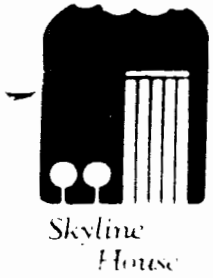


The

# House Special



VOLUME XI

NOVEMBER 1990

No. 11

## NOTES FROM THE BOARD

BY Dave Harvey

The Board of Directors of Skyline House met on October 16, 1990 in the East Card Room. There were about 25 visitors present. The President, David Tilson, gave his report. He announced that the Nineteenth Judicial Court of Virginia had ruled for dismissal of the suit against Eleventh Skyline Corporation and copies of Judge Brown's letter were available to the visitors. Whatever decision the Board makes as a result of this ruling will be passed on to unit owners. The resignation of Tony and Nancy DiSalvo as editor and assistant editor respectively was announced to be effective February 1, 1991. Skyline House will be represented at a meeting that will discuss Fairfax County's recycling program.

Ed Bisgyer then gave his Treasurer's report. There is no change in the status of the two long standing delinquencies. No new delinquencies have been turned over to our attorneys. We are continuing to spend more than our budget predicted mainly due to the changes in management and the problems uncovered as a result of the change. Investments are doing very well at this time. The Treasurer's report was accepted by the Board.

The General Manager, Don Fenton, then gave his report. The Board voted to reaffirm that occupancy requirements of our by-laws should be strictly enforced at all times without exception. Our attorney has

reviewed our by-laws and can withstand a test of law based on previous court cases.

The last of the scaffolding used for the balcony repairs will be coming down October 17. New vehicle decals have been ordered and will be issued immediately after receipt to all residents. The Board approved Management's recommendation to change some aspects of guest parking. The Board selected Tom Payne Inc. as the snow control contractor for Skyline

(continued next page)



## Thanksgiving

## FROM THE BOARD (continued)

House. The Board approved the conversion of guest space G1 to a buffer island between resident parking and guest parking. Window washing has started this week and will begin on the East Building.

Mr. Art Hiban, representing Hiban & Graffius, our Management support firm, gave his report. He reported that there were 51 delinquencies and that letters to unit owners were going out this week. He reported that in many instances what appeared to be delinquencies are really not due to poor records received from Charles E. Smith. Unit owners have been providing him copies of cancelled checks that show that fees have been paid.

The representatives from the various committees then gave their reports. The Board tabled a recommendation from the Covenants Committee to limit use of the billiard room to 10:30 pm. Based on the recommendation of the Financial Management and Administration Committee, there will be a meeting with the Board on October 30 to discuss the 1991 budget and on November 13, a town meeting on the same subject.

An owner in the West Building described the continuing problem of pigeon droppings on his balcony. Other owners also gave their experiences. After much discussion, the Board directed that Management take whatever steps are necessary to get rid of the pigeon population at Skyline House.

The next meeting of the Board will be held on November 27.

## COMMUNITY RELATIONS COMMITTEE Sophie Anderson, Chairperson

The next Community Relations Committee (CRC) meeting will be held on Tuesday, November 6 in the West Card Room at 7:30 p.m. Everyone is welcome, bring your ideas.

CRC regrets that we were unable to schedule classes with MJDesigns - this being their very busy season. But we shall try again at a later date.

Together with the Security Committee, we have a CRIME PREVENTION PROGRAM scheduled for Wednesday, November 7 in the East Party Room at 7:30 p.m.

CRC has scheduled a program on LIVING WILLS on Monday, November 12 in the West Party Room at 7:30 p.m.

Your attendance will encourage us to bring other interesting subjects.

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FINANCIAL MANAGEMENT AND  
ADMINISTRATION COMMITTEE  
By Committee Members



The Financial Management and Administration Committee members have had another busy month. Work continued on the review and filing of association financial documents and correspondence on Mondays and Thursdays. All financial documents and statements were in file at the close of the work session on Thursday, October 11, 1990, and we estimate the correspondence filing will be completed by the end of October. This will complete an approximately six month effort on the part of the committee members.

On Tuesday, October 9 at the regular monthly meeting of the committee, the existing revised committee charter was reviewed and corrected by the members. The completed draft was accepted by all members and then passed on to the Association Treasurer for his review. The Treasurer and temporary chairman met on Saturday, October 13 to make a joint review of the proposed charter. The final draft complied with the desires of the full committee and will be submitted to the Board of Directors for approval.

