

# The *House Special*

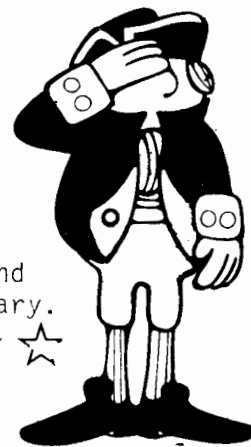
VOLUME III

AUGUST 1983

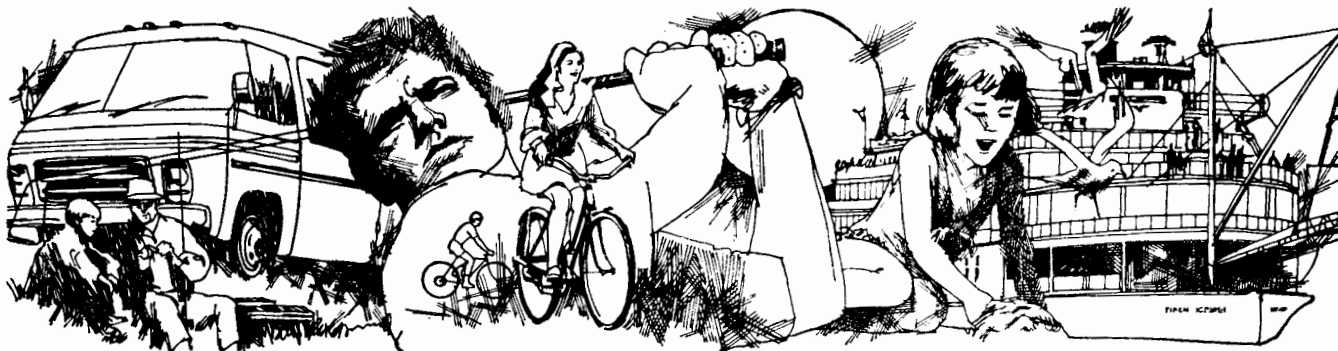
ISSUE 10

## DOG-DAYS DITTY

No holidays in August —  
A month without a special date.  
I think I know the reason:  
It's too hot to celebrate!  
— Anne Gay



AUGUST - The Emperor Augustus re-named the month for himself and lengthened it to 31 days by taking one day from February.





## NOTES FROM THE BOARD

Wynfred Joshua  
Vice President

We had a short meeting this month. One of the first issues discussed at the July board meeting was the painting of traffic lines on the driveway at the entrance to Skyline House. This proposal from the Security/Fire Safety Committee had previously been accepted, but its implementation had been postponed pending the negotiations with Build America over the restoration of the driveway to its original condition. The Board decided to proceed with painting the traffic lines rather than wait until the fixing of the driveway.

The issue of the gallery carpet came up again. The proposal of Mr. Ralph Avery of the East Building to let him investigate the condition of the carpet was accepted.

Gordon Frank reported that the Developer had basically not made any real progress with fixing the deficiencies of the building. At several points during the meeting the repair of deficiencies was raised, triggering somewhat inconclusive discussions. Mr. Frank noted that a consolidated list of remaining obvious defects had been sent to the Developer. The Board was clearly doubtful whether the Developer had any interest in completing the work.

The Architectural Control Committee, in response to a long standing request, submitted a number of options for the beautification of the hexagon in front of the main lobby. The recommended plan provided for landscaping the hexagon with shrubbery, flower plants, and a tree. One time cost of the project amounted to some \$4,000. Funds had been provided for in this year's budget. The Board expressed its wish to go ahead with the beautification, but instructed Management to clear the plan first with the fire marshal to insure that the plan did not interfere with the required functioning of fire trucks, when necessary, in front of the building.

The Board noted with great regret that Marden Kimball, our superb editor of the House Special, had decided to resign after three years of dedicated support. A resolution was passed expressing our heartfelt thanks for his outstanding efforts. Thanks to Marden Kimball, our newsletter is now an established feature of life in Skyline House.

The Board also recognized the excellent work of Mimi Frank and Elizabeth Grant, who have handled the Christmas Fund for Skyline House staff. Much to the Board's regret, Mrs. Frank and Mrs. Grant plan to turn their responsibilities for the Christmas Fund over to other volunteers. The Board is looking for volunteers to run the Christmas Fund and for assuming the editorship of the newsletter.

\* \* \* \* \*



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# From Management



## BALCONIES

A few reminders about use of your balcony - - - Please do not allow anything to be dropped or thrown from your balcony, especially cigarettes. They cause burns on carpets of other balconies and an unsightly mess on the ground below. When sweeping your balcony please do not sweep debris over the side; the wind will blow the debris onto other balconies. Do not splash water on the balcony for washing purposes, the water drips down on balconies and windows below. Over-watering plants will cause the same problem. Please be considerate of those living below you.

