



The

House Special

VOLUME VI

DECEMBER 1986

NO. 12

HOLIDAY GREETINGS



From the Board

WYNFRED JOSHUA, VICE PRESIDENT

The Board held a special meeting on November 11th to consider the telephone switchboard system and the renewal of our insurance contract.

A review of the previous discussions of the switchboard system indicates that the only viable options at this point are to continue leasing the system from AT&T for \$36,000 per year or to purchase the system outright. If Skyline House would buy the system from AT&T, it would have to be refurbished because the system is nearing obsolescence and requires repairs. The current system could be bought for about \$21,000 which would include the common elements telephones. Management had been able to identify a company that would refurbish the system for \$10,000 and maintain and service the system for \$12,200 per year. This company, Alternative Communications Systems, had been formed by former AT&T personnel to provide services AT&T no longer offered.

After a lengthy discussion with several contributions from Brian Le-Bert Francis, who had done much of the research on the telephone system, the Board concluded that the best option would be to buy the existing system and go ahead with the services of Alternative Communications Systems. Since the purchase involved more than \$10,000, however, approval of the co-owners was required. The Board instructed the property manager to prepare the basic information which would be used for obtaining co-owner approval.

As to the insurance contract, two companies had submitted bids. Each raised the deductible from \$1,000 to \$2,500 which is now the standard one insurance companies offer. The Board decided to switch to Morgan and Cheves and accept its insurance package for \$87,931. While this represented a hefty increase over last year's premium, the raise was not as high as expected.

At the regular monthly session, the President reported that Media General had encountered delays and was not yet able to give us information on how the buildings could be wired for cable television. Mr. Stolarun also informed the audience that he had received a letter from the Fairfax County Executive for Public Safety about the potential fire hazard in the vents of the individual units. County inspection indicated, however, that all installations were in full compliance with the building codes and that no cleaning was required. The experience in the county was, moreover, that fires were almost "non-existent". What fires had occurred, had died down automatically before the fire department arrived. The Fairfax County official did recommend that residents clean the lint filter of their washers each time after use.



The Board accepted the recommendation of the manager to increase the fee for apartment lockout services. The new schedule for getting the engineer to provide the key for a resident who had locked him or herself out of the apartment is now:

7:00 a.m. - 6:00 p.m.	no charge
6:00 p.m. - 11:00 p.m.	\$10.00
11:00 p.m. - 7:00 a.m.	\$20.00

The property manager reported that an accoustical engineer had inspected the emergency generators. After taking several readings of the noise level, the engineer recommended to line the inside of the generators. No other correction was required.

The Board considered the loading dock situation. To prevent extended periods of parking in the loading dock areas, the Board decided to limit parking to 30 minutes for loading or unloading. This restriction does not apply to move-ins or move-outs.

The property manager reported to the Board complaints about the noise in the garage when crossing the metal joints. The Board noted the complaints. No action could be taken since tampering with the joints would affect the warrantee and our lawsuit against the developer.

Gordon Frank of the Physical Plant and Operations Committee asked that the property manager be directed to invite the appropriate county official to check for radon gas in the lower level apartments. Mr. Frank added that if any radon gas were detected, it would be relatively easy to correct. The property manager was instructed accordingly.

The remainder of the Board meeting was devoted to a review of the 1987 budget. Owners will be notified by separate letter about the budget for next year and its impact on the condo fee.

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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.

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

PRINTED BY: Curry Printing, Falls Church, Va.



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Committee Communiqués



RECREATION COMMITTEE

CARROLL THOMPSON

The Recreation Committee met on November 12 in the East Card Room

The usual number of committee members were present. Who were not present were any new members among the dozen of new residents who have moved into Skyline House during the past year. Your presence is welcome. The meetings are usually very short.

The activities for the coming year were discussed and you will see them listed in the activity dates below. We would like to schedule other programs, all we need is a little more help.

The cards and games program that was held in the West Card Room on Tuesday, November 18 and was a success. To make it more successful, we need additional participants. We plan to do it again in December. Why not join us on December 16.

You are reminded that we will have our Annual Holiday T.G.I.F on Friday December 5.

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

Activity dates:

Dec 5	Holiday TGIF	West Card Room
Dec 10	Recreation Committtee Meeting	West Card Room
Dec 16	Cards & games	West Card Room
Jan 2	TGIF	East Card Room
Jan 23	Sip and Dip	West Card Room
March	Italian Nite	East Party Room
Apr 24	Pot Luck	East Party Room
May	Atlantic City	

What's Up . . .

