



THE HOUSE SPECIAL

Volume XXI, No.8

www.shuoa.org

August 2001



**Board of Directors
President, David Tilson**

Due to the absence of our President, Bud Coutts chaired the July meeting. No report is submitted for this news letter. The next meeting will be on September 20th.



**General Manager
Gusbey Silva**

Neighborhood Watch

On March 15, 2001, the Management Office posted a memorandum informing the residents of the possibility of reestablishing the Skyline House Neighborhood Watch. Ms. Judith York, from unit #514W, has taken the initiative to start recruiting members interested in participating. Please feel free to contact Ms. York if you are interested in joining the Neighborhood Watch. It is for the best interest of all the residents at Skyline House.

Seal Coating of Balconies

Seal coating of the West building is completed. Notices were posted requesting residents to do a final check of their balconies and to bring any concerns to Management's attention by Friday, July 27, 2001. Tania will be calling all residents who

reported their concerns to the Management Office to schedule an appointment to perform the necessary repairs. Work on the south side of the East building is completed. Work on the north side of the East building started on Monday, July 16, 2001. Commercial Roofing estimates that work will be completed by the middle of August 2001.

It is important that residents with tiled balconies inspect the condition of their tiles and try to remove stains prior to the seal coating. The purpose of the seal coating of the tiled balconies is not cosmetic, it is to preserve the concrete slab from water damage. Tiled balconies are being power washed prior to seal coating and this procedure will eliminate dust and debris but most of the time will not remove previous stains.

Pool Season

Residents are reminded that complaints should be brought to the Management Office and not to the pool guard. When the Management Office is closed, your complaints can be made at the reception desk, to the pool supervisor, or, if necessary, the manager on call will be contacted.

Residents are reminded to supervise their children very closely and enforce the rules at all times. Pool guards should not have to constantly request the kids to stop running. Parents not wearing proper swimming attire must refrain from entering the pool.

Effective Monday, July 2, 2001, the number of lifeguards was increased from one to two guards Monday to Friday. While one guard watches the pool, the second guard will be enforcing the pool rules and regulations.

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LETTERS TO THE EDITOR

THE HOUSE SPECIAL welcomes brief comments from its readers. Limit your letters to 250 words or less 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 sent by e-mail to the Editor, dropped off at the Management office or the reception desk.

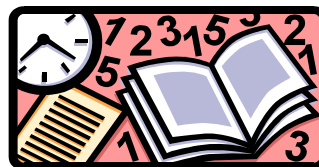
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Reception Desk Maintenance Log

Residents are reminded that the purpose for the Maintenance Log located at the Reception Desk is for residents to log any common area maintenance concern. The log is checked daily, Monday through Friday, and a work order is generated from each entry submitted by the residents.

Any suggestions, violations or complaints need to be reported in writing using one of the Resident Action Forms available at the Reception Desk or at Management Office.



EDITOR
Louise Albin

I would like to pass on to you compliments from my friends at Skyline Square who used our pool while their pool was being repaired. They said we had a really good staff of lifeguards who ensured that rules were obeyed, that our residents made them feel welcome, and that our building is clean and appeared to be well managed.

More information after the Committee Reports.



**Financial Management
Committee
Betty Weber, Chair**

The Finance Committee met on July 17, 2001, with eight of the 10 members present.

The Document Review subcommittee reported that they conducted a review of checks and invoicing documents on July 12, 2001. The subcommittee found everything in order. The Payroll subcommittee announced that they have completed the draft payroll procedures document and provided a copy to the Treasurer and FMC Chair for review.

The Finance Committee reviewed three security proposals that had been submitted and concurred with the Security Committee's recommendation that the 12 month security contract, beginning August 2001, be awarded to Unlimited Security, Inc. in the amount of \$94,696. This is an annual cost of

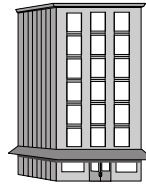
approximately \$6,000 more than was budgeted for this year. (We had budgeted \$88,500 for security for this calendar year.) However, year-to-date security expenditures through June 30 is \$5,800 under budget which will provide sufficient funds to cover security costs for the remainder of this year. The remaining eight months of the contract will be funded in the 2002 budget.