The use of electric grills with lava rock are permissible by county law and condominium rules. Charcoal grills are not allowed. Please do not use any grill that may cause a flame due to danger of fire and smoke disturbance to your neighbors.

\* \* \* \* \*

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Security & Fire/Safety Committee

By Les Boykin,  
Chairman

The monthly meeting was held on June 28 with six members present;- Les Boykin, Rose Bravo, Harry Fleming, Harlan Foote and Ken Grant, along with the Board Liaison Wynfred Joshua, and an observer, Tolise Gathings.

A co-owner had proposed that after long observation from his balcony of the driveway from the entrance to the lobby, that some type of walkway should be added the length of the front driveway as a safety measure. As is, residents and guests going to and from parked cars to the lobby or the west building front entrance must, of necessity, walk in a fairly active driveway (which is full of puddles during and after rainstorms). It was noted that there would be problems with drainage pipes and sprinkler heads, and our grass area, already small, would shrink even more. It was agreed that any such walkway should be kept as narrow as possible, no wider than 36 inches and preferably narrower. It was agreed that the proposal should be referred to the Architectural Control Committee for their input.

A majority of the members did not endorse a proposal of a co-owner that a chain and hook arrangement be installed at the pedestrian doors outside the east and west freight elevator rooms to allow residents to maintain these doors open temporarily when bringing in large grocery bags or other bulky packages. The idea was to prevent the frequent breakdown of closing capacity of the doors caused by residents and others propping open the doors, but it was felt that such an arrangement would invite leaving the doors hooked open.

It was reported that residents of two units in the east building have improper barbecue grills (charcoal and propane) on their balconies. This will be reported to the resident manager.

Although the Medeco locks and keys for security doors have arrived, installation is being held up until the Association's attorney gives approval to send letters to the absentee landlords.

Our Engineer, Ed Barstow, installed a sliding bolt on the inside of the door in the Fire Control Room opening to the outside. Mr. Grant had noticed this door was inadequately locked during a tour of the room by members of the Security Committee conducted by the resident manager.

Ed also installed a bell system to ring in the party rooms when the hall telephone on the P floor is called. This matter came to our attention when the desk was unable at times to reach persons in the party rooms (usually because of noise) to advise them that someone was parked in a fire lane or otherwise illegally parked and subject to immediate towing, or that someone was trying to attend a party, who was not on the guest list.

We will be considering a proposal to place convex security mirrors in at least two sites where it is possible for an intruder to lurk without being seen in a common corridor or on steps.

If any resident believes that there is an occasional need for a security escort from the garage to the inside of the building (not to a unit) please let us know so we can consider the possibilities. Call Harlan Foote (931-8429) or Les Boykin (820-1567).


Another burglary occurred on June 8, 1983, this time at Skyline Towers. Please report directly to the police on 911 any situation which might indicate a burglary may be in progress. These burglars have apparently been very lucky in that they could have been apprehended on more than one occasion if witnesses had called the police. If for some reason you can't reach the emergency 911 number and get prompt attention, call the non-emergency number 691-2131. Red stickers with these numbers to attach to your telephone are available in the Management Office. The description of two of these burglars given by one of our residents last September is repeated below:

	<u>1st Suspect</u>	<u>2nd Suspect</u>
Color	White	White
Age	About 40	About 40
Height	5'11"	5'9"
Weight	175	185
Hair	Black with touch of grey combed back above ears	Brown, neatly trimmed above ears
Dress	Well dressed	Well dressed
Other	Acne scars on face and pointed nose	

NOTE: Fairfax County Crime Solvers asks anyone who knows who these men are or has any information about these crimes to call 691-8888. Callers never have to give their names to either give information or receive a reward.

Finally, about the middle of July a group of kids got into one of our buildings and personally tried to solicit subscriptions to the Fairfax Journal door to door. When asked how they got in, they indicated that residents were kind enough to admit them. Could we all agree not to admit anyone we don't know, no matter how young or cute they are? We don't admit every hitchhiker who has a fairly decent appearance to enter our car, so why admit strangers into our common home?

\* \* \* \* \*



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## PHYSICAL PLANT AND OPERATIONS COMMITTEE

By Diets Gerstner

On July 14, 1983, at 8:00 p.m. in the West Card Room, the Physical Plant and Operations Committee held its monthly meeting. Fourteen people attended -- eight regular members, two board members, and four other unit owners who had items they wanted to bring to the attention of the committee.