On Friday, October 12, the committee met with the treasurer and general manager for the initial review of the proposed 1991 budget from management. This included the proposed budget submitted and explained by the management agent to the committee, treasurer and general manager in September. The budget was reviewed on a line item by line item basis with more than three quarters of the line items being agreed upon. The remainder of the line items were reviewed on October 19 after additional backup material had been accumulated. These line items were agreed upon at the meeting. The general manager was

requested to put the budget in final form for submission to the Board on October 30 for review. The proposed 1991 budget will be presented to the unit owners at a Town Meeting scheduled for November 13.

Additional committee members are still needed. The following residents are currently members of the committee: Bill Miller, Temporary Chairman, Sophie Anderson, Rose DeFonzo, Gladys Frank, Grace and Wayne Krumweide, Helen Kumor and Liza Ruiz.

Conversations between committee members and unit owners has revealed some owners feel they cannot spare enough time to participate in committee functions, believing they would be required to be available to participate in all committee functions and actions. This is a false impression as financial committee members participate according to the time they can contribute to committee business. In addition, financial and accounting expertise or knowledge are not a requirement for committee membership. Common sense and logic are the primary ingredients. Residents interested in becoming members of the committee should contact one of the present committee members for information or attend our next scheduled meeting.



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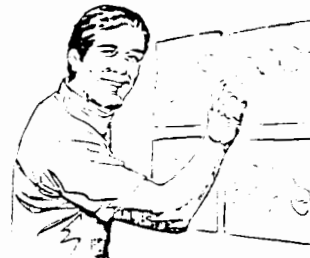
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# SKYLINE HOUSE RULES AND REGULATIONS

الانظمة والقواعد المتعلقة بالسكن في سكاي لاين هاوس

## RULE 2

نظام رقم ( ٢ )

### Occupancy

السكن والاقامة

A) No owner shall allow occupancy of more than four residents in a three bedroom unit, or two bedroom and den unit; three residents in a two bedroom unit or a one bedroom and a den; two residents in a one bedroom unit. However, no owner who qualified at the time of acquisition of the unit shall be required to move by reason of over occupancy of the unit by child or children born to or adopted after occupancy commences.

أ- يجب ان لا يسمح اي مالك في اقامة اكثر من اربعة ( ٤ ) اشخاص في الوحدات السكنية ( المساكن ) ذات الثلاث ( ٣ ) غرف نوم أو ذات الغرفتين ( ٢ ) نوم وحجرة صغيرة . وان لا يزيد عن ثلاثة ( ٣ ) اشخاص في المساكن المولفة من غرفتين ( ٢ ) نوم أو غرفة نوم واحدة وحجرة صغيرة . ولا يسكن اكثر من شخصين ( ٢ ) في المساكن المولفة من غرفة نوم واحدة وسوف لا يخرج اي مالك أهل في وقت اقتناء الوحدة السكنية بسبب زيادة عدد الساكنين فيها والناتج عن ولادة طفل أو اطفال أو تبنيهم بعد بدأ الاقامة والسكن .

B) Any one who resides, dwells, lodges, or stays within skyline house condominium for more than sixty (60) days in any one year, which days need not be consecutive, is considered a "Resident" for purposes of the occupancy limitations of our by-laws and Rules and Regulations. Any Guest of more than sixty (60) days which causes a unit be over-occupied, as defined in the Fairfax County Zoning Ordinance, Section 2-502, and/or in the By-Laws in Article X, Section 3 (1), shall be considered a "Guest" and not a resident only if approved, in writing, by the Board of Directors, on a case-by-case basis for good cause shown.

ب- ان اي شخص يقيم أو يعيش أو يمكث ضمن مساكن سكاي لاين هاوس لأكثر من ستين ( ٦٠ ) يوما في اي سنة واحدة حتى وان لم تكن متتابعة ، يعتبر " مقيما " لغرض اجراءات تحديد عدد الساكنين وذلك تمشيا مع نظامنا الداخلي والانظمة والقواعد المرعية .

وعليه فان اقامة اي ضيف لأكثر من ستين ( ٦٠ ) يوما " والـذي يسبب وجوده زيادة في عدد الساكنين في الوحدة السكنية الموضح في الفقرة ٢ - ٥٠٢ من لوائح تحديد المناطق في مقاطعة فيرفاكس وكذلك في نظامنا الداخلي مادة ( ١٠ ) فقرة ٣ ( أ ) سوف يعتبر " ضيفا " وليس مقيما " في حالة حمل الموافقة الخطية من قبل مجلس الإدارة فقط .

