



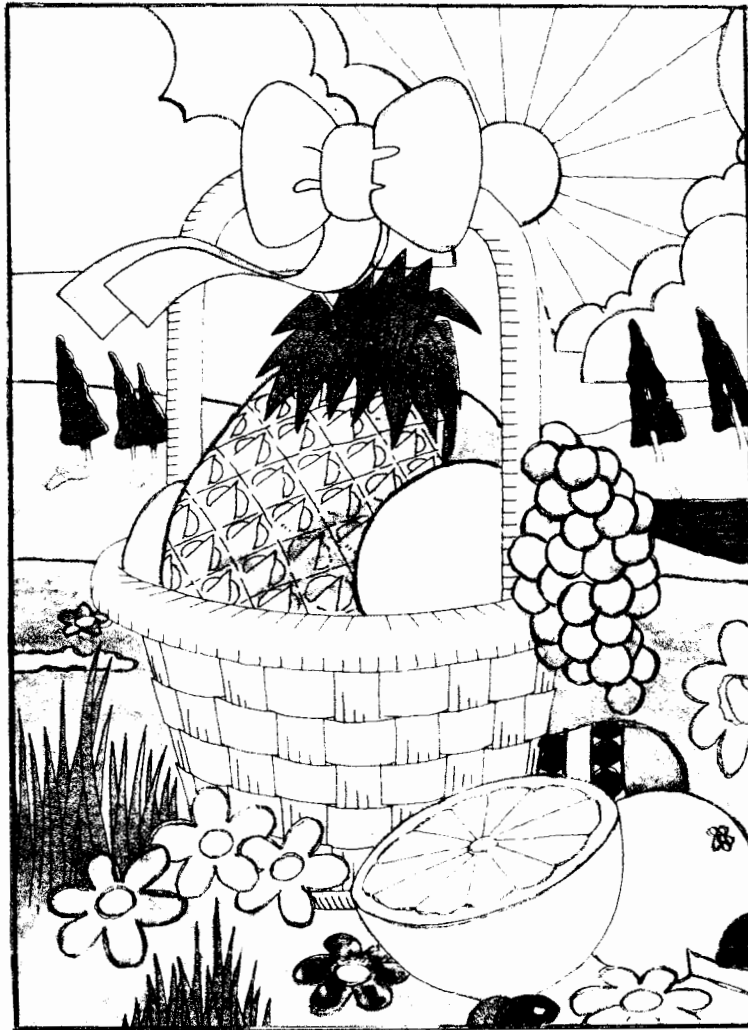
The

House Special

VOLUME VI

AUGUST 1986

NO. 8



From the Board

Wynfred Joshua, Vice-President

President Ed Stolarun began the July Board session with welcoming Kathy Kulka as our new Assistant Manager. Until now Kathy had been our Administrative Assistant. Mr. Stolarun's report included:

1. A request to the Covenants Committee to review Skyline House policy on late payment of condo fees. An absentee owner had forgotten to sign his check with as a result that his signed check came in past the due date.
2. A referral to the Physical Plant Committee to review the recommendations of the Property Manager for the emergency generators.
3. A letter from a happy owner commending our Management for its courteous operation of our condo.

The first item on the agenda was the report of Mr. Howie McClennan and Mr. Carroll Thompson who had constituted a special committee to look into the problems caused by the overpass for the apartments facing the new structure. Their investigation led them to recommend to add a few well-placed trees to mask the overpass and protect the view from the apartments involved. The lengthy consideration by the Board reflected differing positions.

One position held that the overpass had indeed affected the view from the apartments; if by adding some trees the landscaping and view could be enhanced, Skyline House, as a whole, would stand to gain. A second line of thinking argued that if the Board approved additional trees in response to grievances of individual owners, a precedent would be established of the Board acting to satisfy just a few owners, rather than the community at large. Those holding this perspective pointed out that the building of the overpass had been on the books from the start. In the end the Board arrived at a compromise suggested by Mrs. Ruth Ballard: The Physical Plant Committee was requested to submit a plan for the overall improvement of the grounds, including beautification of the rear embankment and the area around the overpass. Carroll Thompson, who accepted the assignment, expected to report to the Board after two months when he had had a chance to get recommendations from the community.

