

The House Special

Volume XIX, No. 3

June 1999

Due to a communications breakdown, we published in the April and May editions of *The House Special* two articles from Skyline Plaza's *SKYlines* without acknowledging the sources of these articles and without crediting the authors for their work. We sincerely regret these errors and wish to set the record straight at this time.

Our lead article on the front page of the April edition, "Happy Easter to All — Volunteer to Improve Your Community," borrowed heavily from an article by Skyline Plaza resident Rebecca Hill which first published in the February edition of *SKYlines*.

In our May edition, the item concerning the proposed Defense Information Systems Agency leased facility to be built on Skyline Center property across Leesburg Pike from the Olive Garden was first published in the February edition of *SKYlines*. It appeared as part of an article by Skyline Plaza Secretary Jean Newton's report on the Plaza's Board of Directors' February 24 meeting.

We are pleased to recognize Rebecca Hill and Jean Newton of Skyline Plaza for their work, and, as good neighbors, we pledge to be very careful from this point forward in seeking prior permission for and properly acknowledging the sources of all information we publish from other sources.

PRESIDENT'S REPORT: PAYING FOR MAJOR REPAIRS

It's 5:50 a.m. on Thursday, May 27th. A few short hours ago the Regular Meeting of the Board of Directors ended. The meeting featured extensive Unit Owner and Board comment on the Special Assessment and the extended payment option to repay the Line of Credit and, eventually, the note which will go into effect once our drawing from that Line of Credit is complete.

I want to acknowledge at the outset the contributions of Vice President David Tilson, who provided me a draft of this article. Much of the strength in what follows is his; the errors are mine.

Since the May 3 Town Meeting, Board members have received many letters from Unit Owners expressing concern about the Special Assessment. Concern has been especially high with regard to the extended payment option which the Board included in the Resolution of April 15, which puts the Special Assessment in effect. I pledge to answer each of these letters personally and am doing so now. However, I want to share now with our entire community some responses to the concerns which have been brought to the Board's attention.

(Continued on Page 2)

President's Report (continued from Page 1)

I believe that there are a number of misunderstandings about the need for and wisdom of the Special Assessment and the extended payment option. I hope the following statements will clarify these matters.

AMOUNT OF THE SPECIAL ASSESSMENT

The amount of the Special Assessment *HAD* to be set by the Board at the beginning of this year because of uncertainty as to the actual cost of completing the garage beam repairs. We also had, at that time, only rough estimates of the cost of repairing the deck over the garage and the roofs on both the East and West Buildings. We were negotiating a Line of Credit to cover these costs with the National Consumers Cooperative Bank (NCB) at the time. The amount borrowed through the Line of Credit would then be converted to a 15-year loan. NCB *INSISTED* that since we elected to repay this loan through a *SPECIAL ASSESSMENT* we must assess the *FULL* amount of the maximum authorized loan from the Unit Owners *THIS CALENDAR YEAR*. The Board and our attorney, Bob Segan, negotiated ferociously with NCB on this point to obtain more flexible terms but to no avail. (And to be fair, put yourselves in NCB's shoes and ask yourself — as a bank — whether you would accept as collateral the word of a Board of Directors seated for one year at a time and not authorized by its Association By-Laws to bind future Boards to one course of action or another.)

We therefore took a conservative view of the probable costs — essentially, a worst case scenario — to complete the work based on the best judgments of those who were in the best position to know — our consulting engineer, the PPOC, and the engineering consultant used by the bank. That is how we arrived at the \$ 4 million maximum Line of Credit. We needed to have the loan agreement signed as soon as possible to start drawing on the Line of Credit early in the year because we were running out of funds to pay the garage repair

contractor. If we had to stop work for lack of funds, the contractor would have pulled his crew assigned them to another job and work could have been halted for months.

As soon as the loan was signed, our first draw was \$963,000, which replenished the reserves we had used to pay the garage contractor. We are in process now of getting a much better idea of the likely total costs of all the repairs that must be - or should be - done this year. If we are confident that the amount needed is less than \$ 4 million - and at this time it seems possible that it may be significantly less - we will try to reduce the amount of the Special Assessment to the amount needed. To do so, the Board needs two things:

- (1) solid bids for the remaining work in the garage and,
- (2) the agreement of our lender.

I do not want to induce false hopes. I view the opportunity to reduce the amount of the Special Assessment as a long shot. But the Board and Management will try their best on this matter.

