Establish and fund adequate reserves for major repairs and replacements, and adjust the needs annually. Invest your reserve components every 3-5 years through the resources of a qualified reserve analyst.

Monitor assessment collections, disbursements and cash management.

Insure filing and payment of taxes on income and property as required

Provide for professional audit of financial statements and records.

#### **7. Risk Management**

Adopt and monitor adequate procedures for security and emergencies.

Monitor insurance coverage for the association, and if applicable, for buildings.

Monitor dispute resolution and litigation to control costs.

#### **8. Property Improvement and Use**

Adopt and monitor a preventative and routine maintenance program for the common property.

Adopt an architectural control program and monitor its enforcement.

Adopt appropriate rules and regulations for the use of the common areas and individual properties and monitor compliance.

(Continued on page 15)

(Continued from page 14)

9. Community Development

Establish and maintain a friendly atmosphere.

Involve the maximum number of members (including children) in association tasks and events.

Actively seek ways to recognize meaningful volunteer contributions.

Find ways to publicize special acts reflecting community pride, e.g. gardens, decorations, etc.

Establish family groups. Publicize and value their contributions to the community.

Conduct periodic brain storming sessions - including children and resident renters. Keep it positive. Follow-up on suggestions.

I know there are many great cooks here at SKYLINE HOUSE, and I thought perhaps you might share your favorite recipe/s with our readers. Here's our first try:

**CHICKEN BREASTS OR PORK MEDALLIONS (pork tenderloin) WITH MAPLE -VINEGAR SAUCE**

8 oz. Chicken breasts or pork medallions  
1 T butter

1/4c minced shallots or green onions  
2t dijon mustard  
1/2 c chicken stock  
2T maple syrup -pure  
2T balsamic vinegar

Using meat mallet rolling pin, flatten chicken or pork between sheets of waxed paper or plastic to about 1/4" thickness. Season both sides of meat with pepper. Add butter in heavy large skillet over medium-heat. Add chicken or pork until brown and cooked through about 4 minutes or less per side. (Chicken will cook more when returned to pan.) Transfer to plate.

Add shallots to same skillet. Cook 30 seconds or more. Mix in mustard and chicken stock until reduced by half, about five minutes. Stir in maple syrup and balsamic vinegar. Simmer until liquids are reduced to sauce consistency, about five minutes. Return chicken or pork and accumulated juices to skillet. Cook until just heated through, about one minute. Arrange meat on platter. Spoon sauce over and serve.

Tony DiSalvo

Thank you, Tony for being our first!!!

**CAMILLE'S CHOCOLATE CUPCAKES  
(YUMMIES)**

4 (1 oz.) Semi-sweet chocolate squares  
2 sticks oleo  
4 eggs  
1 3/4 c. sugar  
1 c. flour  
1 1/2 c. nuts  
1 tsp. vanilla  
1/4 tsp. Butter  
flavoring  
Pinch of salt

Melt together chocolate and oleo. Mix by hand rest of ingredients. Add chocolate mixture and fill cups 2/3 full. Bake at 350 for 25 to 30 minutes. Makes 20 to 24. Can freeze --and best of all, they do not have to be iced.

Nadyne McKelvey

SEND YOUR RECIPES TO THE EDITOR-1516W

**GOOD NEIGHBORS COMMITTEE**

Joan Collins.....Co-chair  
Toska Prather Co-chair

Good neighbors are available to assist all residents who are in need of temporary help due to illness or emergency. Call the Good Neighbor(s) of the month if a need arises.

**Good Neighbors for May 1999**

Martha Beams 578-9507  
Virginia Wallace 671-7648

The Good Neighbors Committee is **LOOKING FOR ADDITIONAL MEMBERS**. Please call one of the Co-chairs if you wish to join. Members are asked to serve during one month of a year.

**NO ONE CAN HELP EVERYONE, BUT EVERYONE CAN HELP SOMEONE.**

Thank you, Jean Orben, for volunteering to proof read for The House Special. I'm sure you will get a call soon. Great to have you volunteer.

**BAILEYS DAY  
Sunday, May 23**

Bailey's Day will be held on May 23<sup>rd</sup> from 2 - 4 p.m., in the Bailey's Crossroads Shopping Center.

This year's theme is An International Taste of the crossroads. Many of the neighborhood restaurants will be participating.