To sort out the administration of limited common element parking spaces, the Board accepted the recommendation of Secretary Ken Grant and Mr. Le Bert-Francis to request the developer to correct defects in the Association's records. The manager was asked to check some of the inconsistencies in the present allotment of parking spaces and report to the Board at the next session.

The Board accepted the Management's recommendation for repairing the east end sundeck by replacing certain sectors of the deck with Futura stone. The assumption was that eventually the entire area would be replaced with Futura. Trees from planters that would be lost in the process were to be replaced.

The Property Manager explained that the swimming pool had to be closed for a day to repair broken laterals in the filter tank. A small amount of sand would continue to leak in the pool, but we could continue to operate with approval of the Health Department. After the season, the question of replacing the tank would have to be taken up.

Satisfied that the proposed new carpet for the West Building's Penthouse corridor met quality and aesthetic standards, the Board approved the replacement of the current carpet which was disintegrating because of dry rot. The new carpet selected was from Carpetland and would cost some \$4,000.00.

The Board approved the cleaning of the hall carpets by Service Master for about \$2,500.00, the same price as last year.

The Property Manager alerted the Board that one of the Westinghouse compressors of our air conditioning system had to be replaced. The Board responded with voting replacement with one made by Carrier.

To meet the County's new fire safety code, the Board decided to have panic bars placed on the lobby and garage doors which needed to be able to be opened from both sides. Cost would run at approximately \$6,000.00.

In response to a Board inquiry on water usage, the Property Manager reported that we had actually used 6" less water in 1985 than in the preceding year, largely reflecting the installation of Fluidmasters in the toilets of our units.

The Board endorsed the suggestion of Ken Grant to accept the attorney's recommendation on who pays the insurance deductible on claims covered by the Association's insurance policy. The policy is explained elsewhere in the newsletter.

The Skyline Center Development Plan change, which is discussed by Mr. Le Bert-Francis in this issue of the House Special, was endorsed by the Board. The change involves switching of location of the proposed underground office building and hotel.

The recommendation of the Covenants Committee to warn people that shoes or other footgear must be worn when leaving the pool dressing room to go into the building, was accepted in principle. Notices will be posted on the pool dressing room doors.

The Board examined at some length the Security Committee's warning, including Mr. Jerry Schumaker's concern, that the vents for the dryer and ovens be cleaned because of the potential fire hazard. The Property Manager was instructed to investigate what the problem consisted of and how the vents could be cleaned of all units, not just from units where the vents were not accessible from inside the apartment.

Continued on page 17

THE HOUSE SPECIAL

ACTING Editor: Tony DiSalvo

Advertising: Tony DiSalvo, 502E

Copy Due Date: 20th of each month

Published monthly

LETTERS TO THE EDITOR: THE HOUSE SPECIAL welcomes briefer 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.

PUBLISHED BY; SKYLINE HOUSE Condominium Association. 3709-13 S. George Mason Dr. Falls Church, VA 22041

PRINTED BY: Curry Printing, Build America, So. George Mason Drive, Falls Church, VA 22041.



SKYLINE MINI-STORAGE

- ☐ OPEN 7 DAYS A WEEK
- ☐ MOST MODERN STORAGE FACILITY IN THE AREA
- ☐ RENTAL SPACES AVAILABLE FROM \$10.00 ON UP
- ☐ LARGEST SIZE AVAILABLE 14' X 15'
- ☐ SMALLEST SIZE AVAILABLE 3' X 3' X 4'
- ☐ MAILBOX RENTAL ALSO AVAILABLE
- ☐ 24 HOUR SECURITY

Commercial & Residential



CALL 671-MINI
5829 Seminary Road, Bailey's Crossroads
(Next door to DMV)

Bus: (703) 532-5100
Res: (703) 379-9565



Better Homes
Realty, Inc

6045 Wilson Blvd., Arlington, VA 22205

ED STRANERE
REALTOR

HOMES FOR LIVING®

REFINANCING?