In the past eight issues of the House Special we reported on major warranty items that have not been completed by the developer, and on others that have been completed. We also gave estimated repair costs. Below is a final summary of the situation to date.

<u>Warranty Items Not Completed</u>	<u>Estimated Repair Cost</u>
1. Garage Expansion Joints	\$59,500
2. Aluminum Fencing Around Pool and Penthouse Sundeck Areas	12,800
3. Cracked Exterior Building and Garage Brickwork	39,700
4. Concrete and Asphalt Pavement	23,200
5. Grading and Slope of Grounds	26,000
6. Fire Stairwell Steps and Hallway Tiles	27,300
7. Covered Bridge Connecting Garage to East Building	3,000
8. Trash Chutes	3,500
9. Pipe Vibration Isolators on Aircooled Condensing Units	4,800
10. Unsealed Wall Pipe Penetrations	2,500
11. Excess Roof Gravel and Bad Caulking	6,500
12. Pool Circulating Pump	1,000
13. Main Lobby, Northeast Corner Stucco Soffit	900
14. Developer Reimbursement for Car Garage Door Replacement	10,000
15. Weep Holes in Building Exterior Brickwork	130,000

Physical Plant Con't.

<u>Warranty Items Not Completed</u>	<u>Estimated Repair Cost</u>
16. Soft Horizontal Expansion Joints in Building Exterior Brickwork (if found not to be present)	\$500,000
	<hr/>
TOTAL	\$850,700

<u>Warranty Items Completed</u>	<u>Estimated Cost</u>
1. Paint Garage Pipe Hangers	\$ 3,500
2. Install Correct Garage Sprinkler Pipe Supports	2,000
3. Paint Cooling Towers' Support Steel	5,000
4. Paint Iron Anchors for Garage Precast Exterior Wall Panels	5,400
	<hr/>
TOTAL	\$15,900

These estimates came from the final report that was done by ALPHATEC, an engineering consulting firm located in Washington, D.C. ALPHATEC was hired by our Board of Directors to perform an engineering evaluation and study of the building systems of Skyline House Condominium. The objective of hiring ALPHATEC was to get an independent and expert assessment of the structural, mechanical, and electrical condition of Skyline House as it was built by the developer. ALPHATEC, as part of its job, identified deficiencies in the buildings and grounds, recommended corrective repairs, and provided cost estimates for these repairs. The final ALPHATEC report was submitted to our Board of Directors on March 5, 1982.

At its July 14, 1983 meeting, the Physical Plant and Operations Committee considered the following items.

Revised Charter of Committee Functions -- A revised charter for the functions of the Physical Plant and Operations Committee has been developed, and will shortly be sent to the Board for consideration. The revised charter defines a more constructive and direct role for the committee based on the contractual relationship between the Condominium Association and the Management Agent.

Consolidated List of Warranty Items -- On July 13, 1983, a consolidated list of warranty items was sent to the developer. This list gave the particulars and exact locations of the problems stated in the ALPHATEC report for the East/West Buildings and Grounds. A similar detailed list for the Garage and Pool Promenade Area was previously sent to the developer in December 1982 and is being used by him to make repairs, if ever so slowly. Also included in the July submission was a report by our roofing consultant on the inspection he conducted of the east and west building roofs on May 17, 1983. The December 1982 list, the July 1983 list, and the May 1983 roof inspection report contain some 160 individual and detailed items not yet corrected by the developer.

Physical Plant Con't.

Wall Cuts to Verify Construction -- Two owners in the east building and one in the west building have volunteered their units for interior wall cuts to verify the presence of flashing and parging. Also, the presence of horizontal expansion joints in exterior brickwork will be verified from the outside at other brickwork locations. This action is necessary because flashing, parging, and expansion joints are all warranty items which were discussed by the ALPHATEC report, but which were not resolved when the report was written since no wall penetrations were made at that time. The wall cuts and restoration will be paid for by our association. Also, they will be witnessed by the developer, ALPHATEC, unit owners, and board members.

Reserve Fund for 1984 Budget -- The Physical Plant and Operations Committee is working with the Financial Management and Administration Committee on the reserve replacement fund for capital equipment. The aim is to develop a joint recommendation to the Board for the 1984 budget. An initial meeting of representatives from the two committees was held on June 30, 1983. Additional working meetings are planned.

Noise from Lobby Roof Exhaust Fans -- Unit owners on the west end of the east building opposite the lobby roof have complained about the noise from the exhaust fans as they cycle off and on. This noise is particularly disturbing during the night when windows are open for fresh air. The committee recommended that as a temporary fix, the resident engineer try to reduce the cooling cycles during the night. The committee further recommended that this matter be brought before the Board for consideration, and that a letter be written to the developer stating that the corrective work he performed on the exhaust fans in 1982 did not reduce the noise sufficiently.