A review of the financial statements raised no issues. The financial statements reveal that our year-to-date income has exceeded our expected income by over \$43 thousand, and our total expenses through 30 June is approximately \$72 thousand under budget. This gives us a year-to-date net income, over expenses, of nearly \$115 thousand. Our reserve balance stands at \$1.05 million.

Management reported that the number of rental units has decreased slightly. This is good news for owners. Management stated that the reason for this drop in rentals is due to an increase in condo sales. Absentee owners are apparently taking advantage of the recent increase in property values to sell, and the new owners are choosing to reside at Skyline House. The percent of rental units now stands at 25.4% (141 units out of 556 units). The percent of rentals in a condominium association becomes important to owners when trying to sell their units. Many lending institutions are reluctant to finance home loans for prospective buyers of condominiums where over 25 percent of the units are rentals. Analysis has shown that the percent of resident versus absentee owners is a reliable indicator of the quality of maintenance and upkeep the property receives. As a rule, as the percentage of rentals goes up, the quality of maintenance declines.

The FMC will begin the 2002 budget process next month following our August meeting. Any known requirements that the Board or Association committees have should be made to me within this next month.

The next FMC meeting is scheduled for 21 August 2001, at 7:00 p.m. in the West Card Room



Physical Plant And Operations Committee George Beams And Kurt Bedenbaugh

The Committee met on July 12, 2001. The following subjects were discussed:

- a) *Elevator Door Rehabilitation:* The Association's consultant, Lerch Bates, performed the final inspection of all items previously listed on their report. The door restrictive devices on four elevators are still inoperative. Millar has assigned one of their best technicians to take care of all pending issues at all elevators.
- b) *Passenger Elevator Modernization Project:* The consultant services contract has been signed, and the specifications needed to develop the scope of work for the next phase is in the process. The document will be ready for the Management's review by Friday, July 20, 2001.
- c) *Seal Coating of Balconies and Patios:* Seal coating of the West building is completed. Small repairs, where needed, are being done with a one-man basket (operating from a scaffolding). The work includes removing paint that had dripped onto the railings and exterior floor tiles and other minor cleaning. Work on the south side of the East building started on Monday, July 2, 2001, with the power washing of Tier 6. Seal coating of Tiers 6 and 7 has been completed.
- d) *Pool Management:* Effective on Monday, July 2, 2001, the Pool Management contract was amended to add two lifeguards during the weekdays for an additional cost of \$3,200.00. One guard is now required to be seated no further than 10 feet away from the pool and must be looking at the pool at all times. If more than two children are in the pool, the guard must be seated in the guard chair.

- e) East Driveway French Drain Performance: Management has learned that Brothers Paving Company has responded to the complaint sent to the Better Business Bureau (BBB) regarding the faulty drainage system installed last year. Kurt Bedenbaugh will review Brothers Paving's response to the BBB report and provide Management with a response for the record.
- f) Guard Service: The Association has two (2) new guards added to patrol the grounds following the request of the Board and PPOC. A new company has been located, and Management is recommending that the Board accept the new company and that they start in September of 2001.
- g) Leaks in the Garage: Management is aware of the water leak problem in the garage. The causes are due to cracks in the piping or deteriorated waterproofing inside the planter area. Management is waiting for a cost proposal from Commercial Roofing to execute this work.
- h) Window Cleaning: Management plans to have a company clean the bridge enclosure. Window washing is scheduled to start on the West building in July soon after the balcony coating work is complete on Tier 13 of the East building.
- i) Property Inspection: The next building inspection is scheduled for July 24, 2001 at 7:00 p.m. to inspect the new storage bins.



**Security, Fire
And Safety Committee
Robert Busby**

The Skyline House Security Meeting was held July 11, 2001, in the West Party Room. Attendance was small but beneficial. This meeting focused on:

Unregistered Vehicles:

Rule 18E6 states that: "All vehicles, including motorcycles, that are to be parked in the garage or

outside spaces on a regular basis, shall be registered with the Association and shall display the Skyline House registration decal issued by the Association."

