

Skyline  
House

The

# House Special

VOLUME XI

FEBRUARY 1991

No. 2

Hear Ye - Hear Ye - Hear Ye

ELECTION COMING

"BOARD OF DIRECTORS"

Tuesday, March 26, 1991

"Three Unit Owners - 3 year term"

"Two Unit owners - 1 year term"

The "1991's" important for  
Skyline House

Applications for nomination  
available at Front Desk..

Deadline for filing - Feb. 22, 1991

Important - please submit black and  
white photo with your application.

Questions - Mildred Foley, T15-W

\*\*\*\*\*

## NOTES FROM THE BOARD

By Dave Harvey

The Board of Directors of Skyline House met on January 15, 1990 in the West Card Room. There were about 25 visitors present. The President, David Tilson, gave his report. He announced that he, along with Ed Bisgyer, had met with Art Hiban to discuss various items. One of the topics covered was a proposed meeting consisting of Committee Chairs and their representatives,



Members of the Board, Management and representatives from Hiban, Graffius Management, Ltd. This would be an all day meeting. The two main topics that would be covered would be: (1) Starting the process of reflecting the relationship between the Committees and Management now that the management structure has changed. (2) Launch a continuity planning process. Mr. Tilson also reported on the progress of the Decorating Committee. The decorating is now underway and it will be a few months before completion. A display is now in the lobby showing some of the changes that will be made in Skyline House.

Ed Bisgyer, then gave his report. He reported that in January a U.S. Treasury investment of \$250,000 had matured and would be rolled over into a \$200,000.00 Treasury instrument

(continued on page 5)

PHYSICAL PLANT &  
OPERATIONS COMMITTEE  
Ed Eng, Chairman

The January meeting of the Physical Plant and Operations Committee (PPOC) was held on Thursday, January 3, 1991.

The General Manager reported that negotiations on Phase III of the balcony/spandrel contract were almost complete. The term of the offer has been extended. We have received all of the financial information, along with a letter from the parent company accepting responsibility for the warranty offered by its subsidiary.

The in-unit (#114W) prototype installation by Media General has been completed. Anyone who wishes to see the installation should contact the General Manager. There still has been no resolution of the issue of obtaining a license from the Plaza to run the cable on their grounds. There are still a number of questions to be resolved because Media General wants to change a number of items from the way they previously stated they would do it. For example, the installation of cable on the 17th floor may be different from what we had been led to expect.

The initial draft of the revision to the front desk manual will be available for comment in two weeks, approximately.

The General Manager is working closely with the Kidde Company on repair of garage decks, the sun deck, and the planters. It is expected that digging of the planters will take place in February.

We expect to receive proposals from two companies for painting of balcony railings and doors. Any



*Father of  
Liberty*

GEORGE WASHINGTON

proposed solution will be thoroughly tested before implementation. The work will be labor intensive. There are three situations: painted un-anodized railings, anodized railings without paint, and anodized railings that have been painted. The panels under the balcony windows and those between the balconies may become part of the refurbishment. There are three different hues of "Skyline Bronze" paint for this purpose, which make standardization a bit more complicated.

Proposals to replace the Skyline House telephone system are due in February. The General Manager and the Chairman of the PPOC plan to meet on January 10, 1991, to discuss potential contractors.

The General Manager will work with a state arborist on a plan for tree replacement, including installation of a walkway from the entrance to the West Building to the westernmost parking area. The intent is to do this work in conjunction with the coming planting season.

A survey of Skyline House property, especially those parts adjacent to the Northern Virginia Community College, is scheduled for early February. This is partly in response to activity at the college which suggests they are going to install a fence. NOTE: It was announced at the January 15, 1991 Board of Director's Meeting that the college is erecting a three to six story parking lot on their property. Obviously this will have an impact on Skyline House, especially those residents whose units face that area. The General Manager will keep close tabs on this.