THE BOARD WILL MODIFY, IF NECESSARY, THE APRIL 15 RESOLUTION AT THE JUNE 23rd REGULAR BOARD MEETING. WITHIN DAYS AFTER THAT MEETING, WE WILL NOTIFY ALL UNIT OWNERS BY LETTER OF THE AMOUNT OF THE ASSESSMENT WHICH EACH WILL BE RESPONSIBLE TO PAY ON OCTOBER 1.

As Board members and Unit Owners, we are interested in keeping the Special Assessment as low as possible. But we must be sure that we act responsibly and prudently to meet our urgent financial obligations to complete the garage and other major repairs expeditiously.

(Continued on Page 3)

President's Report (continued from Page 2)

THE FUNDS RAISED THROUGH THE SPECIAL ASSESSMENT WILL BE USED ONLY TO PAY FOR THOSE REPAIRS THAT MUST BE UNDERTAKEN DURING THE LINE OF CREDIT DRAW PERIOD. THAT PERIOD ENDS IN OCTOBER 2000 OR, AT OUR OPTION, MARCH 2001 IF CONSTRUCTION IS NOT COMPLETED BY THE EARLIER DATE. TO THE EXTENT POSSIBLE, THE BOARD INTENDS TO AVOID USING DRAWS ON THE LINE OF CREDIT — WHICH CREATE INTEREST EXPENSE FOR THE ASSOCIATION — TO EFFECT REPAIRS FOR WHICH WE HAVE ALREADY SET ASIDE SUFFICIENT RESERVES.

PAYMENT ARRANGEMENTS

The Board negotiated a loan agreement with NCB that gives Unit Owners some choices on how they may wish to pay their portion of the Special assessment. Essentially, there are three choices:

1. They can pay the total amount in cash;
2. They can elect to pay a monthly payment for 15 years, or,
3. They can pay part of the assessment up front with adjusted monthly payments, and additional principal payments annually so as to complete their payment of the principal amount of their assessment in fewer than 15 years.

All unit owners are entitled to elect any of these options. From the standpoint of the Association, the ideal arrangement is #1 above. If all unit owners paid their assessment in cash, we could pay off the amount we had borrowed under the Line of Credit, and we would not have the additional bookkeeping burden of tracking individual accounts of those unit owners who elect #2 or #3.

It should be noted that the loan is between the Association and the NCB. Unit Owners who elect options #2 or #3 *ARE NOT BORROWING FROM THE ASSOCIATION*. They will have merely selected an arrangement to pay their share of the Special Assessment over time. This choice includes their paying interest to cover both the amount due on their unpaid balance and an amount to cover the Association's administrative costs in administering this extended payment plan. Those unit owners who pay cash will not be responsible for interest payments on the permanent loan from NCB or for the costs of administering the accounts of those who do.

IT IS IMPORTANT TO UNDERSTAND THAT THESE ARRANGEMENTS FOR PAYING THE SPECIAL ASSESSMENT HAVE SOME ADVANTAGES FOR ALL UNIT OWNERS BECAUSE THEY ARE LIKELY TO RESULT IN FEWER DELINQUENCIES. We are confident that all Unit Owners can and will pay their share of the Special Assessment if they have the three options open to them. But if we offered only Option #1, some might be forced to sell their units in the next few months, and this would further depress the already depressed prices of Skyline House apartments. We might very well force some into bankruptcy and be unable to collect either the Special or regular General Assessments due. This, of course, would mean that Unit Owners who pay the Special Assessment in full up front later on also would have to pay through the General Assessment the shares of those Unit Owners unable to pay. *THE BOARD IS CONVINCED THAT OFFERING AN EXTENDED PAYMENT OPTION IS OUR BEST OPPORTUNITY FOR MINIMIZING DELINQUENCIES IN THE PAYMENT OF THE SPECIAL ASSESSMENT AND THAT IT MAXIMIZES THE LIKELIHOOD THAT THE ASSOCIATION WILL BE SUCCESSFUL IN ANY COLLECTION EFFORTS IT MAY BE FORCED TO UNDERTAKE.*

President's Report (continued from page 3)

The Association will require a Promissory Note and a Deed of Trust from unit owners who elect options #2 or #3 to provide additional legal collection leverage to the Association from any unit owners who are delinquent in paying their special assessments. Some delinquencies are certain to happen, but there are not likely to be very many. Delinquencies on our regular assessments (i.e., the condo fee) are running about 1.5%, which is well below the national and regional averages. We have no reason to believe that our experience with the Special Assessment should be any different, provided the greatest possible number of Unit Owners have some viable way to help shoulder this burden.