Residents have reported to the Security Committee and Management that they have observed many vehicles parked in the exterior and interior parking areas of Skyline House that do not display the required decals. It is assumed that since these vehicles are parked on the premises on a regular basis, they are owned by residents. The Committee discussed this issue and feels that Management should take immediate action to enforce Association Rule 18E6.

Expired City, County, and State Registrations:

Residents have reported to the Security Committee that there are many vehicles parked in the interior and exterior parking areas of Skyline House that have expired city, county and state registrations, or out of state registrations. This does not appear to be a violation of the Association rules, but if the vehicles have expired city, county and state registrations, or no registration, they may also have an expired or no Association registration. The Security Committee feels that Management should check into the current city, county and state requirements for vehicle registrations and ensure all residents immediately comply with the Fairfax County and State of Virginia vehicle registration requirements. Management should provide current registration information to the residents. This would assist our residents in complying with current city, county and state law.

Abuse of Guest Parking – Rule 18C:

Residents have reported that individuals are abusing guest parking by signing in on a daily basis as guests when, in fact, they may not be guests. These individuals apparently are using the guest parking as their own free parking area without actually being guests of residents. The Committee has asked Management to look into these allegations and take the appropriate action to resolve them.

Response: Management reported to the Security Committee that the parking is being used by renters/owners with less than 60 days on the premises in accordance with the occupancy rule. They are entitled to 60 days of visitation status prior to being considered in resident status. The abuse is

coming from renters/owners who attempt to circumvent the policy. When investigated and found in violation by Management, the violator's vehicle has been towed without warning.

Addressing Rule 18 – Parking:

Response: Management reported to the Committee that Management follows up on Rule 18 when it is properly reported to Management by using the Resident Action Form at the reception desk. Many residents have reported the incidents directly to Security instead. *Residents should report all problems to the Management by way of the complaint form.*

Common Area Keys – Rule 5C:

Residents are gaining entrance to the building without a common area key for various reasons. These residents are waiting for others to open exterior common area doors for them to gain entrance to the building, or they go to the reception desk to be buzzed in and then do not sign in as required by the rules. This is a violation of the rules and should be followed up on immediately by Management.

Response: Management reported to the Committee that residents who have been given access by the reception desk are renters and, although they show hostility towards Management for questioning them, they do sign in. When approached by Management, they stated their owner had not provided them with ample keys. (For example, the owner gave them only three (3) keys for four (4) tenants.) They were instructed by Management to contact their owner for extra keys.

Also, residents and guest have been observed entering the lobby during peak traffic times after being buzzed in and did not stop at the reception desk to sign in. The desk person was too busy at the time, on the phone, or dealing with residents and guests at the desk to notice these residents and guest who did not stop to sign in.

Association Rule 18 – Enforcement of Parking and Vehicular Responsibilities:

Residents have reported the usual tail gating, speeding, guest parking and loading dock parking violations, and the illegal parking of more than one vehicle in a parking space. The Security Committee asked that Management follow up on all reported

violations of Rule 18 and aggressively enforce the rules.

Replacing the Current Security Company:

Management provided the Security Committee with information on the security company – Unlimited Security, Inc. Unlimited Security, Inc. was tentatively selected by Management over two other firms to replace our current security company. Our current security company has not been able to meet our requirements. The Committee reviewed the information and had no objection to replacing our current security company with Unlimited Security, Inc. Management will now provide the information on Unlimited Security, Inc. to other Committees and then to the Board for further action.

Parking:

Residents need to check with Management when unsure about current parking rules. Due to indifference by some residents and guests, Management has had several vehicles towed from the guests and loading dock areas. Residents and guests are responsible for adhering to the appropriate and current parking rules.

Towing:

The towing company will work with Management to ensure all parking violators are towed from Skyline House in a timely manner. Management is no longer notifying residents and guests prior to a vehicle being towed.

Management will continue to place notices in the lobby and elevators regarding security, fire and safety matters.

Everyone is welcome to attend the next SF&S Committee meeting on September 12, 2001, at 7:00 p.m. in the West Card room. Be sure and watch for notices of any last minute changes to meeting dates and times.



Recreation Committee
Tony DiSalvo
Chairman

The Recreation Committee did not meet in July. Next meeting is Wednesday, August 8, 7:00 p.m.,

West Card Room. If you are a 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.