(continued on page 6)

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RECEIVED

JAN 17 1991

SKYLINE HOUSE CONDOMINIUM

*NORTHERN VIRGINIA COMMUNITY COLLEGE*

January 17, 1991

Mr. Don Fenton  
General Manager  
Skyline House  
3711 George Mason Drive  
Falls Church VA 22041

Re: Parking Deck Construction, Alexandria Campus

Dear Mr. Fenton:

Reference our telephone call on this date, subject as above. I appreciated talking with you today for it had just been brought to my attention that there are concerns from some of your residents relative to the parking deck to be constructed. It is most unfortunate that this endeavor comes as a surprise. In this regard the following information is provided:

- The parking facility will have two levels; the existing ground level plus one deck (uncovered). The height of the deck will approximate the level of two stories. I have seen preliminary drawings. I plan to have access to an architectural engineer artist's version of the deck in time for my February 4, 1991 visit with the Skyline Plaza Public Relations Committee.
- The financing of the facility will be paid by user fees (permits and fines). There will be no state money spent.
- Projected starting date of construction will be July 1991.
- The thoughts of multi story (6, 3 levels etc.) and possible state funding are rumors.

I fully appreciate the concerns of your residents, and I therefore hope this letter will put these type fears to rest. Since you will be attending the Skyline Plaza meeting I look forward to meeting you. If you wish to talk sooner, however, please call me any time at 703-845-6211.

FROM THE BOARD (continued)

There were four more units that were delinquent this month and have been turned over to our attorney for collection. There are now a total of six accounts that are with our attorney for collection. The one long standing delinquent account is scheduled for sale on January 31 by the first mortgage holder, however, the sale will not cover the amount owned Skyline House.

Don Fenton then gave the General Manager's report. He reported that refunds from Virginia Power have been received.

Elizabeth Grant announced that she had talked to our State rep. in Richmond to get details of what the activity was in the Northern Virginia Community College parking lot adjacent to our property. She was told that a one story parking garage was to be built there and it

was now in the architectural review stage at present. However, according to information being put out by the college, it will be a three story parking garage. Management was tasked to look further and find out exactly what is being planned.

The Physical Plant and Operations Committee then gave their report. They covered two items. The first was carpeting on the balconies. Management is still investigating this issue. The second had to do with the cable installation by Media General. Their report brought up some serious issues. Management stated that each of the issues are being discussed with Media General representatives and will try and hold them to the original plan as approved by the board. All work done by Media General so far has been in accordance with the plan approved by the Board.

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## PHYSICAL PLANT (continued)

Electrical bills are still unacceptably high. The General Manager said that this was due to certain automatic on/off actions still fighting each other. For example, the cooling and heating operations going at the same time. However, members of the PPOC raised a number of questions, and identified inconsistencies which suggest that there is more to this than any one simple answer. The General Manager, Virginia Power and other concerned parties will continue investigating this.

The Chair, on behalf of the PPOC members present, expressed to the General Manager PPOC's pleasure at the excellent job of snow removal during the season's first snowfall on December 27 and 28.

The Chair expressed concern that the Board overruled its (PPOC) recommendation when it (the Board) voted to ban all balcony carpeting at its December meeting. The General Manager cited several factors which led to the Board's decision:

Manufacturers of sealants and other compounds used to repair balconies will not warrant their products if balconies are covered with carpets.

PPOC should give greater consideration to alternative, non-carpet coverings.

There has been no guidance on what residents who have already installed carpets on their balconies should do.

The date of the ban is uncertain.

What should be done for the appearance of balconies which have had carpeting removed?

The actions appear to be motivated more by legal considerations than by any engineering conclusions based upon hard data.

The PPOC then moved, seconded and passed unanimously a motion expressing its wishes for another opportunity to study and evaluate the issue. NOTE: At its January meeting, the Board rejected the PPOC motion. The Board's action was based on input from other sources, including those it considers to be expert (Kidde Company), that the ban on carpets on the balconies should remain.

There was criticism of the President of the Board over his remark at a previous Board meeting that residents who did not want the name "Skyline House" on their parking stickers as being "paranoid." There was also criticism of the General Manager's description of holes in some balconies as being "cosmetic."

The meeting was adjourned at 10:20 p.m.