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## Management Quips

**T**he Fire Marshall has been here and gone. We now are applying for a change in the parking scheme. They are unwilling to change the existing fire lanes in the circle in front of the lobby building, except for one which we must make written application. However, we did gain three spaces about the hexagon planter, the one with the "lonesome pine". ~~We~~ We will be marking those areas as soon as possible. Additionally, we will gain one parking spot on the outside circle as soon as our application is approved. It will be necessary to sign the circle for enforced one-way counter clockwise traffic. For those who don't know why the seemingly inhospitable treatment of arrivals at the main entrance, the reason is that the architect located the FIRE CONTROL room, containing the annunciator system, in the lobby next to the front desk. You will be able to see this fire system since we are relocating both the Regular & In-Unit Maintenance Control to this location. So when an alarm, real or false, is sounded the Fire Department always responds to the nearest entrance to this room, which is of course the MAIN LOBBY DOOR. If we could relocate the fire control room we would have a regular parking and traffic plan. The Marshall advised that even the act of stopping and/or dropping off/picking up is illegal, if observed a ticket will be issued. For at least the next month the Marshall advised that the Fire Department will be randomly patrolling our fire lanes for violators. In addition Fairfax County Police will be issuing tickets & towing. As a matter of fact two fire lane violations were issued by the Marshall during the course of the inspection.

**W**hile we may get the designated fire lane to the west of the East building compactor returned to parking service, no relief was given for the remainder. It seems that the area to the East of the loading dock is definitely reserved for the Hook/Ladder truck site in the

event of evacuation. There parking will be limited to owned spaces plus in front of the loading dock and the compactor area. We are developing strict parking guidelines and appropriate signage.

**H**owever the West building area fared somewhat better. The fire lane sign to the west of the compactor site is not appropriate and will be dismantled. All of the area behind the loading dock and the compactor access is not fire lane and after proper signage will be available for short term parking with priority given to move-in/out and trash collection. Over all we have gained several spaces for residents and vendors.

It is planned that the areas around the hexagon will be for vendors such a "Pizza" deliverers and others of the same ilk. Drop off parking will be available on the Lobby side of the hexagon. Standing {remaining with your vehicle} will be assigned one or two spaces. The Marshall cited the practice of stopping etc at the West Lobby entrance and observed that it was particularly onerous with empty spaces a few feet away.

**B**y the time you read this Guest parking will be back to it's pre-construction level. However there will be an island between Owner parking and the start of Guest Parking spaces. Decals ... Decals .... Decals .. In about two weeks the new decals will be in and available for all residents. Not only is it mandatory but as we said it can save you a lot of money in tow charges. Vehicles parked in the garage, except for occasional times must; 1) belong to a current Skyline House resident; 2) display a valid Skyline House DECAL.

***F**all is rearing it's beautiful head and along with it we are offering the 1st Semi-Annual In-Unit Special. Have a FALL UNIT TUNEUP.*



## SECURITY AND SAFETY COMMITTEE

Rob Sherrer, Chairman



The Oct. 24 presentation on fire prevention and response by Sergeant Leo Burt of the Fairfax County Fire and Rescue Department was excellent. A film showing the incredibly rapid progress of a fire from smoldering cushion to a raging inferno was shown at the outset of the program. Among the key points made by Sergeant Burt were:

Toxic smoke is the killer much more often than fire itself; in a fire, most breathable air is near the floor, so stay low; the most common cause of fire is careless smoking, the second is careless cooking; if you catch on fire, stop, drop, and roll, and our stairwells are safe havens -- know how many doors they are away so you can feel your way to them, if necessary. At its meeting of Thursday, November 8, the committee will be reviewing alternatives for unit owners to purchase fire extinguishers and procedures for testing and repressurizing existing ones.

You may have noticed that the lower branches of trees near the bus stop and at the top of the exit driveway behind the West Building have been trimmed. This is a safety measure that removed potential places of concealment.

On October 9, this writer attended a meeting of the Citizen's Advisory Committee to the Mason District Police. Lt. Tony LoConti presented information on the structure and operations of the Mason District Station. This was followed by a tour of the station. Here are some interesting facts about your police district:

Mason district has a population of 120,000 and covers 23 sq. miles.

The Mason District Station is one of seven patrol stations in the county.

There are five squads of 14 patrol officers each; officers work four consecutive ten hour days and then get three days off. Three of the five squads are working any one day. Two squads have overlapping shifts during the 9 p.m. to 1:00 a.m. period.

