



The

# *House Special*

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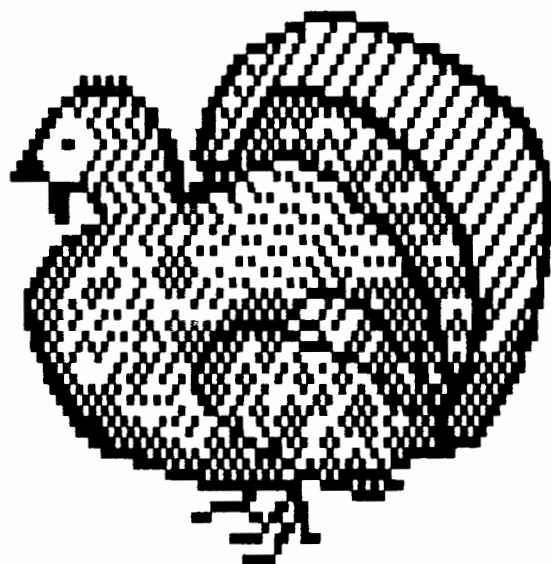
VOLUME VI

NOVEMBER 1986

NO. 11

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# HAPPY



# THANKSGIVING

# From the Board

NOTES FROM THE BOARD

WYNFRED JOSHUA, VICE PRESIDENT

President Stolarun opened the October session of the Board with the announcement that an ad hoc committee on the budget had been formed. Members were Allen Cohen, Gordon Frank, Bob Lowry and Lisa Ruiz. The Committee was already engaged in reviewing the 1987 budget.

Ed Stolarun also noted that our insurance company reported five (5) claims for the period January through May, 1986. The total amount reimbursed on these claims was about \$30,000. Mr. Stolarun was concerned about the impact on next year's insurance premium because four of the five claims were for fires. The property manager subsequently added that he still had not yet received bids for renewing the building's insurance policy which would expire next month.

Carroll Thompson of the Architectural Control Committee reported on the beautification of Skyline House grounds project. Consultation with the landscaper led to the following recommendations:

- To grow a barberry hedge at the rear of the buildings to mark the border with the College and Build America. This would permit fixing the down-trodden grassy areas over the slopes to the college and to Build America. To insure that the hedge would be able to grow, a temporary fence would initially be required against which the plants could grow.
- To clear the slope belonging to the college behind the East Building adjoining the garage, and subsequently seed the slope with wild flowers. This would be a relatively cheap solution to clean up a messy area which, however, did not belong to Skyline House.
- To plant additional trees in front of the East building to mask the sharp contours of the pedestrian overpass and restore the outlook for the north side apartments in the East Building.

The Board considered the proposal at length. The consensus was that the beautification of the areas bordering the college and Build America involved several other issues besides beautification, and should therefore be treated separately after all aspects could be considered thoroughly. The Board voted to include \$2,250 in the 1987 budget for the beautification of the overpass area. In line with a recommendation of Mrs. Randy Jacobson of the East Building, the Board selected Norwegian Spruce trees which would offer year-round protection and would not shed any leaves.

The Board concurred with the request of Gordon Frank of the Physical Plant and Operations Committee to ask County Supervisor, Tom Davis, for information on the requirement for removing lint buildup from the vent pipes in individual units.