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## GIANT FOOD SHUTTLE BUS



For your convenience, GIANT FOOD still continues to operate a free shuttle bus service on TUESDAYS AND FRIDAYS, from 9:30 a.m. to 12:30 p.m. Continuous round trips will be made between the Skyline buildings and the Giant Food store in Baileys Crossroads approximately every 30 minutes.

Shuttle start at 9:30 a.m. at Skyline Towers, to Skyline Square, to SKYLINE HOUSE, Skyline Plaza and then to the Giant Food store. The bus is properly identified.

# **ELECTION**

**APPLICATIONS FOR NOMINEE TO THE BOARD OF DIRECTORS ARE  
NOW AVAILABLE AT THE FRONT DESK.**

○

**FIVE DIRECTORS ARE TO BE ELECTED.**

**THREE FOR A THREE YEAR TERM**

**&**

**TWO FOR A ONE YEAR TERM**

○

**NOMINATIONS ARE DUE TO CLOSE ON**

***FEBRUARY 22, 1991***

○

**MEET THE CANDIDATES NIGHT WILL BE HELD ON**

***7:30 PM MONDAY, MARCH 18, 1991***

**IN THE WEST PARTY ROOM**

○

**THE ELECTION WILL BE HELD**

***7:30 PM TUESDAY, MARCH 26, 1991***

**IN THE MAIN LOBBY**

SECURITY AND SAFETY COMMITTEE  
Rob Sherrer, Chairman

In this writer's absence, Arlene Burbank chaired the January meeting of the committee. From all reports, Col. Burbank ran a well-structured, productive meeting in which a fairly lengthy agenda was covered and the meeting adjourned within the hour--a model of performance to strive for in future meetings.

Two incidents were reported in December. On the 27th, a hole was kicked into the wall between elevators on the 14th floor, East Building. Management began to repair it, but the hole was kicked again before it was completely repaired; a hole was also kicked into the wall on the third floor at a location down the hall from the elevators on the opposite wall. These were similar to the incident that occurred near the garage elevators a few months ago. In the other incident, a resident reported that a lady to whom she had sold her car returned and ran her car into the resident's present car and also vandalized it.

Residents are reminded to be cautious when crossing South George



Mason Drive and Route 7 on foot (or in a vehicle)! Several close misses have been observed. If pedestrians choose to cross SGMD at street level, they should cross where there is a median, i.e., not directly out from the entrance driveway to Skyline House. This cuts down the number of potential conflicts with traffic and enables the pedestrian to more easily assess traffic conditions.

The following piece on "Child Neglect Laws and Guidelines" was published in the Mason District Police January Newsletter: "While self-care can be a good alternative to child care, it is not appropriate for children below certain ages. Fairfax County holds that children under six may not be left unsupervised. Those seven to nine may not be left unsupervised more than 1-1/2 hours and may not be left alone on a regular basis. Children ten or older may be left alone if they have no emotional or medical problems, but those 15 years old or younger may not be left alone overnight. A 12-year-old may supervise children over four. A 14-year-old may supervise infants and children."



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## RECREATION COMMITTEE

Carroll Thompson, Chairman

The Recreation Committee met on January 9 but almost no one came. One regular member and two newcomers who I believe were disappointed for the lack of resident participation (Carroll was out of town and Tony DiSalvo chaired the meeting).

Mark your calendar for Saturday, February 16 for the Valentine Day TGIS. As you know, several times a year we move the TGIF to a Saturday in order to permit residents who are unable to make it on a Friday night. Same rules apply, no reservations required, just bring a plate of hot or cold hors d'oeuvres and your favorite beverage. The Recreation Committee will provide the rest.

Italian Night is scheduled for Thursday, March 21. Make your reservation early when reservation forms become available next month. Reservations are limited to Skyline House residents only since seating will be limited because of the nature of the dinner and limited kitchen facilities.

The committee is limited as to what new things it can do with the members available. What is needed is someone willing to be responsible (i.e. in charge) of an activity.