In late June or early July at the latest each Unit Owner will receive a letter containing full, finalized details concerning the Special Assessment and the extended payment option. The letter will include an anonymous postcard, marked with the unit's ownership factor and a blank in which to indicate whether the Unit Owner intends to pay in full on October 1 or participate in the extended payment program. The responses from those cards will assist Management and the Board in preparing to receive full payment and extended payment plan applications.

In sum, I am convinced the Board is acting responsibly. It has obtained the best technical and legal advice available, and it has weighed these choices very carefully. We have chosen a path which offers the best opportunity to maximize Unit Owner participation in the payment of the Special Assessment, and I am confident that it serves the best interests of all Unit Owners.

On this matter, I want to thank critics and supporters alike. The Board will continue to listen, to learn, to consider and merge your concerns, knowledge and experience with our own to develop the best possible policies for our Association.

Charley Roberts

ON BEING GOOD NEIGHBORS

Neighbors — people who live near one another. Good neighbors — people who live near one another in harmony and mutual respect.

Good neighbors do not use things belonging to their neighbors without permission. Skyline Plaza has expressed concern that Skyline House residents are using the Plaza's playground and has asked through our Fire, Safety and Security Committee that they not do so.

Parents, please tell your children that they are not to play on the Plaza's playground without permission. Naturally, if a friend living at the Plaza invites them to play there and is with them all the time they are on the playground, then it's fair for them to be there with their friends. However, that playground belongs to the Plaza, and as good neighbors we need to observe their request not to use it without permission.

Thank you for your cooperation.

Charley Roberts

FOOD FOR THOUGHT

I take pride in the appearance of my home and especially of our common areas. For some time I have been concerned about the amount of litter I see in the elevator lobbies, in the elevators themselves and in the corridors leading to the Front Desk. Much of the debris consists of food wrappers, crumbs of various types and shells of sunflower seeds. There are trash receptacles in both elevator lobbies near the mailboxes. Please use them. Let's be good neighbors to one another and keep our common areas clean.

Charley Roberts

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President's Report (continued from Page 4)

COLOR

This year, Lynn and I have renewed our custom of planting geraniums in balcony railing boxes and a big tub of petunias. The requirement to water them daily makes us take a break in our busy schedules and think for a few minutes about something other than work, the Special Assessment and the program due in our C++ class next week. It also dresses up our balcony and says something, I think, about how we appreciate the place we live in.

Try it. You'll like.

Charley Roberts

COURTESY

The Front Desk staff is here to serve all Unit Owners and residents...and their visitors and guests. However, please do not confuse the verb "to serve" with the American usage of the noun "servant." The appropriate relationship of persons on opposite sides of the Front Desk is one of mutual respect. Residents who have complaints about Association rules or policies must take them up with the General Manager, or, in his absence or off-duty hours, with me. Residents and Unit Owners, please communicate this to your visitors and guests. Rude, angry or combative treatment of our Front Desk staff is less unlikely to result in favorable resolution of a complaint, even a legitimate one.

Charley Roberts

FAREWELL

I would like to note the departure from our staff in May of Ms. Edna deJesus. Edna has worked for this Association for a number of years, most recently in the Management Office supporting our General Managers. In my first year on the Board, Edna was very helpful in the preparation of the Board packages and a number of other duties for which I was responsible for as Association Secretary. I am grateful for her contributions to the Association and wish her well in her future endeavors.

Also, I am saddened to note the resignation of Marilyn Fenton. Our newest residents may not know that it was Marilyn's late husband, Don, who, with the support of the Board of Directors and the community as a whole, brought this Association out of the shades of mediocre, indifferent outside management into a more responsive and involved internal management style. Marilyn herself has been a steadying influence at our Front Desk for several years, and we will miss her very much. I am pleased to say that she will continue to reside in the area, and Marilyn, your friends here at Skyline wish you well and look forward to seeing you often. Neighbors, please take the opportunity to add your words of thanks personally before Marilyn departs on/about June 5th.

Charley Roberts

LIBRARY

My report this month is very personal. At the close of the April 28 Board of Directors meeting, Wayne Krumwiede moved that the name of the East Card Room be changed to the "Barbara Michelman Library." I was surprised, unprepared and overwhelmed and the meeting closed before I could adequately thank the Board and express my appreciation of this honor.