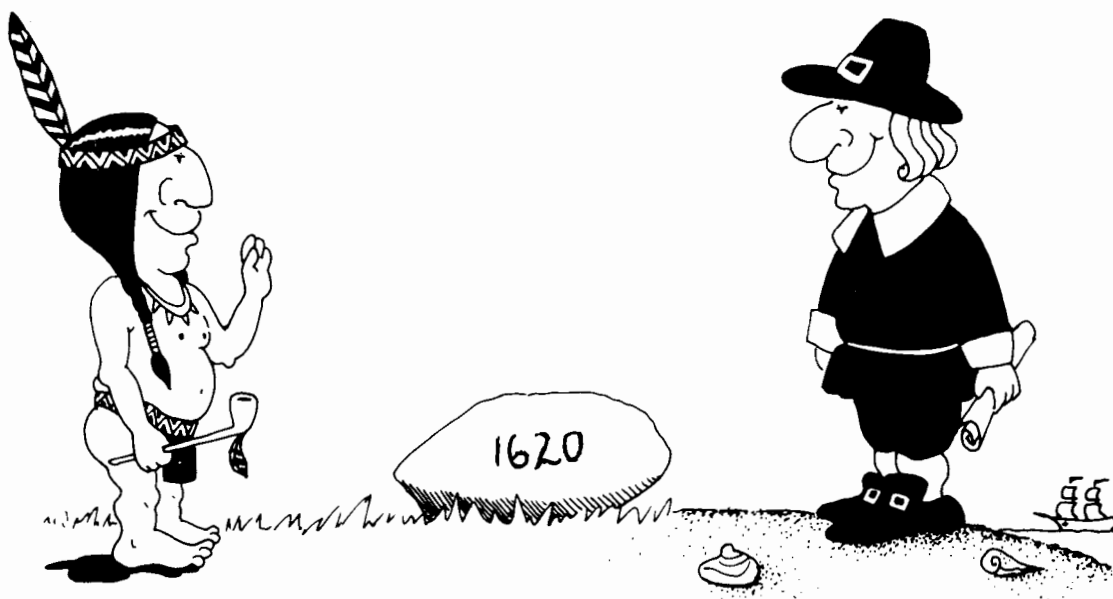
After discussing the problem of the completing and correcting Skyline House records of ownership of parking spaces, the Board accepted a motion of Ken Grant, that instructed the Management to obtain the necessary documentation from the developer on sale of parking spaces. The Management was also requested to prepare the master record of parking spaces and verify, through a letter to all co-owners, the information recorded.

The Board endorsed the Property Manager's recommendation to purchase two pagers at \$450 each for the Resident Manager and her assistant. The Property Manager referred to the Board the request of the owner of the two commercial units on the lobby floor of the West Building to keep the doors open. The decision was made to permit this only in case of malfunctioning of the air conditioner.

The Board then examined the manager's survey of the past six months of instances in which the engineers were required during after office hours to unlock apartments for residents who had forgotten their keys. The current policy stipulates a fee of \$7.50 for this. The general feeling of the Board was that it was not practical to stop this service, but Management was asked to make a recommendation at the next Board meeting.

Consideration of the issue of the emergency diesel generators ended with instructing the Property Manager to check with the Smith Engineers whether the generators could be run less frequently or shorter than once a week for 30 minutes. Residents had complained about the noise and emission from the generators which are tested once a week around 11:00 a.m.

Because of the lateness of the hour, the Board postponed discussing the item of the telephone switchboard system to a separate session in the first week of next month.



THE HOUSE SPECIAL

ACTING Editor: Tony DiSalvo

Consultant: Nancy DiSalvo

Advertising: Tony DiSalvo, 502E

Copy Due Date: 20th of each month

Published monthly

LETTERS TO THE EDITOR: THE HOUSE SPECIAL welcomes brief comments from readers. Please limit your letters to 250 words. Of course, the Condominium Association Board reserves the right to refrain from publishing incorrect or improper statements.

ADVERTISING. If there are service and/or trades people with whom you have dealt successfully with, why not let Tony DiSalvo know so that he can pursue them as future advertisers.

Advertisements appearing in THE HOUSE SPECIAL do not constitute endorsement nor reflect approval thereof by the Skyline House Condominium Association.

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# Committee Communiqués

## RECREATION COMMITTEE

CARROLL THOMPSON

The Recreation Committee met on October 8 in the West Card Room

One topic discussed was the recent Atlantic City trip. It seems that despite some logistical problems, everyone had a good time. Credit goes to Babs Ullman for planning and arranging this fun trip. Thank you Babs, we all appreciate your efforts.

In recent House Specials, we have requested responses from residents with interest in bingo. There have been a few. If interested, PLEASE take advantage of the sign up sheet at the lobby desk.

Bernice Kaminsky and, of course, Milton (she couldn't do it without him) have again sponsored the very popular and successful "Pot Luck Dinner." They really know how to throw a big dinner party and get full participation....That takes talent...Assisting the Kaminsky's were Mimi Frank, Tony and Nancy DiSalvo, Vera Church, Elsa Paiz, Marika Boykin, Liza Ruiz and Carroll Thompson.