We can help you with low rates
AND qualified representatives now.

CALL US TODAY!

BICO

Mortgage, Inc.

671-2420

SKYLINE TASK FORCE REPORT

Brian Le Bert-Francis

There have been several meetings of the Skyline Task Force since I reported to you on its activities in the April issue of the House Special. As a result of these discussions, the Charles E. Smith Companies have agreed to the inclusion of a number of conditions in their application for an amendment of the Skyline Development Plan.

Before summarizing what has been worked out, let me set the stage by recapping for you the major changes in the original plan that are being proposed by the Charles E. Smith Companies in brief, they are as follows:

- *The 500,000 square foot underground office building will be moved from its original Seminary Road frontage location to that area along Route #7 for which the hotel was originally approved. The underground office building was approved with two stories below ground and one story above ground. In its new location, it will be 12 stories.

- *The hotel will be moved from its original Route #7 frontage to the site for which the underground office building was originally approved. The hotel was approved as a 14 story structure. In its new location, it will range from two to three stories and have 113 less rooms.

- *Retail space will be reduced by 133,900 square feet.

Outlined below are the main features of the 15 July, 1986 draft of the conditions that was endorsed by the Skyline House Board at its regular meeting in July. A copy of this document is on file in the Management Office and anyone wishing to review the details may inspect it. In general, the Charles E. Smith Companies have agreed to:

- *Provide improvements of benefit to the entire community by: installing missing sidewalks and curb cuts; contributing talent and funds (up to \$100,000) to improve conditions for pedestrians, the handicapped and vehicular traffic; and by expending \$50,000 to upgrade the park along Seminary Road.

- *Permit Skyline residents limited evening and weekend use of selected office building parking areas for guest parking and, during specified hours, to allow for their access through those buildings to the shopping area.

- *Contract for a hotel similar in quality to a Hilton or a Holiday Inn rather than an Econo Lodge or Days Inn. There will be no convention facilities, no ballrooms, no nightclub and only limited meeting and entertainment facilities. The hotel will not open earlier than 36 months from approval of the requested change in the development plan.

Continued on page 9

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.

DUPLICATE BRIDGE WINNERS FOR THE MONTH OF June/July

June 30
Jill & Jerry Schumaker 1st
Lina Moyer & Tony DiSalvo 2nd

July 7
Babs & Guy Ullman 1st
Lina Moyer & Tony DiSalvo 2nd

July 14
Rita Hankins & A. Sulaimani 1st
Nancy & Glen Pearson 2nd

July 21
Nancy & Glenn Pearson 1st
Jill & Jerry Schumaker 2nd

July 28
Nancy & Glenn Pearson 1st
Jill & Jerry Schumaker 2nd

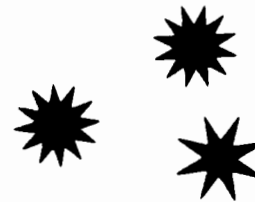


ATTENTION APPLE IIe BUFFS

Any APPLE IIe owner/user who is interested in exchanging ideas, etc. and may need assistance or are willing to assist someone else, leave your name, phone number and apartment # at the front desk for Tony DiSalvo.

We will then see what develops so that an exchange of ideas may take place. If anyone has any suggestions as how to move this along, please do let me know.

There is an Apple Club that meets close by and you may be interested in that.



ARLINGTON'S FARMERS MARKET

Arlington's Farmers Market is now open every Saturday from 7 a.m. to 12 noon. All HOME GROWN fruits, vegetables, home made breads, rolls, pies, cakes, home canned preserves, honey, plants, herbs, fresh peanuts and more. MOUTH WATERING? Come one and all - Arlington County Court House parking lot on N. Court House Road, Arlington.