### RECREATION COMMITTEE COMING EVENTS

- Feb 13 Recreation Com. Mtg.  
East Card Room 7:30 p.m.
- Feb 16 Valentine TGIS  
West Party Room, 6:30 p.m.
- Mar 13 Recreation Com. Mtg.  
West Card Room, 6:30 p.m.
- Mar 21 Italian Night  
East Party Room, 6:30 p.m.

## THANK YOU

The editor and assistant editor want to thank all of the committee chairpersons who have been contributing their articles for inclusion in the House Special. With very few exceptions their copy was received in ample time that permitted us to put the Newsletter out on the first of each month.

We would like to thank the many people who have sent us thank you notes for our efforts. And thanks to the many people we meet throughout the building saying "thank you."

As of January 29, as the Newsletter goes to the printer, the Board of Directors has not advised us who will be the new editor.

We will miss doing the letter but we will not miss the monthly deadline after almost five years of putting out the House Special.

Tony and Nancy DiSalvo

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## COMMUNITY RELATIONS COMMITTEE

Sophie Anderson, Chairperson

The Community Relations Committee will meet again on March 5, 1991 in the West Card Room at 7:30 p.m.

Hopefully we will be able to arrange CPR courses during the month of February. Also an Income Tax seminar will be presented. Watch for the announcements.

If you have suggestions on programs you think would be interesting, why not join us by coming to the next meeting or leave your suggestion at the front desk.

## COVENANTS COMMITTEE

Millie Foley Chairperson



The meeting was held on December 20, 1990 in the East Card Room with 11 persons present.

There were four vehicles towed in November.

Violations and complaints were one vehicle obstructing garage entrance; noise complaint in a unit; orders in halls and at back of the West Building; offensive cooking odor; outside window cleaning on a unit; dress code violation; front lobby door open, and noise complaint regarding billiard rooms.

Next meeting is February 21, East Card Room.

\*\*\*\*\*



## RECREATION COMMITTEE

Carroll Thompson, Chairman

Mid winter, the holidays are behind us and spring is weeks and weeks away. It is that time of year when one wants to be in a warm climate with sunshine and balmy breezes. Unfortunately most of us must stay here and endure the challenges of winter; dreary days, cold winds, snow and ice covered streets.

Your Recreation Committee is certainly aware of mid-winter doldrums so we are planning a festive Valentine Party on Saturday, February 16 in the West Party Room. This get together is in lieu of the usual TGIF.

Please join us and help make Skyline House a better place in which to live. The next committee meeting will be in the East Card Room on February 13 at 7:30 p.m.

## 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 for computer equipment. Wont you please leave your receipts for me in my box at the front desk.

Thank you

Melissa Stolarun  
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## PREPARATION IMPORTANT IN RECYCLING PROCESS

While it's common knowledge that recycling is important in protecting the environment, some aspects of the recycling process remain a mystery to many. What happens to recyclables after they're collected? And why is there a need to carefully separate certain types of paper, cans and glass?

The County Division of Solid Waste Collection and Recycling points out that successful recycling is often compared to a closed loop. There is no beginning and no end, just a continued flow from consumer to processor to manufacturer back to consumer. As an individual, you enter the loop when you separate and prepare your recyclables for collection. Because entering the recycling loop is so easy, many citizens are not aware of the major impact this one step has on the entire recycling process. Recyclables are commodities that serve as feedstock for the production of new materials. Like any material used in production, impurities or "contaminants" interfere with the quality of the finished product. A contaminant is anything other than the actual recyclable material.

### NEWSPAPER

All the newspaper collected for recycling in Fairfax County is sold to a newspaper production mill. It is washed to remove the ink and repulped into paper. Flyers printed on glass paper or magazines left in the newspaper are contaminants. Newspaper deinking mills purchase old newspaper as a commodity to be used in the manufacturing process. Slick paper is not the same as newsprint. It gets its glossy finish from a clay coating and, when repulped, the clay coating creates

lumps when the paper is formed into new sheets of paper. In other cases, the brightness of the paper is affected or paper may be discolored.

Following is a simple list to follow when preparing recyclables:

Newspapers must be placed in a paper grocery bag or tied with twine. All slick inserts (advertisements, magazines) must be removed. Telephone books should not be put in with newspapers for recycling.