The next TGIF is scheduled for Friday, August 3, 2001, 6:30 p.m., West Party Room.

COMING EVENTS:

Recreation Committee Meeting August 8, 7:00 p.m., West Card Room

TGIF, Friday, September 7, 6:30 p.m. East Party Room.



Good Neighbor Committee Co-Chairs

Toska Prather 703-379-7849
Virginia Wallace 703-671-7648

Good Neighbors for August 2001

Toska Prather 703-379-7849
Anne Preston 703-931-7679

The Good Neighbors are available to assist all residents who are in need of temporary help due to illness or an emergency. Please call on them if a need arises. If any one wishes to join the Good Neighbors, please call one of the Co-Chairs.



Covenants Committee David Kafka

The Covenants Committee met on July 18th, but no written report was submitted for this issue.

Community Relations Committee Jim Loome

Three ladies, Dorothy Ferrell, Shalini Arora and Tosca Prather, have agreed to serve on the Committee. We will meet on Monday evening, July 30, 2001, to get ourselves organized. I'll keep you posted!!!



The Chief Engineer Greg Grim

Dryer Safety:

The Consumer Products Safety Commission estimates there are 24,000 clothes dryer fires each year in the United States, amounting to \$96,000,000 in estimated property damage. Lack of maintenance is the leading cause of dryer fires, and **LINT** is the leading material to ignite. These fires can be caused by failure of mechanical and/or electrical parts within the dryer itself, improper materials being put into the dryer, and insufficient airflow as a result of improper installation.

Many state and local municipalities have placed requirements on new and remodeling projects to include all metal dryer venting.

Proper Airflow:

Proper airflow venting can decrease drying time and decrease operating costs. Full airflow helps prevent the dryer from operating on its high temperature safety limit control. The use of proper venting materials to achieve maximum performance may also extend the life of the dryer and increase the life of clothing due to lower drying temperatures.

Reduced Cost:

A key to effective dryer performance is optimal airflow. A properly installed all metal dryer vent will help ensure this airflow. When clothes are given the appropriate amount of air, they dry quicker and are subject to less tumbling. This results in less wear on the clothing and use of less electricity or gas.



Mohammed Ibrahim Chief Web Developer

Sometime during the next week or two, the web site will be updated with the new and improved features. Keep checking www.shuoa.org to check for the new site, and when it is uploaded, I look

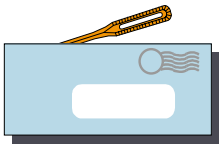
forward to receiving your comments and suggestions.

Look for the following exciting features on the new site:

Local Weather:	Live accurate weather updates provided by weather.com.
Resident/Owner Member Services:	Coming soon is a Resident/Owner Only service that will provide residents/owners access to special features.
Community Calendar:	Updated event calendar for the Skyline House community.
Improved Layout:	Brand new layout for easier navigation.
Channel 12:	Now watch Channel 12 Online!

Please send any comments or suggestions to: webmaster@shuoa.org.

Technology News: Watch out for the “Code Red Worm”!



Letters To The Editor

Neighborhood Watch Group

Last month, a small group of Skyline House residents met to work on re-activating the Neighborhood Watch Group (NWG). This was in response to the March 15, 2001, memo sent from Skyline House Management to all Skyline House residents informing us that there have been increased acts of vandalism in both buildings. Some of these incidents include damage to motor vehicles in the east parking lot and garage, use of public areas as restrooms, damage to the 4th, 16th and penthouse floors in the East building, spitting on a large mirror on the 7th floor of the West building, tearing of 6th floor wallpaper in the West building, and ground floor damage near the West exit.

We need as many volunteers as possible to sign-up for the NWG to walk in pairs for one hour to check on various areas of the building(s). The time is chosen by the volunteers and is at random. We will have a roster and a person coordinating the roster. One hour a week is great exercise, an easy

way to help the community, and a practical way to combat the damage being done by vandals.

Please give an hour of your time so we can keep our buildings safe, secure, and an attractive place in which to live. We need to take action against people who damage our property, and this is possible when we are alert. There is a sign-up sheet at the reception desk for volunteers to add their names. We have no volunteers from the East building at this time.