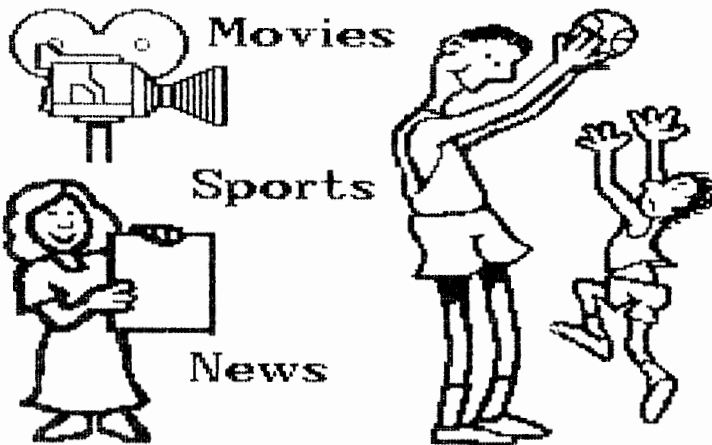
Also for any ailing plant you may have, plant clinic also open with expert advisors. Elcy Leshley, Skyline House resident is the coordinator of the Arlington Farmers Market.

Ameliorate the environmental impact of the hotel on the neighborhood by: screening off parking areas, mechanical equipment and other potential eyesores; and by measures designed to abate noise, odors and sign pollution.

Improve the flow and control of traffic in the immediate vicinity of the Square and the Towers by: modifying access drives; rerouting traffic; providing additional access; and by emphasizing Route #7 as the primary entrance and exit. This includes a commitment to fund a traffic signal at the Seminary Road entrance to Skyline Square, if conditions warrant.

Available Now:

SKYLINE CABLEVISION



Four movie services available:

Showtime	The Movie Channel
SelectTV	Adult Theater

Basic Cable service includes:

- * ESPN and USA - sports
- * CNN - Cable News Network
- * WTBS and WGN - superstations
- * C-SPAN - Congress
- * FNN - Financial News Network
- * MTV - Music Television



WASHINGTON CABLE
646-1600

SKYLINE RESIDENTS

We would welcome your comments concerning any aspects of the House Special. We have asked you to provide us with names of service firms that do work in Skyline House. There are many different trucks here everyday. Why have we not heard from you. The Recreation Committee has asked what type activities you would like. Why have we not heard from you. Several committees need a chairman. Why have we not heard from you. We all need your assistance.

ACTING EDITOR



GARAGE WASH DOWN

The garage will be washed down beginning Tuesday, August 5,th. It will take approximately one day per level to complete.

A level	Tues., Aug. 5
B level	Wed., Aug. 6
C level	Thurs., Aug. 7
D level	Fri., Aug. 8

Any vehicle which can be removed from the garage for the day scheduled for cleaning, will be appreciated. Please pull your vehicles away from expansion joints and railings to avoid being sprayed by water.

Thank you for your cooperation.

THE MANAGEMENT OFFICE

COMMUNITY RELATIONS COMMITTEE

The Community Relations Committ_ will not meet during the month of August. The next meeting and new date is September 9, 1986, 7:30 p.m., East Card Room.

WASHINGTON REDSKINS PRESEASON SCHEDULE


Sun. AUG.10	AT NEW ENGLAND	7:00 pm
Fri. Aug 15	PITTSBURGH	8:00 pm
Sat. Aug 23	at Tampa Bay	7:00 pm
Fri. Aug 29	ATLANTA	8:00 pm

BEAUTIFY THE EMBANKMENT

Do you have any suggestions about improving the appearance of c boundaries? As members of the Ad-Hoc Committee appointed to "Consider all aspects of the appearance and protection of our boundaries," we would welcome your ideas!

Carroll Thompson,	1108-W
Ed Berman,	1706-E
Jeanne Burgess,	313-E

Showcase CLEANERS

Conveniently Located Inside  SAFEWAY

SKYLINE SHOPPING MALL
5195 Leesburg Pike
Falls Church, Va
671-5858

please try us

Showcase

THIS TICKET IS GOOD FOR
\$4.00 OFF
ON ANY DRY CLEANING
NO MINIMUM!



Committee Communiqués

RECREATION COMMITTEE

CARROLL THOMPSON
1108 WEST

The Recreation Committee met on July 12 in the East Card Room.