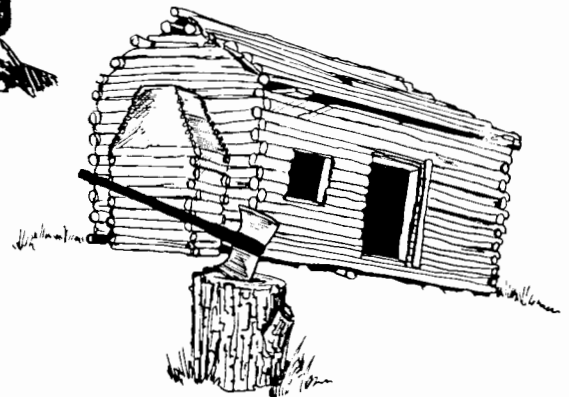
While Fairfax County does receive revenue for the sales of its recyclable material, program operating costs (personnel, equipment, etc.) usually exceed revenues. It is by including current avoided disposal costs and future landfill replacement costs that the County benefits from the recycling program.

If you have questions regarding the recycling process, contact the Recycling Hotline at 246-5052.

Excerpts reprinted from the December 13 issue of the Fairfax Weekly Agenda.



Lincoln's Birthday



## THE HOUSE SPECIAL

Editor: Tony DiSalvo



Asst. Editor: Nancy DiSalvo

Advertising: Tony DiSalvo, 502-E  
824-1958

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.

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 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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Vice President  
Treasurer  
Secretary  
Director  
Director  
Director

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Dave Harvey  
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## EMPLOYEE SPOTLIGHT-WELCOME ABOARD★

This month's Employee Spotlight falls on Robert M. Yoder, our new Administrative Assistant in the Skyline House Management Office.

Originally from New Kensington, Pennsylvania, Robert came to this area in September 1979, serving on active duty in the office of Rear Admiral Ross Tower, CHC, USN, Chief of Chaplains. Retiring 30 years with the Navy, Chief Petty Officer Yoder joined the staff of the Navy Resale Activity, National Naval Medical Center, Bethesda, MD, as Executive Secretary to the Officer In Charge, where he retired September 1, 1990, after almost eight years in that position.

Chief Yoder resides in Falls Church with his wife, Mackie. They have three children, LCDR Albert W. Yoder, USN, currently serving on the USS THEODORE ROOSEVELT (currently off the coast of Saudi Arabia), a daughter, Laurie Y. Murray, Registered Nurse, and a son, Stephen, head of maintenance at the Atlantic Southeastern Airlines (Delta connection) in Atlanta.

Robert will share Administrative Assistant duties with Marjorie L. Atya, also of Falls Church, VA. Marjorie will work from 8:00 a.m. through 1:00 p.m. with Robert working the afternoon shift from 1:00 p.m. until 6:00 p.m.

Robert states that his new position is one of the most interesting and challenging positions he has ever had and he looks forward to working closely with Marjorie Atya in undergirding administrative responsibilities. He also says that anyone with problems or questions to come by the office Monday through Friday. His office phone number is 578-4488.

## NORTHER VIRGINIA COMMUNITY COLLEGE (continued)

After you hear my presentation, if you deem necessary, I will be glad to talk with your Skyline House Committee.

Sincerely,

/s/Roger J. Tancreti, Jr.  
Business Manager

\*\*\*\*\*

JEFFERSON HOSPITAL  
VOLUNTEER PROGRAM  
Fairfax Hospital System



Jefferson Hospital, located near the intersection of Beauregard and Route 7, is seeking volunteers to provide support services to patients which contribute to the delivery of health care for patients and to the related well-being of their families.

Anyone interested in participating are requested to contact Beth Lehman-Marzullo, Director of Volunteer Services at 998-4973.

If you would like to talk to one of the Volunteers who lives in Skyline House, contact Nancy DiSalvo 824-1958.

## NEWCOMERS ORIENTATION



New residents that have moved into Skyline House and have not availed themselves of the Community Relations Committee Newcomers Orientation Tour that encompasses their unit and other facilities of Skyline House, please leave your phone number and unit # for Tony DiSalvo (502E) at the Reception Desk or call 824-1958. You will be contacted and arrangements for an orientation will be made.