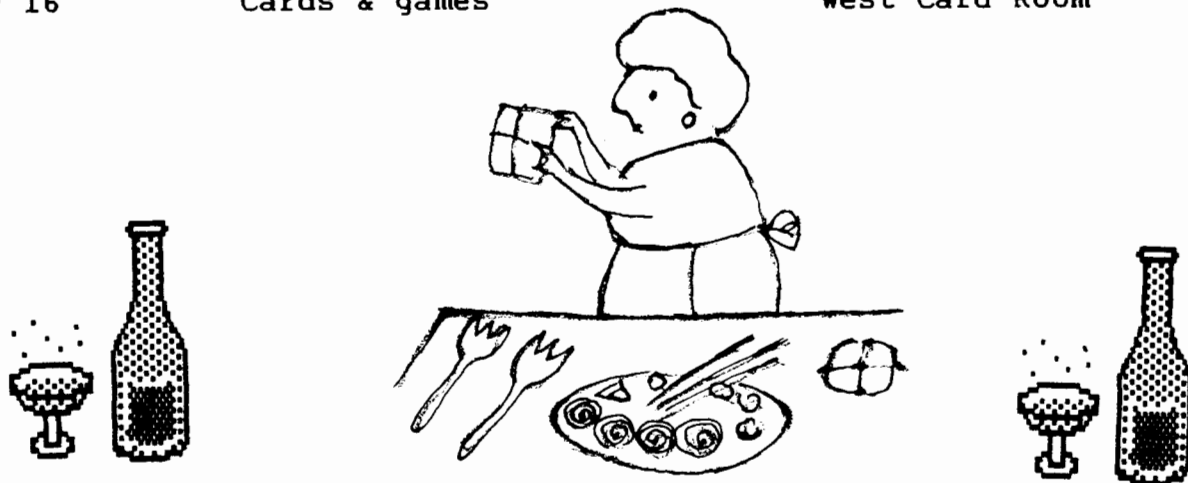
The cards and games program that was held in the West Card Room on Tuesday, October 21, was a moderate success. We plan to do it again this month with a little more publicity. Why not join us on November 18.

The Recreation Committee would be happy to have you join us and bring fresh ideas and talent for new activities.

### Activity dates:

|        |               |
|--------|---------------|
| Nov 7  | TGIF          |
| Nov 18 | Cards & games |
| Dec 5  | Holiday TGIF  |
| Dec 16 | Cards & games |

|                |
|----------------|
| West Card Room |
| West Card Room |
| East Card Room |
| West Card Room |



# Committee Communiqués

## PHYSICAL PLANT AND OPERATIONS COMMITTEE Gordon A. Frank, Acting Chair

Eleven people attended the October 9, 1986 meeting of the PPOC in the West Card Room. We welcome new members, old members, and those who come to participate or observe on an occasional basis. We appreciate your interest.

The Association is considering the possibility of purchasing from AT&T the telephone switchboard installed at the front desk. Before doing so, however, it would be prudent to determine the condition of the equipment. The PPOC, therefore, moved that the Board be requested to engage an independent consultant to appraise the condition of the switchboard and recommend appropriate actions by the Association. Any recommendation for a major capital investment (defined as one in excess of \$10,000) will require approval by the unit owners.

No easy solution to the problem of clearing clothes dryer vents of lint build-up is evident. The PPOC will continue to monitor the efforts of the Property Manager to develop a solution. A letter has been drafted for the Association President to send to the County requesting information on Building and Fire Code provisions, any experience the County may have had with fires from lint build-up in dryer vents, and any recommendations the County staff may have.

The PPOC was unable to act on the proposal by Media General for cable television service as no information has been provided as yet.

The Warranty Committee summarized its meeting with the Association Attorney and the Board of Directors. The warranty law suit will proceed. The information requested by the Association's Attorney will be gathered and forwarded. To reduce legal expenses, volunteers are needed to review the Developer's files during the discovery process. Those interested should contact R. Lowry, Unit #705-E.

The PPOC discussed physical inspections of the property. Each building is "walked" twice a month by the Resident Manager or Assistant Resident Manager. To maintain this schedule, some portion of the property is inspected every week. To assist in surfacing and clearing needed maintenance actions, the previous Chairman maintained a list of needed maintenance actions that he, other members of the PPOC, or residents observed and reported. As each maintenance action was completed, it was dropped from the list. The PPOC is considering reinstituting a similar procedure to help maintain the property.

## PHYSICAL PLANT AND OPERATIONS COMMITTEE (continued)

The Committee also discussed the necessity of minimizing the nuisance caused by the emergency generators, the poor drainage of the area between the East Building and the garage, and the condition of the bike rooms. Bike racks had previously been promised for the latter. The PPOC moved to request the Board to direct the property manager to evaluate and provide recommendations to abate these nuisances.