The July 12 picnic was again a huge success. There were over 80 residents and guests who attended. We want to thank Ora and Don Kerlin for making all the arrangements for this cookout. Don and Ora want to thank all members of the Recreation Committee who assisted in the many tasks that are required to make any activity a success. The bulletin boards in both the East and West Building contain photographs that were taken during the cookout. There should be more photographs following the August 1, Luau, T.G.I.F.

There will be a bus trip to Atlantic City on Monday, September 15. See flyer in the Newsletter. DEADLINE FOR SUBMITTING YOUR RESERVATION AND PAYMENT IS AUGUST 15. WE MUST HAVE A FULL BUS SINCE THE RECREATION COMMITTEE IS SPONSORING THE TRIP. GUESTS ARE WELCOME.

There will be a pot luck dinner in October. Complete details later.

The Recreation is always looking for new members with new ideas. Do you have any ideas for new programs. If so, let the chairman know. Better still come join us at the next meeting.

Activity dates:

Aug 13	Recreation Comm. Meeting	West Card Room
Sep 15	Bus trip to Atlantic City	
Oct	Pot Luck Dinner	



ATLANTIC CITY

Are you a gambler? Or, would you rather see the BEAUTIFUL AND QUAIN
Suburbs surrounding Atlantic City?

Skyline House Recreation Committee has reserved a motor coach for
MONDAY, SEPTEMBER 15, PICK-UP AT 8:00 A.M., take us to a casino (on route
everyone receives \$15 in coin plus \$2.50 meal coupon to be used at casino).
We will arrive in Atlantic City about noon. Those who want to stay and
gamble may do so; others who want to tour will stay on the couch. We will
have a tour director who will show us: Margate, Ventnar, Long Port, Susie
(the elephant), then we'll spend 1-2 hours in Smithville roaming the quaint
town -- you are on your own for lunch there -- then on to the fantastic
wineries. The tour takes approximately 5½ hours. We'll go back to the
casino to meet the rest of our group. You will have about 1/2 - 3/4 hour
to go into the casino to play and/or eat. Departure from Atlantic City
will be 6:00 p.m. and return to Skyline approximately 10:00 p.m. The
cost for the motor coach is \$17.00 per person. The tour will be on a
gratuity basis to the director.

Please fill out form below and put in Box 1715E. Direct any questions
to Babs Ullman (379-6266). Please feel free to invite your friends.

DEADLINE FOR SUBMITTING YOUR RESERVATION AND PAYMENT IS
AUGUST 15. WE MUST HAVE A FULL BUS SINCE THE RECREATION
COMMITTEE IS SPONSORING THE TRIP. GUESTS ARE WELCOME.

Sponsored by the Skyline House Recreation Committee.

I/We will attend trip to Atlantic City for _____ gambling _____ touring
(check one).

Name(s) _____

Unit # _____ Phone #: _____

My (our) check is enclosed for \$ _____ (\$17.00 per person).

Committee Communiqués

Covenants Committee

Comment Corner

The Covenants Committee meets the third Thursday of each month following the monthly Tuesday-night Board meeting. There will be no meeting in August. All residents are cordially invited to attend. Your observations and suggestions are encouraged.

The committee reviews monthly requests and comments that are submitted via the use of the complaint/compliment form which can be obtained at the lobby desk. A sub-committee is working with Management to incorporate recommended changes in order that the form will be a more useful tool. We have found this instrument to be useful and effective. We invite anyone who has a suggestion or problem to use this form and test its effectiveness.

The most frequently reported observations continue to be speeding in the garage and failure to turn lights on when entering and departing. Everyone is urged to report any person found violating these rules.

Probably the most mentioned topic at this time of the year is the use of the pool and the regulations that govern it. It is suggested that the rules pertaining to the pool be reviewed by the user and any violations be reported to Management via the report form. It cannot be over emphasized the importance of having the comments in writing. Anonymity may be employed by the originator.