Just before the May 26 Board meeting, and again by surprise, I was called to the East Card Room where Board members, the Library Volunteers and many friends and contributors to the Library unveiled a plaque officially changing the name to the "Barbara Michelman Library."

I am most grateful for the continued dedication of the volunteer librarians, the generosity of the book and tape donors and the outstanding support of Greg Grimm, Betty McLaurin and their staffs.

Many, many thanks to the Board and all those involved for this lasting recognition.

Barbara Michelman

IN THE EVENT OF AN EMERGENCY

Skyline House Management maintains an Emergency Disabled Resident List of those who are physically or mentally challenged and are unable to use the stairs during an emergency when the elevators are out of service.

Please give your name and apartment number to the management office. We want to make sure that the Emergency Disabled Resident List Database is accurate and up to date.

A DOCTOR IN THE HOUSE

On the afternoon of Thursday, May 20, Tania's daughter Samara and Samara's friend Kellen were in the office drawing pictures and coloring while waiting for the clock to strike 6:00, so Mommy could take them home.

Suddenly Samara came running to Tania saying Kellen was choking on a piece of candy. Tania tried the Heimlich maneuver, but nothing happened. Randy also tried without success.

At this point, Kellen was turning blue and although 911 had been called, the emergency vehicle had not arrived. Tania ran into the hall, saw a gentleman she had talked with a week or so ago, knew he was a doctor, and screamed for him to assist.

Dr. Abdulmunim Al-HiLali, a resident of Skyline House, performed the Heimlich maneuver and out came the candy

and Kellen was fine..

THERE ARE NOT ENOUGH WORDS OF THANKS TO YOU, DR. ABDULMUNIM AL-HILALI FROM ALL OF US AT SKYLINE HOUSE.

Know what Kellen did? Yes, that's right — he immediately put the candy back into his mouth!!!! Both children are 5 ½.

FMC

Rick Riether, Chair

The FMC met at 7:00 p.m., April 18. There were 13 members, 2 Board members, the General Manager and 3 guests present.

Once again the discussion turned to the subject of the garage repairs and the payment of a special assessment by unit owners. Those of you who did not attend the meeting missed out on a lively discussion.

The status of the audit currently being conducted was discussed in some detail. There appear to be many problems with the way our previous accountant handled the finances. The temporary accountant/bookkeeper has been having problems reconstructing the accounts for the audit. The current audit should be completed and a draft report provided to the Association for review by the end of this week. Those interested in the Association finances should plan on attending the FMC meetings and consider becoming a member.

The FMC is always looking for guests and new members. So if you are interested in the financial health of our association you should plan on attending the next meeting.

Bob Busby, Reporting

PHYSICAL PLANT & OPERATIONS P.P.O.C.

Robert Lowry Co-Chair
Ken Grant Co-Chair

The following motions were unanimously passed:

MOTION: PPOC recommends that the Board award a contract for replacement of the East building roof to Commercial Roofing and Sheet Metal Co., Inc., authorizing the General Manager to negotiate reductions from the quotation of \$275,000 for:

- a. Staging and re-use of the elevator as per offer of \$20,000.
- b. Reuse of the existing pavers on the patio deck.

The contract should include an escape clause in the event Skyline is dissatisfied with work on the West roof.

The meeting was well attended, nineteen in all, including three Board members. Several reports were given that we believe are of general interest.

AD-HOC GARAGE REPAIR COMMITTEE REPORT

Expansion joints are being installed on the B and C levels, SPS has completed the first stage of inspecting beams for damage. The committee is negotiating with SPS to complete the work by the end of the year. Cost should be lower than previously estimated, but final estimates await the availability of further information.

STATUS OF GARAGE PLAZA REPAIR SCOPE OF WORK.

Initial investigation of the condition of the Plaza's construction has yielded the good news that the area was built according to plans, and that the waterproof membrane is continuous and in

good shape. It may not be necessary to remove as many planters as originally thought; this is currently under study. Another month should be all that is needed to produce a final report.

MANAGEMENT REPORT

Randy Lyon reported the H2O has completed its work for most of the units. Meter readings already indicate a reduction in water usage; a \$38,000 savings is hoped for, with 65% going to the company and 35% to the condo.

On May 24, work will begin to replace the roof of the West building. Our lawyer has sent materials to the contractors for the previous work done on both East and West roofs considering unsatisfactory work. The company has been in touch with Mr. Sagan and talks will be held to see what can be negotiated.