To assist the Ad Hoc Budget Review Committee, the PPOC will review the replacement reserve schedule for capital equipment to ensure the 1987 budget for this item is adequate. The PPOC will invite the Chief Engineer to a future PPOC meeting to discuss equipment records and logs in order to develop the records needed to more accurately predict the reserves needed to replace equipment as it wears out.

A resident informed the PPOC that the County provides a free testing service for Radon gas. The resident suggested our buildings be tested. The PPOC agreed to request the Property Manager look into the matter and provide a recommendation to the Board.

If you are interested in any of the matters discussed above, or any others pertaining to the physical plant and its operation, you would be most welcome to attend our meetings or contact the Chair, a member (names are available from the Management Office), or the liaison member to the Board, R. Lowry, 705-E. We hope to see more residents at our meetings.

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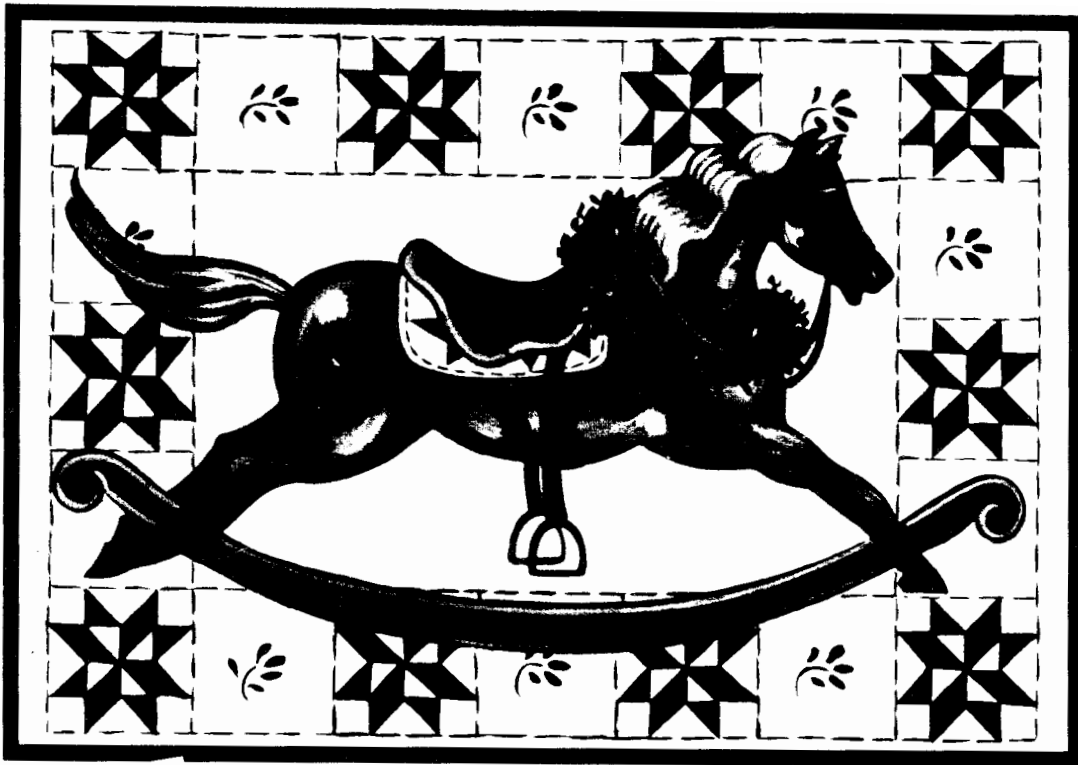


**VOTE**

**The People's  
Choice**

**Tuesday, November 4, 1986**

*Election Day*



#### EMPLOYEES' HOLIDAY FUND

This is to alert all residents of Skyline House that our annual Holiday Fund Campaign (also known as the Christmas Fund) will open late in November. This campaign is to reward the employees of Skyline House, who have served us efficiently and faithfully during the past year, by showing our appreciation for their efforts on our behalf.

Jerry Schumaker (one of the co-chairpersons) again has offered to organize this year's appeal. You will receive further information at a later date and we are looking forward to the usual generous response.