EMPLOYEE HOLIDAY FUND

Don't put off making your contribution to the Employees' Holiday Fund. We are very fortunate in our staff and, once a year, we have the opportunity to show our appreciation for their efforts on our behalf.

Let's have a response from a greater proportion of our residents than ever before. Thus, a happier holiday for both giver and recipient.

Please don't forget the Gift Box at the front desk.

Happy Holidays to all.



Committee Communiqués



COMMUNITY NOTES

Elizabeth Grant/Ed Berman

Morning Coffee Klatch

Your Community Relations Committee is pleased to report that the second meeting of this activity was a rousing success. Not only was there a larger attendance (30) than at the first meeting, but everyone enjoyed the fascinating program put on by one of our residents. Our thanks to Del Krause and her associate, Ms. McPherson for the time and effort they put in to assure the success of their presentation on "Color Draping". Everyone who was present was given the opportunity to find out what colors were personally most flattering. One brave gentleman allowed himself to be analyzed; he now is in possession of professional assurance as to the colors he should be wearing ...be it ties, evening-wear or ski clothes!

The next coffee get-together will take place on Wednesday, December 10th at 10:30 a.m. in the West Party Room. The theme will be "Holiday Decorations". Nativity scenes from several different countries will be displayed, and we are asking anyone with unusual and/or handmade decorations to bring them along to be exhibited, as well. Contact Elizabeth Grant if you have any questions (unit 1408-W).

In January, Wednesday the 14th, at the same time in the East Party Room, there will be a professional speaking on the subject on "Diet and Nutrition for Those 50 Years of Age ... and Older". Any of you who have not reached that mellow time of life are still welcome to come and join those of us who are for a cup of coffee and some tips on good nutrition which, we are sure, apply at ANY stage!

All residents of Skyline House are invited to join in these morning programs which will take place on the second Wednesday of the month. In order to assure continued success, we need your ideas, talents and physical presence to make these meetings "must" events which address the interests and concerns of our residents.

November Elect

Out of 2,582 registered voters in the Skyline precinct, 1,242 bothered to go out on a drizzly day to register their opinions on a congressman and several other issues appearing on the ballot. With the 48 absentee votes cast, that made the percentage for our district 49.96...as opposed to 43.8% for Fairfax County voters, as a whole. However, through a telephone call to Mason District Supervisor, Tom Davis' office, it was learned that the 49.96% is, in real terms, considered to be higher...well above 50% of the voters actually living at Skyline at election time. This is justified by the perception that ours is a more transient community than the majority in Fairfax County. It is well to remember that politicians and interest groups look carefully at these statistics every election time...the greater the voter turn-out, the more seriously their views are taken!

Our Supermarkets...Giant and Safeway

On the evening of November 18th, representatives of the two stores came to the Party Room of the Plaza to talk about their respective stores and answer questions and concerns. It was surprising to hear, for example, that the newly-opened Giant is already running out of space to stock its merchandise and is having to cease stocking some items. The example which was given was... junket...if any of you are in the market for it, you will have to look in some other food store. My personal recollection of junket is of a bright pink quivering mass...unappealing in every sense of the word...and if that is the type of product which is being "cut"...far better than if it were the champagne and caviar!

It is doubtful that any reader of the "House Special" has not visited the new store, but did you know that it encompasses 66,000 sq. feet, stocks 40,000 different items and is owner of 384 of the 1700 parking spaces in the shopping center? The one little black cloud on the company's rosy horizon seems to be the parking situation...too narrow parking spaces...and too few of them...along with perilous transit from the car to the store what with all the traffic and backing of car. While on this subject, members of the audience suggested that the present location of the store was inconvenient for Skyline residents given the danger of crossing Route #7 on foot. The Giant representative attempted to be reassuring by saying that the whole problem of traffic and the related pedestrian safety question was being reviewed by Company Officials.

The Manager of the Safeway was less sanguine. His company has just been "taken over"; the store needs modernizing, parking is scarce to non-existent on a weekend and there have been staffing problems. On the plus side, the salad and sandwich bars are doing well, and a frozen yogurt machine has just been installed. For those who wish to cross S. George Mason via the pedestrian overpass, but are unsure how to arrive at the Mall, additional signs are to be put up and arrangements are being made to see doors to the office buildings are left open for easier access to the elevators and, hence, an in-door route to the stores...after hours and on weekends.



1986 TAXES

Those of you who missed the tax seminar on Thursday, November 20th, make a special note. The next time you read the name "Sherry Loap - Tax Consultant - re: Your 1987 Taxes" - make it a point to be present. She was that good.