ENGINEERS REPORT ON EAST BUILDING ROOF

Mid-Atlantic Infrared report indicated that the East roof was in better shape than the West roof. Work done in 1991 replaced one-fourth of the roof at the East end of the East building, at a cost of \$38,000, and the membrane was not properly installed. There have been leaks into units and tests revealed wet areas. The patio deck pavers were not installed on pedestals, as required to ensure proper drainage, and the ballast is inadequately sized and could cause damage. The penthouse and West main roof is still all right but is 20 years old and some leakage into units and the party room has been observed. Bob pointed out that postponement of replacement of this roof would lower our October assessment.

Asked for their judgment, committee members pointed out that the condo cannot accept leakage into units, that half-measures have ill-served us in

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PPOC continued from page 7

the past, and that there would be an advantage to us to have the company doing the West roof, Commercial Roofing, simply continue it's work here.

PROPERTY INSPECTION

The next inspection will be on June 8 at 2:00 p.m., and the group will meet in the Lobby. Randy will arrange an inspection of the work done by Commercial Roofing on the roof at Skyline Towers. He will need to know approximately how many people will attend. Please let Management know if you will attend.

STATUS OF TV CONTRACT

Mr. Lyon reported that, at present, our best option is to remain with Washington Cable. One Point has been absorbed by Mid-Atlantic, and wants an eight year contract. Another new company, Starpower, is a possibility. Randy was asked to put a message in the newsletter and/or on the Bulletin Boards that this matter is to be tabled until new commercial possibilities are explored.

Bob Lowry

FROM THE CHIEF ENGINEER Greg Grimm, Chief Engineer

Hot weather is on its way, and that means your heat pump needs its yearly preventive check-up.

This service includes cleaning the drain pan, the drain line, adding an anti-algaecide tablet to the drain pan, checking the freon level, cleaning the coil, if needed, and changing the filter. The charge is about \$25.00.

We are again offering this service. IT IS VERY IMPORTANT THAT THIS BE DONE TO

PREVENT LEAKS FROM HAPPENING IN YOUR UNIT AND TO THE UNITS BELOW.

Contact Tania in the Management Office for an appointment.

RECREATION COMMITTEE

Tony DiSalvo, Co-Chair

Patricia (Trish) Linsinbigler, Co-Chair

The committee did not meet in May. Next meeting is June 9, West Card Room, 7:30 p.m. Why not join us.

No activities were scheduled for May with the exception of the monthly TGIF — well attended, but a number of regulars were out of town. A good time was had by all. Why not join us on June 4, 6:30 p.m., West Party Room.

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 hors d'oeuvres, just your own liquid refreshment.

Again, the next TGIF will be Friday, June 4, 6:30 p.m., West Party Room. Please join us for an evening of enjoyment.

COMING EVENTS

TGIF Friday, June 4, 6:30 p.m., West Party Room

Committee Meeting -Wednesday, June 9, 7:30 p.m., West Card Room.

*IF IT WASN'T FOR THE LAST
MINUTE, NOTHING WOULD GET DONE.*

SECURITY, FIRE & SAFETY

Now that my schedule does not permit me to devote sufficient time to the committee, I am happy to announce that Bob Busby has agreed to take over as Chair of the Security, Fire & Safety Committee. Bob has been an active committee member in the past, and has also served on the Board. Welcome!

I also would like to thank Arlene Burbank for her 14 years' service to the committee, both as Chair and compiler of monthly statistics. Arlene is taking a well-deserved break, and her precision and attention to detail will be missed.

Argenbright is back as our security service, and our General Manager, Randy Lyon, is closely monitoring their performance to ensure the quality of service we expect.

During the meeting, the committee reviewed incidents reported in the months of March and April. We were concerned to read that the bushes outside the front entrance were set on fire by a lit cigarette. Fortunately, one of our housekeepers was able to put out the fire with water. Again, we remind residents to dispose of their cigarettes safely — especially since we have had limited rain recently and fire has a better chance of spreading quickly.

The next committee meeting will be July 8 at 7:30 p.m., in the West Card Room. All are welcome to attend.

Ann Mehrten

COVENANTS

David Kafka, Chair

Let me explain how reports of violations of the Rules and Regulations are handled.

First, Management sends a letter to the accused party citing the facts as reported and requesting a reply within 10 days. If the reply is positive and the explanation is reasonable, Management can close the case at that point.