A candidate officer receives 16 weeks of training at the police academy and then ten weeks of training in the field. The station captain must personally deem that a new officer is sufficiently prepared to patrol on his own before he is given such an assignment.

The investigation of crimes against property are handled directly by the Mason District Station; such crimes include burglary, grand larceny (at least \$200), bomb threats, vandalism, obscene phone calls, and fraudulent prescriptions. The investigation of crimes against the person are handled by the Criminal Investigations Bureau, a central unit serving all seven patrol stations.

Officer Larry Clark of the Mason District Police will be at Skyline House on Wednesday evening, November 7, at 7:30 p.m. to discuss crime prevention and personal safety. He will address any questions you may have on the subject or about the operations of the police department.



TAKE A BITE OUT OF  
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# NOVEMBER

## 1990



SUN

MON

TUE

WED

THU

FRI

SAT

**We Salute  
our  
Veterans**



1

2

T.G.I.F.  
EPR, 6:30 PM



3



4



5

6

~~COMMUNITY REL.  
WCR, 7:30 PM~~  
~~ELECTION DAY~~

**VOTE**

7

~~CRIME  
PREVENTION  
EPR, 7:30 PM~~

8

PHYSICAL PLANT  
WCR, 8:00 PM  
SECURITY COM.  
EPR, 7:30 PM

9

10

11

VETERAN'S DAY



12

~~LIVING WILLS  
WPR, 7:30 PM~~

VETERAN'S DAY  
OBSERVED

13

~~TOWN MEETING  
WPR, 7:30 PM~~

14

RECREATION COM.  
WCR, 7:30 PM



15

MEXICAN NITE  
WPR, 8:30 P.M.

16

17



18

19



20

~~BOARD OF  
DIRECTORS  
WCR, 7:30 PM~~

21

COVENANTS COM.  
WCR, 7:30 PM

22

THANKSGIVING  
DAY



23

24

25



26

27

28



29

30



## Spotlight ☆

Our Employee Spotlight falls on MS. DEBBIE RICHARDSON, the smiling face in your Management Office. Debbie came to work at Skyline House in July of 1989 as an accounting clerk and in September of this year, was assigned duties as the head of Skyline House Resident Services. This service includes the monitoring of all work orders, scheduling of maintenance activities, sale of unit supplies, copying services, FAX services, scheduling of resident move-in/out, deliveries and the booking of all party rooms. There's more but you get the idea, quite a task.

Originally from Columbia, Tennessee, Debbie came to this area in June of 1987. She graduated from High School in Mt. Pleasant, TN and attended Columbia State Community College. Her previous employment included working for Boat U.S.A. here in Virginia, Citizen's Fidelity Bank, the Kentucky Central Insurance Company, All State Insurance and K-Mart. Currently she resides in Maryland with her two beautiful children, Angela (12) and Michael (11).

Debbie says that her new position is one of the most interesting challenges she has ever had. She loves to deal with people and the cross section of residents at Skyline House makes her position that much more of a pleasure. Because IN-UNIT maintenance is a new concept here at Skyline House, many of the original procedures to accomplish the scheduling and completion of these tasks has had to come from scratch. Our main purpose is to satisfy the residents and to be responsive to their needs. This is her goal. She asks all residents to bear with us while we grow and to know that we are really trying to do our best to meet this goal. She also says that if you have any problems or questions, she is only a phone call away.

## Balcony

Phase II of the Balcony/Spandrel restoration is finished and the window washing should be completed by publication time. You may return your furniture to your balconies and put back up your screens. I had hoped that I could publish the suggested balcony covering but the specs on the carpeting hadn't come in at press time. As soon as the specifications are in they will be submitted to the PPOC committee and publicized. Different types of covering such as tile, carpeting and possibly an acrylic coating will be acceptable.

## Trivia

A little trivia goes a long way .. did you know that in September we processed eighty-six thousand one hundred and eighty-four, 86,184.8, pounds !! of trash - an average of one hundred and fifty-five, 155, pounds per unit - at an average cost of \$4.86. 3,307 guests signed in and 1,775 of them also registered their vehicles. 304 residents entered through the main lobby door without their key, down from 496 in August. Seventy-four, 74, secretarial calls were handled in September vs 195 in August.