Our thanks, not only to Ms. Loap for making the evening worthwhile, but also a special thanks to our own Connie Potter, who, not only put the seminar together, but also was responsible for the refreshments afterwards.

COMING EVENT

Remember, on Tuesday, December 9th, the Community Relations Committee will be putting on a medical program in the East Party Room. Subject "Emergency Situations and How to Cope With Them" -- This program will be put on by the emergency room staff of the Jefferson Memorial Hospital, which is now a part of Fairfax Hospital Association. Let's have a great turnout.

Committee Communiqués



COMMUNITY RELATIONS COMMITTEE

D. M. GRAHAM

REPORT ON FCFCA MEETING

1. The latest meeting of the Fairfax County Federation of Citizens Association (FCFCA) took place at the Woodburn Elementary School on Thursday, November 20th. It began at 7:30 p.m. and adjourned at 10:45 p.m.
2. The program portion of the meeting consisted of a presentation on Fairfax County's new victim/witness assistance program. It was an excellent presentation which sensitized the group to the problems which victims of crimes and witnesses to crimes experience after the crime has taken place. The program offers assistance in such areas as information about the county court process and victim/witness rights and options. It appeared to the FCFCA to be a very worthwhile program. Volunteers are used to augment the professional staff. The volunteers aid victims/witnesses with such things as reminders about court dates and with assistance in getting to the court. They also provide counseling on various aspects of the judicial process. I heartily recommend this program if you are looking for a meaningful way to provide support to your community. I will request that the condominium manager post a brochure on this program in the lobby of each building. For more information about this program, call 385-6161.
3. The business portion of the program consisted of the following items.
 - A. New County Government Center. The FCFCA voted to urge the county Board of Supervisors to reject the Smith/Artery proposal for building the new center. The reason for this was that it appears the county staff did not adequately review the proposal for the county board. A Study Committee of the FCFCA demonstrated that the proposal woefully undervalued the land the county intends to give the developer in return for building the center. Because of the undervaluation of the land, the proposal called for \$50 million in payments over a ten year period in addition to receiving the land. The issue is much more complex than I can take time to convey in this report, but I did vote in favor of the resolution urging the Board to reject the proposal. I regret to inform you, however, that I do not believe such resolutions from the FCFCA have much impact on the Board. But, if you are concerned about this, I would urge you to contact the Mason District Supervisors Office to ask how Mr. Davis intends to act on the FCFCA resolution. Such calls could make the difference. Should you desire detail information on this topic, please leave me a note at the front desk with your name and telephone number and I'll either drop you a note or give you a call.

(cont'd. on pg 16)

Committee Communiqués



PHYSICAL PLANT AND OPERATIONS COMMITTEE

The meeting was chaired by Bob Lowry (Board Liaison) in the absence of the Acting Chairman, Gordon Frank. The meeting was well attended including seven regulars and three visitors whom we hope will become regulars.

The agenda included three items of old business.

- Emergency generator noise;
 - Status of dryer vent cleaning; and
 - Discussion of methods for calculating the Capital Replacement Reserve Fund.
1. Emergency Generator Noise: Mr. Lowry was able to report that the generators were run in the presence of an acoustical engineer hired by the Association to record sound readings around the generators and inside a unit nearest to the generator. The engineer will analyze the results and give the Association recommendations as to how the noise can be reduced and estimated costs.
 2. Dryer Vent Cleaning: A firm called Rite Way visited a unit in the West Building to inspect the dry vent system to determine the best solution for keeping them clean. After the inspection it became apparent that some type of clean out access should be installed. It is expected that Rite Way will make a proposal to the Association in the near future.
 3. Capital Replacement Reserve Fund: In the absence of Mr. Legace, Mr. Lowry attempted to explain three methods for calculating the size of the fund. The following are the three methods as described by Mr. Legace.

Methods Used To Estimate Required Replacement Reserve Levels



Three alternative methods have been used to estimate the required level of replacement reserves.

Method #1 - is the traditional straight-line method. The level of required reserves is calculated as follows: Divide the estimated installed replacement cost (as supplied by the Property Manager) for any given item for the end of any given year by the expected life span of the item in years and multiply the result by the number of years that the item has been operational. However, if an item is still operational after the end of its expected life, the required level of reserve for the item is set equal to its replacement cost.

Method #2 - is essentially the same as method #1. The only difference is that the replacement cost data to which method #2 was applied were estimated by the PPOC by increasing the original cost (supplied almost entirely by the Property Manager) by national level published inflation factors for closely comparable items rather than using the replacement costs supplied by the Property Manager.