The following additional items were considered by the committee at its meeting.

<u>Item</u>	<u>Recommendation</u>
1. Bridge Repair and Planter Leak in front of East Garage A-Level Elevator Landing	Ask Richmarr when they are scheduled for repair. If no commitment is forthcoming, write letter to the developer asking that repairs be made within 30 days.
2. Noise from Garage Exit Door and Iron Ground Plate	Put on monthly list of maintenance items.
3. New Cracks in Garage C-Level Exit Ramp	The committee was not aware of any new serious cracks having developed since December 1982. Inspect C-Level ramp as soon as possible.

With regard to actions by the resident manager to correct the maintenance items that are submitted monthly by the committee, progress continues to be good. Below is a summary for the last twelve months.

\* \* \* \* \*

**NOTICE:** Advertisements appearing in this Newsletter do not constitute endorsement nor reflect approval thereof by Skyline House Condominium Association or its Board of Directors.



# Physical Plant Cont.

<u>Date of List</u>	<u>Number of Items on List Requiring Management Action</u>	<u>Items Outstanding as of July 31, 1983</u>
August 14, 1982	16	None
September 1, 1982	17	None
October 1, 1982	22	None
November 1, 1982	23	None
November 28, 1982	24	None
January 1, 1983	25	#6
February 1, 1983	17	None
March 1, 1983	22	None
April 1, 1983	23	#15
May 1, 1983	10	None
July 1, 1983	16	#1, #2, #4, #6-8, #10-16
Total	215	Total Outstanding 15

The next monthly meeting of the Physical Plant and Operations Committee is scheduled for August 11, 1983, at 8:00 p.m., in the East Card Room.

\* \* \* \* \*

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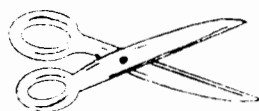
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1983

AUGUST

1983

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY																																																																																											
	1 BRIDGE 7:30 PM ECR ARCH. CONTROL 8:00 PM WCR	2 FINANCIAL MANAGEMENT 7:30 PM WCR	3	4 RECREATION COMMITTEE 7:30 PM ECR	5 T.G.I.F. 6:30 PM WPR	6																																																																																											
7	8 BRIDGE 7:30 PM ECR	9 COMMUNITY RELATIONS 8:00 PM ECR	10	11 PHYSICAL PLANT 8:00 PM ECR	12	13																																																																																											
14	15 BRIDGE 7:30 PM ECR	16 BOARD MEETING 7:30 PM WPR	17 COVERED DISH EVENING	18	19	20																																																																																											
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## FINANCIAL MANAGEMENT AND ADMINISTRATION COMMITTEE

By Bill Miller

Although the Association's fiscal year (January 1-December 31) has just passed the halfway mark, within the next two months the Property Manager will be submitting a proposed operating line item budget setting forth anticipated expenses, assessments and contributions for the 1984 year of the Skyline House Unit Owners' Association. This will touch off a review, recommendation and approval cycle by the Property Manager, Financial Management and Administration Committee and the Board of Directors. Our Planning and Analysis Subcommittee will review and appraise the proposed budget and prepare recommendations for review by the full committee. The recommendations of the full committee will be forwarded to the Board for their review, deliberations and approval of a 1984 budget.

The audit of the Association's 1983 financial accounts and statements is progressing and anticipated to be completed soon. Members of the committee met with the auditor twice this past month, the Planning and Analysis Subcommittee to discuss reserve funds and the full committee to receive a progress report from the auditor. The full committee will again meet with the auditor when he submits a draft of the final audit report prior to submission to the Board of Directors.

The proposed Association Procurement Procedure has progressed to a final state within the Physical Plant and Operations Committee, Financial Management and Administration Committee and the Security and Fire Safety Committee. All three committees are reviewing the final draft of the proposal for approval. The proposal is scheduled to be forwarded to the Board of Directors for inclusion on the Board's August meeting agenda.

The committee members wish to send a hardy get well to Gladys Frank. We miss your active participation in the committee's affairs and are looking forward to your return to our lively discussions.

The committee members would also like to say Thanks to committee member Allen Cohen for his service and time on the committee. Due to pressing commitments and increased travel, Allen has found it necessary to resign from the committee at this time.

The next meeting of the committee will be held on Tuesday, August 2, 1983, at 7:30 p.m. in the West Card Room.