If there is no reply received in a timely manner (10 days), Management sends a second letter restating the facts and making another request for a reply within 10 days.

If there is no timely response to the second letter, a third one is sent stating that the lack of response to the two letters leaves Management no alternative but to refer the matter to the Covenants Committee for a hearing.

At that point, a date is set for a hearing.

(Any time during this process, the offending party can stop it by presenting to Management his/her side of the story. But once a hearing date has been established, it is too late.)

DO YOU KNOW OR DO YOU REALLY CARE?

No word in the English language rhymes with month, orange, silver or purple.

There are more chickens in the world than people.

SECURITY, FIRE & SAFETY**Bob Busby, Chair**

The Committee met on May 13 with six members, the General Manager, and one guest present. The March and April 1999 incident reports were discussed. The March report verified the need to replace the former guard service.

There were the usual reports of loud noise, suspicious persons, and kids playing in hallways. Three vehicles were towed; two instances of people being stuck in the West elevators and four instances of elevators not operating properly. Five instances of people being stuck and eight instances of elevators not operating properly in the East building.

The April report indicated there are some problems with Argenbright, our new security guard company. I was shocked at the information on the performance since I have seen a marked improvement in the security here at Skyline.

Most problems involved an insufficient number of qualified guards. Randy indicated only two guards provided have been qualified to perform the duty required. Argenbright has been informed that full payment for services rendered to date will not be paid due to their failure to meet our requirements. Randy is happy with the two guards that I have seen doing such a good job. However, two guards are not enough to perform the mission required here during the week and the weekend. The idea of hiring in-house security for Skyline House is just an idea and review is required. It is believed in-house security will be cheaper than our former and present guard service. This issue was discussed but the committee has no opinion on this at the moment.

There was an incident involving people in the West Party Room. The party became loud, residents complained; management requested owner to lower music and noise. When this failed the party was ended. The General Manager was verbally threatened and had to call the police. The manager and desk person were threatened in the .. main lobby by party members and police were again called. This was a dangerous situation.

Skyline House personnel should never have to put up with being threatened by owners, renters or visitors.

In April there were nine incidents of people being trapped in the East elevators; four elevators not working properly; one garage elevator was out of service; four incidents of trapped people in the West elevators and five instances of elevators not working properly. No vehicles were towed in April.

The committee discussed making sure the emergency evacuation list for disabled owners and renters is up to date and available at the front desk. This type of information is secured on the date of move ins and move outs.

One member felt that the front desk does not always have sufficient people to take care of everything a receptionist is responsible for. On many occasions, one person at the desk is not sufficient.

It was brought up that Randy is doing a great job, but is getting burned out by always being on call and not having a Deputy General Manager. The Committee feels the Association should move forward and hire the people required to keep Skyline House a safe and secure place to live. The Committee felt placing the hiring of required individuals (management, housekeeping, security, etc.) on hold is not correct and will cause security and safety problems.

Keep smiling and have fun, for these are the good old safety and security days.

Bob Busby.

The information below was obtained from the MASON MATTERS! Newsletter, with permission from the office of Penny Gross.

Seven Corners will be the site of a substantial maintenance and repair project by the Virginia Department of Transportation (VDOT) in 1999. VDOT will replace the aging and crumbling bridge deck on Route 7 over Route 50. To alleviate traffic tie-ups, the majority of the work will be done at night, with all lanes of traffic re-opened before the morning rush hour. There will be a need to place restrictions on certain truck traffic. VDOT, working in conjunction with the Supervisor's office, is in the process of scheduling a community meeting in the Seven Corners area.

REDEVELOPMENT & RENOVATION IN MASON DISTRICT

Mason District is the site of a number of exciting new enterprises which help revitalize the traditional shopping areas of the commercial districts. Sears opened at Seven Corners to rave reviews last November, and its automotive center will open this spring. Other projects underway and expected to open soon include the conversion of the Dome Building to Storage USA and the replacement of the old Alward's Garage site by Kentucky Fried Chicken in Baileys Crossroads.

The Baileys Crossroads Shopping Center (Route 7 and Columbia Pike) is under new ownership, and will be completely renovated. The old Hot Shoppes and office building will be razed, and a new Metro Foods supermarket will be built on the site. New landscaping, brick sidewalks, acorn-style streetlights, and other pedestrian amenities will be installed along the center's frontage.