(cont'd on pg 14)

DECEMBER

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday																																																																																																		
	1 Bridge ECR 7:30 p.m.	2 Community Relations ECR 7:30 p.m.	3	4	5 T.G.I.F. WPR 6:30 p.m.	6																																																																																																		
7	8 Bridge ECR 7:30 p.m.	9 Security Committee WCR 7:30 p.m. Comm. Rel. Subject Medical Program EPR 7:30 p.m.	10 Recreation Committee WCR 7:30 p.m. Comm. Rel. Coffee Klatsch WPR 10:30 a.m.	11 Physical Plant WCR 8:00 p.m.	12	13																																																																																																		
14	15 Bridge ECR 7:30 p.m.	16 Board of Directors WPR 7:30 p.m. Card and Games WCR 11:30am-3:00pm	17	18 Covenants Committee WCR 7:30 p.m.	19	20																																																																																																		
21	22 Bridge ECR 7:30 p.m.	23	24	25 Christmas Management Ofc. Closed 	26 Management Ofc. Closed 	27 Hanukkah Management Ofc. Closed																																																																																																		
28	29 Bridge ECR 7:30 p.m.	30	31	<div>November</div> <table> <tr><td>S</td><td>M</td><td>T</td><td>W</td><td>T</td><td>F</td><td>S</td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td>1</td><td>2</td></tr> <tr><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td></tr> <tr><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td></tr> <tr><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td></tr> <tr><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td></tr> <tr><td>30</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </table> <div>January</div> <table> <tr><td>S</td><td>M</td><td>T</td><td>W</td><td>T</td><td>F</td><td>S</td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td>1</td><td>2</td></tr> <tr><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td></tr> <tr><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td></tr> <tr><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td></tr> <tr><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td></tr> <tr><td>31</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </table>			S	M	T	W	T	F	S						1	2	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30							S	M	T	W	T	F	S						1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31						
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PHYSICAL PLANT AND OPERATIONS COMMITTEE (continued)

Method #3 - Methods #1 and #2 do not fully account for the effects of inflation during the year in which the inflation occurs. Method #3 does so. The method for calculating the level of required reserve for any item by method #3 is:

$$R = \left(\frac{P}{Y} \times N \right) + (\Delta I \times P)$$

where:

- R = Required level of reserve for an item
- P = Original installed cost for the item
- Y = Expected life span for the item
- N = Number of years since the item became operational
- ΔI = Change in the published price index for the item since it became operational. ("I" is the price index. It has a value of 1.00 at the beginning of the year during which the item became operational. " Δ " means "change in".)

No new business of any consequence was discussed at the meeting. However, Mr. Lowry did distribute a copy of Article XI, Section 3 of the Association By-Laws regarding Unit Owner approval for capital improvements which reads as follows:

"Section 3. Additions, Alterations or Improvements by Board of Directors. Whenever in the judgment of the Board of Directors the Common Elements shall require additions, alterations or improvements costing in excess of Ten Thousand Dollars (\$10,000), the making of such additions, alterations or improvements shall be approved by a majority of the Unit Owners, and the Board of Directors shall proceed with such additions, alterations or improvements and shall assess all Unit Owners for the cost thereof as a common expense. Any additions, alterations or improvements costing Ten Thousand Dollars (\$10,000) or less may be made by the Board of Directors without approval of the Unit Owners and the cost thereof shall constitute part of the common expenses. Notwithstanding the foregoing, if, in the opinion of not less than eighty percent (80%) of the members of the Board of Directors, such addition, alterations or improvements are exclusively or substantially exclusively for the benefit of the Unit Owner or Owners requesting the same, the Board of Directors may condition its approval of such alterations, additions or improvements upon acceptance of an assessment for the same by the Unit Owner so benefited or by all or a portion of all of the Unit Owners if there be more than one benefited."



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 November

November 3

Eleanor & Ed Sajeski	1st
Helen & Bob Lambert	2nd

November 10

Eleanor & Ed Sajeski	1st
Lina Moyer & Tony DiSalvo	2nd

November 17

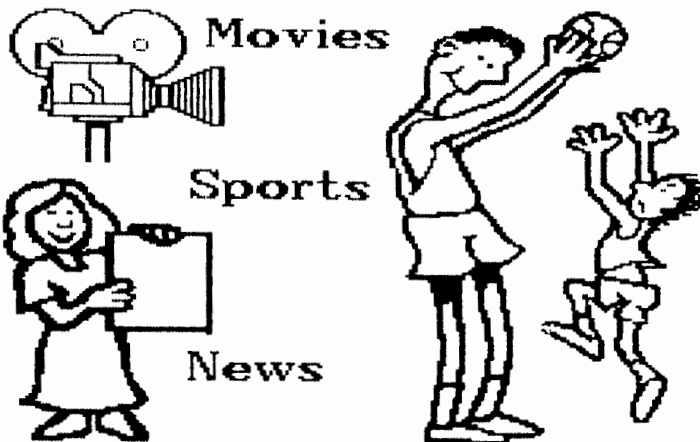
Midge Easter & Mariolina	1st
Lina Moyer & Tony DiSalvo	2nd