\* \* \* \* \*

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**THE HOUSE SPECIAL:**

- |                      |                         |
|----------------------|-------------------------|
| Board Member Liaison | - Barbara Bear          |
| Editor               | - Marden Kimball        |
|                      | 513-W                   |
|                      | 820-1373                |
| Letters Editor       | - Elizabeth Grant       |
| Secretarial Editor   | - Kathleen Jeck         |
| Calendar of Events   | - Gladys Ponce-Manrique |

Items for The HOUSE SPECIAL must be submitted to the Editors before the 20th of the month preceding publication.

In an earlier Era the Supreme Allied Commander, General Eisenhower said-  
"KEEP THE TROOPS INFORMED"

It is just as important today to "keep the troops informed". If this Newsletter is to continue someone must volunteer to be Editor.

This Editor, with Board approval, has "done it his way" for more than three years. That's long enough.

Volunteer. The Skyline Family will support you. "Do it your way".



# RECREATION COMMITTEE REPORT FOR JULY

by; Ann Ricci  
Committee Chairman

Recreation Committee meetings are held the first Thursday of every month in the East Card Room. All Skyline House residents are invited to attend. We welcome new members and new attendees at all times.

As everyone here realizes, the events the committee sponsors take a lot of work. It would be very nice to see some new faces at the committee meetings to run the events the residents of Skyline enjoy so much.

The highlight of June was the Flea Mart and Craft Fair. Gladys ran a super event. Everyone there had a wonderful time just getting together and there were some wonderful buys.

Our annual cookout, (before the newsletter), is the only event the Recreation Committee has planned for July.

Our plans for August are a Covered Dish evening August 17. All residents and guests are invited.

Don Kerlin has agreed to run BINGO again in September, starting September 15. Mark your calendars so you do not miss first night.

Carroll Thompson ran a great Fourth of July TGIF, THANK YOU AGAIN CARROLL ! ! ! ! August TGIF will be August 5, hope to see you then! ! ! !

The Exercise class we hoped to start on the 14th of July had to be cancelled due to lack of interest. Our instructor has agreed to try again in September, I hope we can generate some interest by then or we are going to lose a good instructor.

\* \* \* \* \*



## SUMMER UP!

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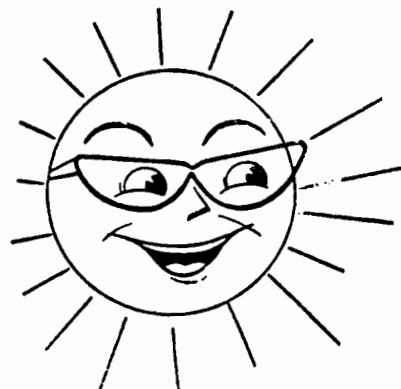
3285D S. George Mason Drive



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## Around the House



CONGRATULATIONS and BEST WISHES to:



Mr. and Mrs. Michael Truelove, who were married July 9. They left a lovely wedding bouquet at the reception desk for all to enjoy. Thank you.

\* \* \* \*

Mr. and Mrs. Lester Koransky, who were married July 24 in the Arlington-Fairfax Jewish Congregation. Mrs. Koransky is the former Maria Gonzalez.

\* \* \* \*

Carolyn Miller and Jeffrey Stidham who will be married August 20 in the Falls Church Presbyterian Church. Carolyn and Jeffrey are from West Virginia and recently relocated in Virginia.

WELCOME, NEWLYWEDS, TO SKYLINE HOUSE

\*\*\*\*\*

SPEEDY RECOVERY to:

Mr. Rayston, 1208-W; Mrs. Delores Littles, 1113-W;  
Gladys Frank (see Financial Committee report);  
Terry McAdams (Northern Virginia Doctors Hospital);  
Beverly Barstow, wife of Ed Barstow, Skyline House chief  
resident engineer.

Moses Owens - our faithful and beloved doorman is at home. His address is:-  
3012 South 18th Street, Arlington 22204. Expressions of concern  
and cheer may be mailed to him, or left with Adua at the desk.



We are pleased to have Clarence Bowman, the week-end doorman, assume full time duties while Moses is recovering.

\* \* \* \* \*



Jeff Davidson, 315-E, was named Small Business "Media Advocate of the Year" for the State of Virginia because of the hundreds of articles he has written in support of small business.

\* \* \* \* \*

FROM THE AUGUST 1981 POT POURRI COLUMN: "Our very Best Wishes for a Happy Birthday in August go to Milton Kaminsky (on the 8th) and Betty Manton (the 19th)."

Moral: Birthdays go on forever once published in The HOUSE SPECIAL.

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### IN MEMORIAM

Mr. Shawki Mogannam  
Died July 20, 1983