The Barcroft Plaza Shopping Center (Columbia Pike and Lincolnia Road) has signed Harris-Teeter, an upscale supermarket chain based in North Carolina, to replace Global Market.

At Skyline, the DISA plans to move into the final reconfigured office building of the development, bringing high-paying job opportunities into the area.

These projects will help maintain the vitality of Mason District as a great place to live, work and do business.

FREQUENTLY CALLED NUMBERS

Fire/Ambulance(Life Threatening).....	911
Police (Accident or Crime in Progress).....	911
Police (Non-emergency).....	691-2131
Consumer Services.....	222-8435
Court Information	691-7320
DMV.....	761-4655
Land Record/Deeds.....	691-7320
Marriage Licenses.....	691-7320
Planning Commission.....	324-2865
Poison Control.....(202).....	625-3333
School Information.....	246-2502
Tax Administration.....	222-8234
Traffic Tickets.....	691-7320
Vital Records (Death Certificates).....	246-7122
Wills, Probate.....	691-7320
Women, Office For.....	324-5730

(Area Code 703 unless otherwise noted)

MAY YOU HAVE

*Enough happiness to keep you sweet,
Enough trials to keep you strong,
Enough sorrow to keep you human
Enough hope to keep you happy;*

*Enough failure to keep you humble,
Enough success to keep you eager,
Enough friends to give you comfort,
Enough wealth to meet your needs;*

*Enough enthusiasm to look forward,
Enough faith to banish depression,
Enough determination to make
each day better than yesterday.*

SPOTLIGHT BY STARLIGHT SUMMER CONCERT SCHEDULE

Spotlight by Starlight is a free summer concert series at the amphitheater in Mason District Park. All performances on Wednesday, Friday, and Sunday begin at 7:30 PM. Performances for children on Saturday begin at 11 a.m. Shows are canceled in the event of rain. The park phone number is 941-1730.

JUNE

2— Daryl Davis Trio
4— Hesperus
6— Ffx City Concert Band
9— Damon Foreman Quartet
11- Pan American Band
13- Ffx Symphony String Quartet
16- Royce Campbell Trio

18 - Bull Run Cloggers
19-- Ffx Symphony Percussion
20—Navy Band Commodores
23— Swing Speaks
25— Lisa McCormick
26— Ffx Symphony Strings
27— Ffx Symphony Woodwind
30— Chris Vadala Quartet

JULY

1— Alte Kameraden German Band
4— Ffx City Band - Just Jazz
7— George Botts Quartet
9— Irish Breakfast Band
10- Ffx Symphony Woodwinds
11- Navy Band "Sea Chanters"
14- Vaughn Nark Quintet
16- Royal Scottish Country Dance
17- Ffx Symphony Brass

18— Ffx Symphony Band
21— Rick Whitehead
23— The Oklahoma Twisters
24— Bob Brown Puppets
25— Falls Church Concert Band
28— Fred Hughes, Jr.
30— Nordika
31— Bruce Hutton

AUGUST

1— Kings Park Concert Band
4— David Wright Trio
6— Spanish Dance Society
8— Annandale Orchestra
11- Paul Wingo Trio
13- John Jackson
14- Kani O Ke Kai

15— National Concert Band
18— Paul Bollenback Trio
20— Topkapi Dancers
22— Ffx Symphony Dixieland
25— Steve Abshire Trio
27— Double Decker
29— Good Vibration Dancers

From MASON MATTERS! Permission granted by Office of Penny Gross

RECIPE CORNER**Italian Lamb Shanks**

6 Lamb Shanks
Seasoned Flour
2 Tablespoons Oil
1 Clove Garlic, crushed 2 Onions, sliced
1 cup chopped Celery
1 teaspoon Salt; 1 teaspoon Sugar
1 cup stock or water
1 cup Tomato puree
½ cup dry White wine
½ teaspoon Rosemary
4 ounces Mushrooms Parsley

Toss shank pieces in seasoned flour. Slice onions. Heat oil in pan and saute shanks, crushed garlic, onions and celery until meat is well-browned. Add salt, sugar, boiling stock, tomato puree, white wine and rosemary. Bring to boil, reduce heat and simmer 1 1/4-1-1/2 hours, or until shanks are tender. Add sliced mushrooms and cook another 10 minutes. Serve hot, sprinkled with parsley

Rowen McKelvey

Food for the Gods

1 1/4 cups sifted Gold Medal all purpose flour
½ teaspoon baking power; ½ teaspoon baking soda
1/4 teaspoon salt
1 cup coarsely chopped pitted dates
1 cup butter
3/4 cup granulated sugar
3/4 cup brown sugar
3 eggs
1 cup walnuts, chopped.