Mrs. Judith York (514W, phone: 703-671-2267) is coordinating the NWG and will be pleased to answer any questions. She is hoping to have a good cross-section of residents sign up as volunteers and urges persons of all ages to help. If you are unable to contact Mrs. York (who will be traveling for three weeks beginning August 2), please contact Mr. Darryl Hall (phone: 703-578-4855; darryl@shuoa.org) in the Management Office.

Submitted by Judith York



Ad hoc Decorating Committee **Jean Orben, Chair** **Carroll Thompson & Louise Albin**

Our designer, Mrs. Joan Clarke, presented her preliminary design to the Committee and we have accepted its concept. In the absence of a Board meeting in August, we continue working with Mrs. Clarke to finalize the choices of fabrics, furniture, lighting, carpeting and draperies. The Board is expected to vote on the final design at its September meeting.

From The Mason District Government Web Site:

Reminder on Auto Decals:

If you live in Fairfax County (*as we do, and not Falls Church City or Fairfax City*), and own a motor vehicle, you must buy a county vehicle decal within 60 days of the date of your vehicle purchase or your move to the county.

For more information concerning the purchase of county decals, call the Central Tax Information number at 703-222-8234. In addition, residents may also obtain tax information by visiting the Department of Tax Administration (DTA) Web site at www.co.fairfax.va.us/dra.

DTA has full service tax counters open 8 a.m.-4:30 p.m., Monday through Friday, except on Thursdays when the hours are extended to 6:30 p.m.

The Fairfax County Government offices are located at 6507 Columbia Pike, Annandale.

Young People at Skyline:

There are no organized activities for our young people at Skyline House, but there is a playground area for all young people of the Skyline Condominiums on Seminary Road between Skyline Square and Skyline Towers. Check it out!

Mason District Teen Activities

Glasgow Middle School, 4101 Fairfax Parkway, Alexandria, VA 22312: From Baileys Crossroads. Take the Columbia Pike exit toward Annandale. Take a left onto Fairfax Parkway. Bear to the right and the school is on the left.

Phone: (703) 324-5717;

Staff: Mayra D. Figueroa, Director

Summer Operating Hours:

Tues - Fri: 6p.m. - 10p.m.

Saturdays: 7p.m. - 11p.m.

Culmore Teen Center, 6018 Argyle Dr., Falls Church, VA 22041

Operating Hours:

Tues - Fri: 6p.m. - 10p.m.

Saturdays: 7p.m. - 11p.m.

August Highlights

August 2, Field Trip: Walter Reed Medical Museum

August 10, Talent Show, Step Troupe Debut

August 18, End of Summer Pool Party

Bailey's Senior Center

5920 Summers Lane

Bailey's Crossroads, VA 22041

At Bailey's Senior Center, we offer a variety of fun, educational, and exciting activities. You can use computers and the Internet to receive information and access referrals for health and other needed services. Maintain health and wellness through physical activities and have nutritious lunch time meals. Most activities are free. (There may be a small fee for special trips, admissions and materials for some arts and craft activities.) If you

live in the area, transportation to and from the center may be available.

Our center is culturally diverse, with participants from many different countries. We learn about each other's culture, music, food, special celebrations and Holidays. Come join the fun!

Phone: (703) 820-2131 - Fax: (703) 998-3183

Operating Hours: Monday – Friday

9:00a.m.– 3:00p.m.

Staff: Maxine Davis, Director

Donna Lopez, Asst. Director

August Activities

8/8 -Trip-Farmers Market, Box Lunch: buy fresh fruit and vegetables from local farmers

8/17 -12:30p.m.: Healthy Feet - Discussion on foot care. Taking care of your feet.

8/22-11:00am-1:00p.m.: Hawaii Luau: enjoy Hawaii- music, food, games and trivia.

8/22-11:00am-1:00p.m.: Trip-Gum Springs Computer Club House: Have lunch with Gum Springs Seniors. Visit the Computer Club House to see how the Club House operates.

Spotlight By Starlight Summer Concert Series:

Spotlight by Starlight is a free summer concert series. All performances at the amphitheatre located at 6621 Columbia Pike will be performed on Wednesdays, Fridays, and Sundays and begin at 7:30 p.m. Performances for children on Saturday (not listed below) begin at 10 a.m. Shows are cancelled in the event of rain. The park telephone number is 703-941-1730.