## The Suggestion Box

Anonymous suggestion: "*Clips ! Bull !! They are cheaper elsewhere - whats' going on ???*". We would like to find a better and cheaper source of clips but if you know where they are let us know. Hechingers doesn't carry them any more, none of the other local stores appear have the correct ones. So please let us in on the source and we will be pleased nay ecstatic to have them available a lesser price. Should we turn out the lights earlier in Skyline Park? Let us know.....

## RECREATION COMMITTEE

Carroll Thompson, Chairman

October was an active month. First there was the monthly TGIF. Only 30 or 35 residents were present but those in attendance had a good time.

Second was the Atlantic City trip to Resorts International on October 11. Arrangements made by Mimi Frank again were for the pleasure and comfort of all traveling to casino city. Our many thanks to Mimi. It was a great ride on a beautifully appointed bus. The ride both going and returning was made even more pleasant by Millie Foley who supplied current movies for our entertainment. The usual fresh donuts made a hit with all of the passengers. The beautiful weather we enjoyed added to the pleasure of the day.

Third was a concert by the well known group, the Alexandria Singers. We were treated to an exceptional musical evening. Art Brill, a Skyline House resident and member of the Alexandria Singers arranged this event for our enjoyment. We truly appreciate Art and the Singers for sharing with us their time and talent.

The Recreation Committee thanks all the residents and their guests who attended. We really appreciate the support you gave to this activity. It is this support that encourages us to plan and organize events that make Skyline House a pleasant place in which to live.

The annual Mexican Dinner on November 15 is the big event for the month. We don't elaborate on the details of the gourmet treat. Several times you have enjoyed this authentic south of the border meal prepared by Elsa Paez and Maria Aykin. To assure yourself a place make your reservations early using

the reservation slip at the front desk.

November 2 is our next TGIF in the East Party Room.

Annual Recreation Committee Holiday Party, Saturday, December 8 in the West Party Room.

## Thanksgiving

### RECREATION COMMITTEE COMING EVENTS

- |     |    |  |
|-----|----|--|
| Nov | 2  | TGIF, East Party Room<br>6:30 p.m.                     |
| Nov | 14 | Recreation Com. Mtg.<br>West Card Room, 7:30 p.m.      |
| Nov | 15 | Mexican Dinner<br>West Party Room 6:30 p.m.            |
| Dec | 8  | Holiday Party (Saturday)<br>West Party Room, 6:30 p.m. |
| Dec | 12 | Recreation Com. Mtg.<br>East Card Room, 7:30 p.m.      |



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COVENANTS COMMITTEE  
Millie Foley Chairperson

The meeting was held on Thursday, September 20 in the West Card Room with 16 persons present.

Violations and complaints were illegal parking in handicapped spaces; two vehicles tailgating coming into the garage; four vehicles speeding and no lights and exiting the garage improperly; five violations associated with the swimming pool/deck area; four concerning persons appearing barefoot in the common areas; odors in the corridor; resident parking over night in the guest parking area; two concerning the loading dock door open after 8:00 p.m.; tile damage by workers; door entry light burned out for over a week; desk clerk behavior; person honking car horn and shouting up to a resident; cigarette butt found on balcony; fire hazard found in storage room; bicycles stored in the garage; noise and excessive entry and exit of large group of visitors and throwing lighted cigarettes of a specific unit; over occupancy; storage of rugs and other items on the balcony, and possible misuse of binoculars by the resident's of a specific unit.

It was agreed to support the General Manager's plan on guest parking following a discussion on same.  
\*\*\*\*\*

TO THE RESIDENTS OF SKYLINE HOUSE

I would like to take this opportunity to advise you that I have submitted my resignation as Editor of the Skyline House Special along with my wife Nancy, effective with the release of the February 1, 1991 issue. I would like to thank all those who have cooperated in making our task a little easier.

Tony and Nancy DiSalvo



LETTERS TO THE EDITOR

Dear Editor:



If I am reading the early signs correctly, our Association faces considerable increases in both the regular and special condominium assessments for 1991. As I recall, for 1990 the Board, led by the Treasurer, chose to strive for continuation of the 1989 assessment. To reach that ill-advised objective, a budget was drawn that was unrealistically optimistic in terms of the savings that could be achieved and contained few, if any, contingency provisions. Many accounts were underfunded. The result is the 1991 budget will likely include the funds necessary to replace the rather substantial forecasted 1990 budget shortfall, in addition to the normal increases due to inflationary pressures and other cost increases.

It is my hope that this year, the Board will first consider the level and quality of services to be provided, and will then set a realistic budget that allows us to pay as we go. to assure the continuing financial soundness of our Association, let us return to our former prudent budget preparation practices rather than mimic the sleight-of-hand antics of those who prepared the federal budget.