Preheat oven to 350. Grease and line a 13x9x2 pan. Sift flour, baking powder, baking soda and salt together.

Take ½ cup of this mixture and dredge dates. Set aside.

Cream butter until soft and fluffy. Add sugars and blend well. Add eggs, one at a time, beating well after each addition. Fold in flour

mixture and dates into creamed mixture. Add walnuts; stir to completely blend batter.

Pour into pan and put in preheated oven for 10 minutes. Lower heat to 300 and bake for 30-40 minutes longer.

Cool slightly; then cut into bars (36). Individually wrap with cellophane or colored foil.

Rowen McKelvey

GOOD NEIGHBORS COMMITTEE

Joan Collins	Co-Chair	998-0788
Toska Prather	Co-Chair	379-7849

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

GOOD NEIGHBORS FOR JUNE 1999

Betty Badawi	671-5216
Jerry Hudson	845-8141

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

ONE PERSON CAN MAKE A DIFFERENCE AND EVERYONE SHOULD TRY. JOIN THE GOOD NEIGHBORS!!!!!!

Editor **Nadyne McKelvey**

Copy Due Date **20th 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

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JUST FOR YOUR INFORMATION

CURRENT OWNER and RESIDENT STATUS

Total Units	559
Total Residents	1016
Total Occupants Authorized	1759
Number of Resident Owners	388
Number of Non-Resident Owners	151
Number of Vacant Units	19

MOVE-INS MOVE-OUTS

Move Ins	
EAST BUILDING	2
WEST BUILDING	4
Move Outs	
EAST BUILDING	3
WEST BUILDING	1

TO PUT A SMILE ON YOUR FACE

Little Leroy went to his mother demanding a new bicycle. His mother decided that he should take a look at himself and the way he behaves. She said, "Well Leroy, it isn't Christmas and we don't have the money to just go out and buy you anything you want. So why don't you write a letter to Jesus and pray for one instead".

After his temper tantrum his mother sent him to his room. He finally sat down to write a letter to Jesus.

Dear Jesus, I've been a good boy this year and would appreciate a new bicycle. Your Friend, Leroy.

Now Leroy knew that Jesus really knew what kind of boy he was (brat). So he ripped up the letter and decided to give it another try.

Dear Jesus, I've been an OK boy this year and I want a new bicycle. Yours truly, Leroy.

Well, Leroy knew this wasn't totally honest so he tore it up and tried again.

Dear Jesus, I've thought about being a good boy this year and can I have a bicycle? Leroy.

Well, Leroy looked deep down in his heart, which, by the way, was what his mother really wanted. He knew he had been terrible and was deserving of almost nothing. He crumpled up the letter, threw it in the trash can and went running outside. He aimlessly wandered about depressed because of the way he treated his parents and really considering his actions.

He finally found himself in front of a Catholic Church. Leroy went inside and knelt down, looking around not knowing what he should really do.

Leroy finally got up and began to walk out the door and was looking at all the statues. All of a sudden he grabbed a small one and ran out the door. He went home, hid it under his bed and wrote this letter.

Jesus, I've got your mama. If you ever want to see her again, give me a bike. You know who.

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

SKYLINE HOUSE UNIT OWNERS' ASSOCIATION

SCHEDULE OF MEETINGS - 1999

COMMITTEE	J A N	F E B	M A R	A P R	M A Y	J U N	J U L	A U G	S E P	O C T	N O V	D E C
RECREATION 2 nd Wednesday		10		14		9		11			10	8
SECURITY 2 nd Thursday	14		15		13		8		9		11	
FIN MGT 3 rd Tuesday*	19	16	16	20	18	15	20	17	21	19	16	
COVENANTS 3 rd Wednesday	20		17		19		21		15		17	
PPOC 3 rd Thursday	13	18	18	15	20	17	15	19	16	21	18	
COV HEARING 4 th Tuesday	26	23			25		27		28		23	
BOARD 4 th Wednesday	27	24		28	26	23	28	25	29	27	23	

* Meets at 7:00 p.m. - All other meetings will be held at 7:30 p.m. in the West Card Room, unless otherwise indicated

ANNUAL MEETING - MARCH 30, 1999

Please check the bulletin boards and Channel 12 for any changes to the above schedule.