# NOVEMBER

| Sunday   | Monday                        | Tuesday   | Wednesday  | Thursday  | Friday                            | Saturday |
|----------|-------------------------------|---|--|---|-----------------------------------|----------|
|          |                               | <div>October</div> <div>S M T W T F S<br/>1 2 3 4<br/>5 6 7 8 9 10 11<br/>12 13 14 15 16 17 18<br/>19 20 21 22 23 24 25<br/>26 27 28 29 30 31</div> | <div>December</div> <div>S M T W T F S<br/>1 2 3 4 5 6<br/>7 8 9 10 11 12 13<br/>14 15 16 17 18 19 20<br/>21 22 23 24 25 26 27<br/>28 29 30 31</div> |   |                                   | 1        |
| 2        | 3<br>Bridge<br>ECR 7:30p.m.   | 4<br>Election Day<br><br>Community<br>Relations<br>ECR 7:30 p.m.  | 5<br><i>7:30pm WCR<br/>EPR 7:30p.m.<br/>D. Williams</i>  | 6   | 7<br><br>T.G.I.F.<br>EPR 6:30p.m. | 8        |
| 9        | 10<br>Bridge<br>ECR 7:30p.m.  | 11<br>Veterans' Day<br>Security<br>Committee<br>WCR 7:30 p.m.<br><i>BOARD</i>   | 12<br>Recreation<br>Committee<br>ECR 7:30 p.m.<br><br>Comm. Rel.<br>Coffee Klatsch<br>EPR 10:30a.m.  | 13<br>Physical<br>Plant<br>ECR 8:00p.m.   | 14                                | 15       |
| 16       | 17<br>Bridge<br>ECR 7:30 p.m. | 18<br>Board of<br>Directors<br>EPR 7:30 p.m.<br>Card and<br>Games WCR<br>11:30a.m.to<br>3:30p.m.  | 19   | 20<br>Covenants<br>Committee<br>ECR 7:30p.m.<br>Seminar on<br>Taxes<br>EPR 7:30p.m. | 21                                | 22       |
| 23<br>30 | 24<br>Bridge<br>ECR 7:30p.m.  | 25  | 26   | 27<br>Thanksgiving<br>  | 28                                | 29       |

# Committee Communiqués

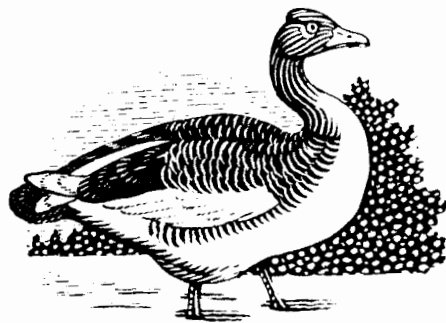
## COVENANTS COMMITTEE

The Covenants Committee meets each month on the third Thursdays, alternating between the East and West Card Rooms. We invite all residents to visit and participate in the deliberations. This is one avenue in which ideas and thoughts can be discussed and evaluated and, if deemed appropriate, recommended to the Board of Directors for incorporation into our House Rules and Regulations. The Committee seeks and solicits recommendations from all sources. The Resident Action Request/Comment Report is the proper instrument to employ in informing Management of your desires, comments and observations. The individual using the form can be assured that prompt attention will be administered by Management. One of our responsibilities, as a Committee, is to review such requests on a monthly basis to assure that appropriate action has been taken.

The Committee continues to note that the following violations are most frequently reported.

1. Speeding in garage;
2. Failure to turn on lights upon entering and departing the garage;
3. Loud noises in units -- usually sound equipment on too high a frequency;
4. Car washing on premises; and
5. Unattended vehicles in no parking and fire lane.

It is requested that vehicles be especially alert to these violations and report any violation to Management. It is noted that a marked improvement has been made in the above areas.



# Committee Communiqués

## COMMUNITY RELATIONS COMMITTEE

We are pleased to report that the Grout's have returned. We look forward to hearing about all the exciting things that they have had happen to them these past months.

The turnout for the monthly meetings of our committee is most gratifying. It makes the time we put into the committee work worth the effort.

Construction in our immediate area continues unabated. In all this, there is one certainty - it will one day slow down to normal, although one wonders what normalcy is in No. Virginia.

Skyline Tower, our future landmark neighbor, is starting to take shape. We trust the glass sheath construction will pose no problems and that we will all be pleased with the new addition.

With all the new store openings, there is always those few who don't make it. We were sorry to learn that Arthur Treachers and Bailey's Restaurant in Skyline had to close, but new construction and new owners will take over these locations and so hope springs eternal.