## RECREATION COMMITTEE

Tony DiSalvo                      Co-chair  
Patricia(Tish) Linsinbigler   Co-chair

I am pleased to announce that at the Recreation Committee meeting on Wednesday, April 14, that Tish Linsinbigler has volunteered to co-chair the Recreation Committee. Welcome aboard and thank you Tish. Of course, we are always looking for new members.

The Recreation Committee reviewed some of the activities that we would like to present in the next several months. They are a Chinese dinner (catered by Peking Gourmet) in August. Tish will chair this activity. A covered dish in October (co-chaired by Liza Ruiz and Sophia Anderson); the annual flea market in November; the Holiday Party (ably chaired by Carroll Thompson) in December is already on the schedule and a possible millennium party on December 31<sup>st</sup>.

Since other than a millennium party, the other activities have been held before. It would be similar to a holiday party where the residents would bring their own liquid refreshments, but the committee, would provide the necessary food. Reservations would, of course, be required but there would be no charge to attend. A more fuller discussion would take place at future meetings to finalize this activity before we would undertake it.

If you are a new resident and have not attended the monthly TGIF, make this your first and meet your neighbors, and, to make it easier, you are requested NOT to bring a plate of d'oeuvres, just your own liquid refreshment.

The next TGIF will be Friday, May 7, 6:30 P.M., East Party Room. Please join us for an evening of enjoyment.

## COMING EVENTS

TGIF Friday, May 7, 6:30 P.M., East Party Room

TGIF Friday, June 4 6:30 P.M. West Party Room

## THE LAST WORD

*Are you an active owner,  
The kind that would be missed,  
Or are you just contented  
That your name is on our list?*

*Do you attend the meetings  
And mingle with the flock,  
Or do you stay at home  
And criticize and knock?*

*Do you take an active part  
To help the work along,  
Or are you satisfied to be  
The kind that just belongs?*

*Do you ever voluntarily help  
At the Guiding stick,  
Or leave the work to just a few  
And talk about the clique?*

*Come to the meetings often  
And help with hand and heart.  
Don't just be an owner  
Take an active part.*

*Think this over, owner  
You do know right from wrong  
Are you an active owner  
Or do you just belong?*

Excerpts from reports by Joseph Ney, a volunteer on board the World Journey of Hope Operation Smile Hospital Plane. This journey took them to 18 countries, performing facial surgery for children (cleft lips, bilateral lips, and cleft palates).

**HONDURAS:** Nearly all the children were under 5, but one case was a seventeen year old Honduran whose "parents had never taken an interest in him" and had therefore walked for two hours, all on his own, to find Operation Smile after he had seen a segment on the news.

**NICARAGUA:** A very special 18 year old boy had heard about Operation Smile over the radio and traveled 2 days by boat to get to Managua. His family tried to persuade him not to come, for fear of the danger of the operation. He was able to borrow \$30 (about 4 months wages) and came on his own. His father had never kissed his face, because of his cleft lip. Nor his mother. He had no friends, had never been to school--all because of an upper lip, malformed at birth that could be corrected with a 45 minute operation. His name was Angel. When he awoke from the operation, it was a moment filled with emotion. He came out looking like a movie star, as handsome as one could imagine. The next day the President of the country escorted Angel to his hometown via helicopter and Angel was proclaimed "a hero".

**BOLIVIA:** Among the candidates for surgery that we screened was a nine-month old orphaned girl who had been taken care of by orphanage nurses for six months. She was a candidate for surgery because she had a bilateral cleft lip. The nurses told the story of how they had gone to visit the mother of the child about 2 months after birth. When they knocked on the door, the mother opened it hesitantly and allowed them in. When asked about the child, the mother said the child was doing fine, and was now visiting her aunt. While that didn't seem exactly normal to the nurses, it didn't set off any triggers of abnormality large enough for them to take action on.

As one of the nurses got up to leave the small, 1-room tenement, she noticed a tiny foot sticking out of a basket stuck under the bed. She pushed the other belongings gathered around it out of the way and found an essentially abandoned baby girl. She had been left to die in a basket underneath the bed because of her cleft lip.