AUGUST

1 - Steve Abshire Trio

3 - Blues Society

5 - U.S. Navy Band "Sea Chanters"

8 - Harold Ballen Trio

10 - Irish Breakfast Band

12 - Bull Run Cloggers

15 - Damon Forman

17 - Mary Sue Twohy

19 - Vaughn Nark Quintet

22 - Royce Campbell

24 - Swing Shift

- 26 - Country Steppers Dancers
- 29 - George Botts Trio
- 31 - Blues Society

Green Spring Park
4603 Green Spring Road,
Alexandria, VA

Green Spring is a 27-acre park located in Alexandria, Virginia, just a few minutes travel from the Nation's Capitol. Through its gardens and educational programming, Green Spring advances the awareness and practice of gardening in Metropolitan Washington, DC. Visitors are invited to stroll through 5 acres of gardens, enjoy educational programs in our 18th century manor house, attend classes in the visitor center, or research gardening questions in our horticultural library.

Green Spring was donated to Fairfax County in 1970 by editor and publisher Michael Straight. Straight purchased the property in 1942 and made several modifications to the 1760 manor house and accompanying gardens. The landscape around the Straight home was that of a 'gentleman farmer' and was used primarily for entertaining. Designed by Beatrix Farrand, the gardens included boxwood hedging, roses, and perennial borders.

Green Spring's grounds are open dawn to dusk every day of the year. The Horticulture Center is open Monday through Saturday, 9 a.m. to 4:30 p.m., and Sunday, noon to 4:30 p.m.. The Horticulture Center is closed Thanksgiving, Christmas, and New Year's holidays.

The Manor House, set amid the gardens, was built around 1760. Visitors can enjoy changing art exhibits, enjoy tea with a tour or presentation, and shop in the unique Ivy Cupboard Shop. The Manor House is open Wednesday-Sunday, noon-4:00 p.m. For more information, call 703- 941-7987.

A Brief History: In 1777, John Moss purchased a brick house on 540 acres of farmland in Alexandria. The reclaimed tobacco fields that Moss and his family cultivated produced corn, wheat, oats and rye and supported cattle and pigs until 1843 when Moss' grandson, Alfred, sold the farm.

The next long-term owner, Fountain Beattie, rode with his friend Col. Mosby during the Civil War. Between 1878 and 1917, Beattie raised 12 children, dairy cattle, fruit and vegetables at Green Spring. The farm's proximity to one of Virginia's

best rural roads, Little River Turnpike, gave Beattie access to major area markets.

In 1942, Michael and Belinda Straight purchased the manor house and 33 acres surrounding it. Although they raised cattle, the Straights were not farmers. Michael Straight was an editor and publisher and often entertained interesting guests like Aldous Huxley and Hubert Humphrey at his "out of town villa". A boxwood hedge designed by landscape architect Beatrix Farrand was planted in a semicircle behind the house, and a variety of trees and shrubs were added to the property.

After 30 years of living on what had become an island of undeveloped land, the Straights deeded their house and 16 acres to the Fairfax County Park Authority in 1970. The Park Authority purchased 11 additional acres to create Green Spring Gardens Park.

August Events

2nd - Thursdays - Garden Stroll & Tea - 1-3 p.m., Green Spring Manor House, 703-941-7987 Following the guided tour, a scrumptious English tea will be served in the historic Manor House. This is a perfect outing for individuals or groups. Reservations are required. \$18 per person. Visa or Mastercard accepted.

4th - Saturday: Family Fun: Hunting For Happy Hummers. (5 years and up), 3-5 p.m., Green Spring Gardens Park, 703-642-5173. Hummingbirds are tiny winged jewels that fascinate both young and old. Did you know that hummingbirds lay the smallest eggs – they are half the size of a jellybean. Come search for hummingbirds and learn interesting facts that will fuel your sense of amazement. Adult must accompany child. Limit: 30. \$5 per/person

5th – Sunday: Tea Program- Flowers with Taste 1-3 p.m., Green Spring Gardens Manor House. Pansies, daylilies and other blossoms are yummy. Decorate and enhance any meal with incredible edible flowers. Sample flowers, jellies made using flowers, and aromas as you enjoy your tea. A full English tea follows all Tea Programs. For reservations, please call the Manor House.