Finally, we report with great enthusiasm the results of our first morning coffee Klatsch. Nineteen residents turned out - 17 women and 2 men. The first meeting was devoted to getting acquainted and to discuss plans for the future. Dates were set for the next two meetings. The November meeting will be on Wednesday, November 12th at 10:30 a.m. in the East Party Room and the December meeting will be on Wednesday, December 10th in the West Party Room.

One of our residents has volunteered to help make our November get together a most interesting morning. Read carefully.

If you have never been to a "color draping session", you will find this a most interesting experience. Not only will you be treated to a complimentary color analysis, but also you will be evaluated by a specialist in the field.

We look forward to a large turnout.

Coffee will be served and lest we forget, our thanks to Maggie Kelly, Jeanne Levy, Sara Tatum and Ed Berman for buying the goodies, setting the table and helping to make our first social a success.

MEN -- Join us on Wednesday morning. You'll enjoy the color draping and you can play cards afterwards.

(continued next page)

## COMMUNITY RELATIONS COMMITTEE

Your committee has put together a most timely program on Thursday, November 20th at 7:30 p.m. in East Party Room. Subject "Taxes" -- Ms. Sherry Look was a most interesting speaker on the subject last year and we are pleased to welcome her once again.

Remember to vote on Election Day and think of joining a committee -- We Need You!

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# Committee Communiqués

SECURITY AND SAFETY COMMITTEE

ROB SHERRER

The Security and Safety Committee met on Tuesday, October 14th. The monthly meeting date was moved forward to the second Tuesday of the month so that security matters discussed at the meeting could be reported by the 20th of the month deadline for the Skyline House newsletter.

Security and safety related issues over the last couple of months included:

- (1) The problem of someone leaving feces at various locations in both East and West buildings has recurred. Feces were discovered on August 22nd, September 4th, 26th and October 10th. The incidents have occurred in stairwells, hallways, loading dock, and hallways. We obviously have a sick and disturbed person among us whom we are doing our best to identify. Residents are asked to be alert to this problem and to report any such occurrences promptly to Management.
- (2) \$1,300 worth of stereo equipment was stolen from the West Penthouse storage room in July or August.
- (3) In some instances, keys to the storage rooms are not returned for 1-2 days by those who borrow them from the front desk. This can be inconvenient at best to those who need to gain access to their storage bins if they find that all the keys have been checked out. Also, for security reasons, these keys should not be kept any longer than necessary.
- (4) Next door at the Plaza, two cars were stolen from the B1 and B3 levels on October 6th and 8th.
- (5) As you may have noticed recently, the garage entrance and exit doors have not always closed. This offers the opportunity for our security to be breached and such malfunctions should be reported to Management.

Each resident is urged to assist in maintaining our security by being alert to possible security/safety risks and reporting them immediately so that any potential problems can be dealt with promptly.



## COCKTAIL PARTY

Presented by the  
SKYLINE HOUSE RECREATION  
COMMITTEE

6:30 p.m.

NOVEMBER 7, EAST PARTY ROOM

Bring your own Bottle, Setups and Snacks!

No Reservations Required!

For the newcomers who are not familiar with the monthly TGIF cocktail party, it is an informal get together where you meet and visit your neighbors and other residents of Skyline House. When we say "bottle" we also include soft drinks, and snacks are hors d'oeuvres of any nature. If it is necessary, the hors d'oeuvres can be heated in the kitchen oven.

The Recreation Committee provides, ice, glasses and napkins.

WHY NOT JOIN US!



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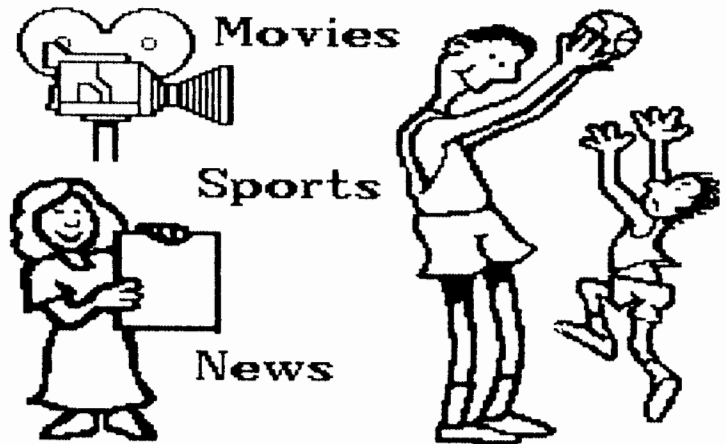
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### GIN PLAYERS WANTED

3rd Tuesday each month  
11:30 a.m. to 3:30 p.m.  
West Card Room

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(Activity sponsored by the Skyline House Recreation Committee.)