La Beaute Naturelle



FREE CONSULTATION
By Appointment Only

998-0003/4



- Body Care; Cellulite, Aromatherapy
- Makeup Lessons and Color Analysis
- Electrolysis; Kree Method of Permanent Hair Removal

The Exclusive Biosthetique Method

- SKIN C
- SCALP A
- HAIR R E

Skyline Court Townhouses

3608 Forest Drive, Alex., Va. 22302



Refinancing? Call MTGE Now!

MTGE Financial and Investment Corporation specializes in condominium and cooperative first trust financing. We offer competitive rates & superior service.

Call 847-5070 for rates and information.
MTGE Financial and Investment Corporation

JEFF KAMINS & ASSOCIATES, INC.

Skyline Court
5146 Leesburg Pike
Alexandria, Virginia 22302

Bus: (703) 998-6400
Res: (703) 241-8148

JEFF KAMINS



REAL ESTATE
BUYING-SELLING-INVESTING
RENTING-PROPERTY MANAGEMENT



HELLA QUINT GRAYSON
Associate Broker
Member, Million Dollar Sales Club
NVBR Top Producer



LONG & FOSTER, REALTORS®
Alexandria Landmark
5140 Duke Street
Alexandria, Virginia 22304

Office: (703) 823-3800
Res: (703) 379-2660

**FIRST NATIONAL
REAL ESTATE CORPORATION**
3825E SOUTH GEORGE MASON DRIVE
FALLS CHURCH, VIRGINIA 22041



845-2650

RES:
931-6676

J.T. SATTERWHITE
BROKER/PRESIDENT

OFF:
845-2650

Divisions

FAIRLINGTON C-H-A WINDGATE PROPERTIES, INC. 703/379-9393
SKYLINE PROPERTIES, INC. 379-6103 • WATERGATE PROPERTIES, INC. 379-8815

FROM THE BOARD (continued)

The Board approved the Developer's request to use Skyline House rooftop for filming the building of the new corner office on George Mason. As a final issue, the decision was made to go during the month of August on summer recess. The next Board meeting will be on the third Tuesday in September.

BOARD POLICY ON INSURANCE CLAIMS

Skyline House Board accepted at the July Board meeting the following policy with respect to insurance claims under the Association's insurance policy:

In all cases of claims against coverage under the Association's insurance policy the person or entity responsible for the maintenance of the damaged or destroyed property or the person or entity responsible for the damage or destruction of the property shall bear the deductible.

The current deductible of the Association's insurance is \$1,000.00.

Refinancing? Call MTGE Now!

MTGE Financial and Investment Corporation specializes in condominium and cooperative first trust financing. We offer competitive rates & superior service.

Call 847-5070 for rates and information.
MTGE Financial and Investment Corporation

JEFF KAMINS & ASSOCIATES, INC.

Skyline Court
5146 Leesburg Pike
Alexandria, Virginia 22302

Bus: (703) 998-6400
Res: (703) 241-8148

JEFF KAMINS



REAL ESTATE
BUYING-SELLING-INVESTING
RENTING-PROPERTY MANAGEMENT



HELLA QUINT GRAYSON

Associate Broker
Member, Million Dollar Sales Club
NVBR Top Producer



LONG & FOSTER, REALTORS

Alexandria, Landmark
5140 Duke Street
Alexandria, Virginia 22304

Office: (703) 822-3800
Res: (703) 379-2660

FIRST NATIONAL REAL ESTATE CORPORATION

3825E SOUTH GEORGE MASON DRIVE
FALLS CHURCH, VIRGINIA 22041



845-2650

RES:
931-6676

J.T. SATTERWHITE
BROKER/PRESIDENT

OFF:
845-2650

Divisions

FAIRLINGTON C-H-A WINDGATE PROPERTIES, INC. 703/379-9393
SKYLINE PROPERTIES INC. 379-6103 • WATERGATE PROPERTIES, INC. 379-8815

FROM THE BOARD (continued)

The Board approved the Developer's request to use Skyline House rooftop for filming the building of the new corner office on George Mason. As a final issue, the decision was made to go during the month of August on summer recess. The next Board meeting will be on the third Tuesday in September.