8th – Wednesday: Concert in the Garden, 7-8 p.m., The Fairfax Symphony Woodwind Quintet will

entertain us as we relax and enjoy a night in the garden. In the evening, the garden transforms as the light softens, a soft breeze blows and music lilts across the colorful floral display. Sponsored by the Fairfax Symphony. FREE

8th & 9th or 10th - Garden Sprouts - Native Voices (3-5 years), 9:30-10:15 a.m. Listen to Native American stories of how Great Turtle created Earth, hunt for Great Turtle in our garden and make a turtle to take home. Cost: \$3/child per session, non-refundable prepayment to FCPA. Limit 15 children/class unless noted.

More information at: www.co.fairfax.va.us/

The following article is reprinted, in part, with permission of the Editor of CAI's Magazine "Common Ground."

A PEACEABLE KINGDOM

A community association can differ from a traditional non-association neighborhood in many different ways: There's a quasi-government that makes sure the trash is picked up and the snow is plowed. There are mandatory member dues.

And there are rules. When homeowners buy into a community association, they're agreeing to abide by certain restrictions and regulations. This doesn't always go over well. For most people, their home is not only their single most important investment, it's also their castle. In an association, the board of directors is charged with the perplexing dilemma of running the community while at the same time respecting these deeply ingrained feelings and enabling freedom of personal expression.

How does the board walk this line? Through a carefully reasoned enforcement process.

Knowing The Rules. Enforcement takes place over three basic categories: covenants, conditions, and restrictions (CC&Rs), rules and regulations: and architectural guidelines. They may seem redundant, but each category has its own area of influence.

CC&Rs. are recorded documents whose provisions are inherently non-negotiable. Often crafted by the

developer, they set out, in broad language, the basics of association operation and governance.

Rules and regulations are adopted by the board and may be modified, as the board deems appropriate, without a member vote. They are much more specific than the CC&Rs. An example might be pool-facility restrictions that set the hours of operation, require kids to be supervised, and so on.

Committee. The cornerstone of a sound enforcement policy is an enforcement committee, which usually consists of three to five homeowners who inspect the community for infractions. Having homeowners involved in the process allows for different perspectives from people who live in the community and experience it first-hand. They may choose not to enforce some regulations or suggest that the board modify others to fit the association's needs. The manager consults with the committee and acts on the board's directives, because final authority always lies with the board. In fact, a board member should serve as enforcement committee chair to ensure that the board's vision is effectively executed.

Regardless of the rule, the board must enforce it fairly, objectively and with uniformity. Creating an enforcement process that involves board members, committee members, and managers will help ensure objectivity.

Face-to-face chats, community forums, newsletters, bulletin boards, and Web sites can help explain to your residents association operation, the reasoning behind your rules and regulations, and the benefits they carry. Any social events – completely unrelated to rules enforcements – can create a forum for conversation and bonding among residents, committee members, and the board.

Board members and managers have a fiduciary duty to enforce the rules and, ideally, to enhance property values. But this ideal is best achieved through creative and compassionate methods. A hard-line approach eventually will gain compliance, but when it comes to a productive, long-term outcome – a harmonious, highly valued neighborhood – the most reasonable, respectful, and courteous methods should always be your first choice.

SPECIAL EVENTS AT SKYLINE HOUSE August 2001

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3 TGIF 6:30 P.M. WPR	4
5	6 LIBRARY OPEN 7:00-8:00 ECR	7	8 RECREATION COMMITTEE 7:30 P.M. WCR	9 PPOC 7:00 P.M. WCR	10	11
12	13 LIBRARY OPEN 7:00-8:00 ECR	14	15	16	17	18
19	20 LIBRARY OPEN 7:00-8:00 ECR	21 FIN MGT 7:00 P.M. WCR	22	23	24	25
26	27 LIBRARY OPEN 7:00-8:00 ECR	28	29	30	31	

**Skyline House Unit Owners' Association, Inc.,
3711 South George Mason Drive
Falls Church VA 22041-3711**