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### Northern Virginia Folk Festival Seeks Ethnic and Folk Artists

Attention all ethnic or folk artists, musicians, dancers, or cooks interested in participating in the 9th Biennial Folk Festival. The Northern Virginia Folk Festival Association is now scheduling talent for its next festival, to be held May 15, 16, and 17, 1987, at the Thomas Jefferson Community Center in Arlington. The festival is a wonderful "ethnic sampler" of the many and diverse nationalities to be found in the Northern Virginia area.

All interested parties should drop a line including name, address, telephone number, and area of interest to: NVFFA, PO Box 1551, Arlington, VA 22210. Volunteers are also needed to help run the festival. No commercial interests are permitted to participate in the festival.



J.T. SATTERWHITE  
PRESIDENT



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## DUPLICATE BRIDGE

Duplicate bridge is played every Monday evening at 7:30 p.m. in the East Card Room. All duplicate bridge players are invited and we welcome newcomers to Skyline House to join us. Duplicate bridge is sponsored by the Skyline House Recreation Committee. Please join us.

## DUPLICATE BRIDGE WINNERS FOR THE MONTH OF OCTOBER 6

October 6

Jeanne Le & Maggie Kelly 1st  
Jill & Jerry Schumaker 2nd

October 13

No Bridge

October 20

Helen & Bob Lambert 1st  
Lina Moyer & Tony DiSalvo 2nd

October 27

Nancy & Glenn Pearson 1st  
Lina Moyer & Tony DiSalvo 2nd

## ONE SKYLINE TOWER

(From your sidewalk superintendent.)

For those of you who have not walked across the skywalk to take a look at the construction, be advised that as the Newsletter goes to press, the concrete on the ground floor of the office building and garage is in place and the work has begun on the third floor of the main building.



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## ALL SKYLINE HOUSE SALES DURING 1986

| <u>Company</u>   | <u>Listings Sold</u> | <u>Sales</u> |
|--|----------------------|--------------|
| First National Real Estate Corp.<br>(Skyline Properties) | 14                   | 16           |
| Coldwell Banker Routh Robbins                            | 1                    | 3            |
| Mount Vernon Realty                                      | 3                    | 1            |
| Town & Country   | 2                    | 2            |
| Long & Foster  | 3                    |              |
| Shannon & Luchs  | 1                    | 2            |
| Hearthstone Properties                                   | 1                    | 2            |
| Better Homes Realty                                      | 1                    |              |
| Citation Homes   |                      | 1            |
| Interinvest, Inc.  | 1                    |              |
| Metropolitan Home, Realtors                              |                      | 1            |
| Realty World Fox Realty                                  | 1                    |              |
| U S Realty Associates                                    | 1                    |              |
| RE/MAX   |                      | 1            |

As you see, Skyline Properties subsidiary of First National Real Estate Corporation towers above any and all other companies in sales and in listings sold at Skyline House. We work here, we live here, we know the units, and we know the buildings.

If you have been considering changing your residence, now is the time while interest rates and discount points are low. Ken Harney tells us in his nationally syndicated real estate column that it's better to purchase in 1986 under the old tax law AND better to sell this year to take your capital gains under the old law.

We can help you, just as we have been helping so many of your neighbors. Call your resident realtor, Juanita Mayer, at home -- 931-1713 (713W) or at the office -- 845-2650 (just next door at BuildAmerica).

# From Management

## FILTERS

Time to change filters. Your heating system will run more efficiently if you change the filter regularly. The filters are available in the Management Office for \$1.00 each (sizes 16" x 20" and 20" x 20").

## STICKER

All vehicles that are to be parked in the garage or outside space on a regular basis must be registered with the Association, and must display the sticker at such times that such vehicles are on Association property, the sticker being placed on the outside of the rear view mirror.

## LOBBY DESK

The secretarial service is intended to be a message service provided to residents. The number of messages that may be read over the phone to residents by the switchboard operator is limited to three.

## GARAGE

Posted garage speed limit (5 miles per hour) signs as well as the traffic flow direction signs will be observed. Traffic on ramps has the right of way. Headlights must be used while driving in the garage.