November 24

Eleanor & Ed Sajeski	1st
Juanita Mayer/Lucy Troxell	2nd

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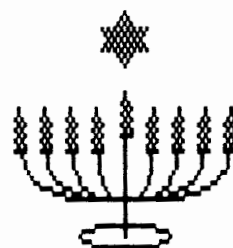
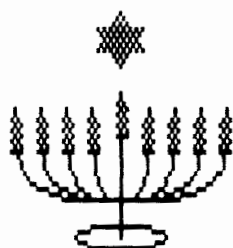
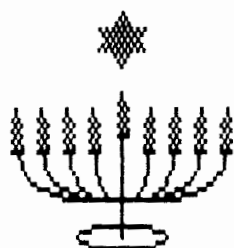
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COMMUNITY RELATIONS (cont'd. from pg 10)

- B. Development and Transportation. The FCFA passed a resolution urging the Board of Supervisors to ensure that County Transportation issues are considered when executing or changing the county's comprehensive plan for land use and development. The resolution was amended to include the establishment of a Transportation Committee of the FCFA and the imposition of density limits for industrial developments. I voted in favor of the resolution as amended.
- C. Neighborhood Consolidation. A resolution on this topic was referred to back to committee.



SKYLINE HOUSE SALES

There were 58 transactions in 1986
with 14 companies participating:

51% by First National Real Estate
(Skyline Properties)

7% by Coldwell Banker

7% by Mt. Vernon Realty

7% by Town & Country

5% by Hearthstone Properties

5% by Long & Foster

5% by Shannon & Luchs

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Resident Realtor 3819B S Geo Mason Drive



Sale Extravaganza

Colossal Closeouts

SEASONS GREETINGS!! Again this year instead of individual greetings, we have made a charitable donation in honor of our Friends here at Skyline House. We wish each of you a joyous Holiday Season and a happy and healthy New Year. Gordon and Mimi Frank, #1111W.



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Committee Communiqués



SECURITY AND SAFETY COMMITTEE

ROB SHERREP

The Security and Safety Committee met on November 12th. The agenda was limited, the meeting brief, and no substantive security or safety issues were discussed. Rather than include a committee communique in the House Special only when there are problems to report, we thought residents would appreciate reading that we don't have any security or safety issues to discuss and, therefore, have nothing more to say.

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

T.G.I.F. HOLIDAY PARTY

Presented by the

SKYLINE HOUSE RECREATION COMMITTEE

6:30 p.m.

DECEMBER 5, WEST PARTY ROOM

SUPRISES, FAVORS

Bring your own Bottle, Setups and Snacks!

No Reservations Required!



From Management



NOT HOT WATER? WHAT TO DO

Shut off breaker of the power box in the kitchen wall panel. There is a reset button inside the upper front panel of your water heater. Remove the panel cover with a Phillips' head screw driver, pull insulation aside and look for the red button in a small round hole. Push in on button and listen for a click. Put insulation back in place, replace cover. Reset breaker in power box. It will take approximately one hour for the hot water to resume. If you are without hot water again within a few days, you may have a faulty thermostat or heating elements. You may call a plumbing contractor or contact the Management Office or Building Engineer for repairs.

BATHROOM FANS

If you find your bathroom fans are covered with dust, follow this cleaning procedure. Remove two screws from the corner (one top and one bottom) and remove the cover. The fan is plugged in at the top; unplug the fan. To clean, use a crevice tool from your vacuum cleaner and also an old tooth brush will help to loosen the dirt. Lubricate the fan motor with light oil, such as sewing machine oil or 3 in1 oil. Plug fan back into socket, replace the filter (which are available in the Management Office for \$2.75 each) and replace cover and screws,

RESIDENT VENDORS

Be sure that if a vendor comes to do any repairs in your unit that they check in with the front desk and obtain a guest parking permit.

We hope these tips will help you to maintain your home. We all wish you a Happy Holiday Season.