Gordon Frank, #1111W

COMPUTERS FOR CLASSROOMS



Please don't forget I am still collecting register receipts from Giant Food, Safeway and Thriftway, in order for my school to earn computers and computer equipment. Won't you please leave your receipts for me; Melissa Stolarun in my box #1405 West at the front desk. Thank you.

## THE HOUSE SPECIAL

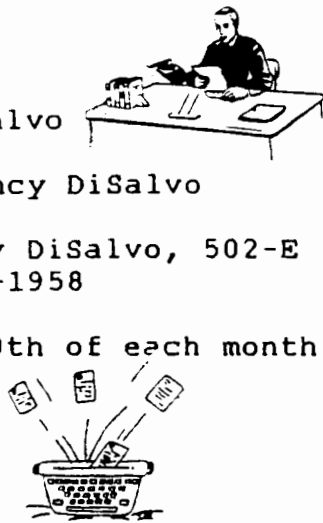
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Asst. Editor: Nancy DiSalvo

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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. The letter shall be signed and contain the unit number. The Condominium Association Board reserves the right to refrain from publishing incorrect or improper statements.

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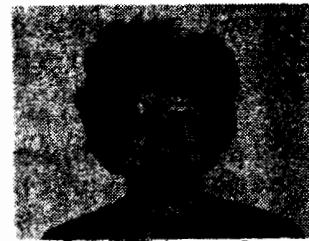
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PHYSICAL PLANT &  
OPERATIONS COMMITTEE  
Ed Eng, Chairman



The October meeting of the Physical Plant and Operations Committee (PPOC) was held on Thursday, October 4 at 8:00 p.m. There were 19 people present, including three members of the Board of Directors and the General Manager.

The meeting started with a discussion and resolution of several administrative issues pertaining to PPOC representation at future Board of Directors meetings, and the carrying out of secretarial duties during and after PPOC meetings. The minutes of the September meeting were then approved after several clarifications. In particular, Mr. George Fay noted that the Fairfax County Department of Public Works performed the repairs on the pedestrian overpass across George Mason drive, not the Department of Transportation.

The General Manager addressed a number of open items, as follows:

The trash room hallway door in the West Building has been repaired and now locks properly.

Three companies have submitted bids for snow removal, with a fourth expected. He will submit his recommendation at the Board's October meeting. The Chair restated the Committee's position that the company which did the snow removal for Skyline House last year not be considered because of its poor performance.

He has already received bids for phase 3 of the Balcony Repair project, and expects to receive more, including one from the firm which carried out the Phases 1 and 2 repairs, Palmer Construction Company.

A resident on the second floor of the West Building has volunteered to allow Media General to wire his/her apartment for cable TV. This will allow PPOC to evaluate Media General's in-unit installations, and it also will establish a standard which we can require of Media General in all in-unit installations.

The revision of the Front Desk Manual is 65% complete.

There was a discussion of the Maintenance Log and the purposes of the comment form. Particular concern was expressed about the odors coming from the trash rooms. They are there because we now wait until the trash boxes are full before having them removed, rather than weekly, as was done previously. This is an economy move. To alleviate the odors the trash rooms will be kept clean and disinfected, the deodorant pumps have been repaired, and the rams and chutes will be cleaned. Residents can help by tying waste paper products (newspapers, magazines, etc.) in bundles before dropping them down the trash chutes; and by assuring that raw garbage is placed in closed paper or plastic bags before putting them in the trash chutes. There was a discussion of the irresponsible behavior on the part of some employees of the trash removal company. However this is improving, the company seems genuinely concerned and is trying to correct the problem, and has been cooperative in providing trash removal on an irregular schedule.

Next there was a lengthy discussion on the proposed replacement of the condominium telephone system. The present system is obsolete, expensive to maintain, and difficult to service because of the unavailability of

## PHYSICAL PLANT (continued)

rts. PPOC will request management provide a comprehensive report to include a statement of requirements, features available with different systems, and comparative costs. PPOC will then be in better position to review and comment on management's recommendation.

The General Manager then reported that balcony railings and doors will be painted next Spring. Special paint will be used because of the anodized aluminum.

Finally, there was discussion of the possible repeal of the rule allowing residents to park in guest parking spaces for up to one hour. Many residents find this to be a great convenience, and do not want it rescinded. The majority of people at the meeting agreed.

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