The nurses took her back to the orphanage, resuscitated her and brought her back to the world of human love and emotion. The child responded with such warmth and, despite her cleft lip, such a smile that the nurses were compelled to name her Felicity, or "happiness." Young Felicity attracted the eye of the screening team, and the pediatric intensivist (medicalese for a doctor who works in intensive care) fell in love with her. She and her husband had been discussing adopting a child, and it was love at first sight.

When confronted with all the paperwork and bureaucratic process that could very well prevent her from adopting the child, the intensivist brought her to the President and, simply, let Felicity win him over. Which she did.

SO, at the end of April or in May, a very special Operation Smile story will officially start anew, with a smile to outshine all others, as Felicity will come to the US and receive a new lip, a new life, and an outstanding new family.



Editor **Nadyne McKelvey**

Copy Due Date **20<sup>th</sup> of the Month**

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.

Information for the House Special may be left at the Management Office, the Reception Desk, or sent by e-mail to [nmckelvey@hotmail.com](mailto:nmckelvey@hotmail.com)

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## JUST FOR YOUR INFORMATION

### CURRENT OWNER and RESIDENT STATUS

Total Units	559
Total Residents	1008
Total Occupants Authorized	1759
Number of Resident Owners	389
Number of Non-Resident Owners	147
Number of Vacant Units	22

### MOVE-INS      MOVE-OUTS January through March

Move Ins	
EAST BUILDING	7
WEST BUILDING	7
Move Outs	
EAST BUILDING	8
WEST BUILDING	6

A SPECIAL THANKS to all of you for expressing your satisfaction with my first issue of the House Special--really, I was overwhelmed. , I'm enjoying it, and I'll do my best to continue--but keep the information coming and ON TIME.

I've just been informed that the newspaper USA TODAY- is now available in a vending machine on the G Level.

**THE BIGGEST THANK YOU IN THIS WORLD FOR THE WONDERFUL LIGHTS INSTALLED ON THE D GARAGE LEVEL. WE CAN NOW SEE TO CLIMB THE STAIRS AND SEE THE YELLOW LINES DEFINING OUR PARKING SPACE.**

**Planting a Garden? Here's what you need:**

**Plant three rows of squash:**

1. Squash gossip and criticism
  2. Squash negative thinking
  3. Squash indifference and intolerance
- (PROTECT YOUR GARDEN FROM SQUASH)**

**Plant seven rows of Peas:**

1. Prayer
  2. Promptness
  3. Persistence
  4. Politeness
  5. Preparedness
  6. Purity
  7. Patience
- (WEED OUT PROCRASTINATION)**

**Plant seven heads of Lettuce:**

1. Let us be unselfish and loyal
  2. Let us honor our commitments
  3. Let us see the good in others
  4. Let us be sure of ourselves
  5. Let us be obedient to the truth
  6. Let us share our good fortune
  7. Let us love and comfort one another
- (BE CAREFUL OF ICEBERGS)**

**No garden is complete without Turnips:**

1. Turn up with a smile, even when things are difficult
  2. Turn up with determination to do your best
- (BEWARE of RUTABAGAS)**

BOARD OF DIRECTORS AND COMMITTEE CHAIRPERSONS  
1999 - 2000

## BOARD LIAISON

<u>POSITION</u>	<u>NAME</u>	<u>UNIT #</u>	<u>PHONE #</u>
PRESIDENT	Charley Roberts Covenants	914 E	998-6080
VICE PRESIDENT	David Tilson	805 W	998-7254
TREASURER	Wayne Krumwiede Financial Management	606 W	998-0251
SECRETARY	Virginia Poindexter Recreation	306 E	379-7268
DIRECTOR	Linda Councill Security/Fire & Safety	1716E	998-7519
DIRECTOR	Barbara Michelman Library	1311 W	931-6093
DIRECTOR	David Mayrose P.P.O.C.	1406 E	845-0234

## COMMITTEE CHAIRS

COMMUNITY RELATIONS			
COVENANTS	David Kafka	210 W	820-0195
FINANCIAL MGT	Richard Riether	1606 E	998-7005
PHYSICAL PLANT & OPNS	Bob Lowry	705 E	671-3575
	Kenneth Grant	1408 W	931-2556
RECREATION	Tony DiSalvo	502 E	824-1958
SECURITY/FIRE & SAFETY	Ann Mehrten	1315 E	820-8156

EDITOR, HOUSE SPECIAL	Nadyne Mc Kelvey	1516W	379-2046
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