BOARD POLICY ON INSURANCE CLAIMS

Skyline House Board accepted at the July Board meeting the following policy with respect to insurance claims under the Association's insurance policy:

In all cases of claims against coverage under the Association's insurance policy the person or entity responsible for the maintenance of the damaged or destroyed property or the person or entity responsible for the damage or destruction of the property shall bear the deductible.

The current deductible of the Association's insurance is \$1,000.00.

From Management

Some Have Forgotten Garage Driving Manners

Speeding
Not Yielding Right of Way
Driving Without Headlights
Waiting for Garage Entrance Door
to Close Completely Before Reopening

Balcony Etiquette

It's summertime again and many residents are using their balconies. We would like to remind you of the following rules which pertain to the use of the balcony:

Rule #15 BALCONIES-PATIOS AND WINDOWS

- A) Laundry, clothing, rugs or other items are not to be hung on or upon the exterior of buildings.
- B) Clothes lines, clothes racks or any other similar devices may not be used to hang any items on any balcony, patio or window.
- C) Unit Owners/Residents shall not throw anything out of the windows or from balconies or patios.
- D) Shaking of mops, brooms or other cleaning materials from the balconies, patios or windows is not permitted.
- E) Flower boxes, if attached to the railing, must be on the inside of the railing and securely fastened.
- F) Awnings, blinds, shades, screens and like items and appurtenances, except window screens as installed by the developer, shall not be installed by any Unit Owner/Resident beyond the confines of his unit without prior written consent of the Association Board of Directors. (The balcony or patio associated with a unit is considered beyond the confines of that unit.)
- G) Balconies and patios shall not be used for storage.
- H) Bicycles may not be stored on balconies or patios.

Please Remember

Remind your guests that they must obtain a parking permit at the desk and place it on their dashboard in order to avoid being towed. Residents may not obtain parking permits for their guests or themselves.

Residents on Vacation

If you're on vacation and someone is staying in your unit, please notify Management because if they get locked out, we cannot let them back in unless we have in writing that they are staying there.

Main Lobby - Proper Dress

All persons shall be properly attired (WHICH INCLUDES SHIRTS AND SHOES) when appearing in the lobbies, corridors, elevators and any other public spaces in the building.

Pedestrian Walkway

The pedestrian walkway across George Mason Drive is not the property of Skyline House or any of its associates. It is not the responsibility of Skyline House or any of its associates. If you have any questions, comments or complaints regarding the crosswalk, please direct any and all communication to the Virginia Department of Transportation.

GRAND OPENING SALE

the ARTISTRY

EXPERT CUSTOM FRAMING

"We Frame Everything and Anything"

Antique Prints • Original Artwork • Maps
Posters • Photographs • Canvas • Rugs
Needlework • Tapestry • Art Objects • Etc.

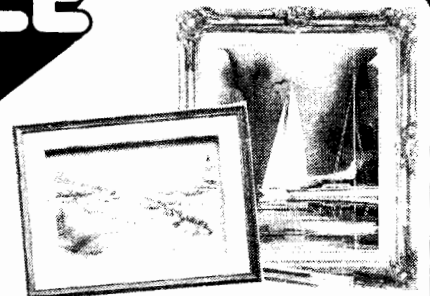
We Specialize in Framing Oriental Artwork
(Silk and Rice Paper)

ONE DAY DRY MOUNTING SERVICE OVER SIZED MOUNTING & FRAMING WELCOME!!

■ Rag Mat up to 40" x 60" ■ Special Mat up to 4' x 8'
■ Dry Mounting up to 40" x 60"

Best Quality and Best Service for Less
Come by today and let us put you in the picture!

20% OFF
EXPIRES SEPT. 30, 1986



Our Other Services Include:

PHOTOGRAPHY STUDIO

■ Family Portraits ■ Passport Photos

CUSTOMIZED GRAPHICS
for Business Applications

BuldAmerica at Skyline (in the rear) **3819-G**
3819-G S. GEORGE MASON DR.
FALLS CHURCH, VA 22041 **578-4210**

MON-FRI 10-7
SAT 10-6