## Management Quips

Media General has assured Skyline House that they will provide a marketing plan within the next two weeks. This plan will include but not be limited to the intended schedule for sign up, installation and commencement of service. A number of residents have expressed concern over what might happen if they were not in residence at the time of free installation. Mr Kent Eley of Media General has stated that they will have provisions to handle this problem. He has further stated that if you have any questions regarding Media General please feel free to call him at (703)378-3405.

Recycling has finally arrived at Skyline House. We are now processing newspaper print. Not all newsprint may be recycled, at this the plant does not accept glossy paper. Of course the Sunday papers have a large amount of glossy paper mostly in advertising inserts. This glossy paper must be disposed of the regular way, placed in a sealed trash bag, either dropped down the trash chute or taken to the first floor loading dock in each building.

Provisions have been made for residents to leave their recyclable newspaper in both the East and West loading dock areas on the wooden racks. Each day Association personnel will remove the paper to the recycling storage area. The newspaper itself should be packaged in paper bags... no plastic ... Remember recycling is mandated by Fairfax County. The newspaper recycled will result in a net savings, as the recycling plant pays \$ 5.00 a ton to the deliverer, Waste Management, rather than a

\$43.00 per ton disposal fee. Considering the weight of the Post, etc, we estimate 5-6 tons per month of recycled paper. We have been advised that the chemicals in newsprint are a repellant to rodents and insects. Please, everyone participate in this project. For any residents that have physical problems that might prevent using the loading dock, arrangements may be made through your management office for special handling.

**D**ecals ... get your decals .... It won't be much longer that the old decal system will be used. Remember some of the advantageous of Skyline House decals....

If you have left your vehicle with the lights on or radio playing or the tire is going soft.. we will have a chance of notifying you before additional damage.

If you are parked illegally, ie: more than an hour in Guest Parking, more than 30 minutes in loading zones, we can attempt to notify you before the \$ 95.00 tow and storage fee.

The Board has ruled that if a resident doesn't wish to have a decal with the name Skyline House for any reason that the name may be removed. Please come down to the front desk and register your vehicle(s).

**R**edecorating has been started in the West and East galleries. The wallpaper has been removed and the ceilings are being primed and repaired as necessary. At the same time we are installing extra lighting in the West mail lobby in front of the mail boxes. While the ceilings were under repair we had Media General install their TV cable above the lobby ceilings in order to minimize any damage to redecorated areas. Water damaged areas will be closed shortly after installation of pans to limit any future water leakage. The next step will be the removal of the remaining paper on the walls. In the near future we be posting a redecorating schedule.

# SKYLINE HOUSE WORK STATISTICS

<u>Item(s)</u>		<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>
(a)	# of Maintenance Log Entries	56	62	72	75	77
(b)	# of Secretarial Service calls	195	74	144	33	41
(c)	# of Maint. Work Orders - Association	248	170	189	298	230
(d)	# of Maint. Work Orders - In Unit	NA	184	305	270	128
(e)	# of Residents signed in - no key	496	304	267	91	96
(f)	# of Guest Parking Passes issued	3,758	1,775	2,634	3,963	3,041
(g)	# of Visitors signed in and announced	4,952	3,307	3,782	4,884	3,072
(h)	# of Vehicles towed	4	3	14	4	4
(i)	# of K Pounds of trash - Gross	NA	84	78	61	61
	Pounds - per unit		155	140	110	110
	Cost / Unit \$	NA	4.86	5.03	3.42	3.44

# MORGAN & CHEVES INSURANCE

## IMPORTANT INSURANCE INFORMATION

Morgan & Cheves, Inc. provides the Master Insurance coverage for your Community Association. As a property owner, you should be aware of the Master Policy provisions, and what you need to purchase to ensure your total coverage:

### MASTER POLICY COVERAGE

Building coverage under the Master Policy is limited to the original plans and specifications. Upgrades in carpeting, other floor coverings, and appliances, etc. are not covered by the Master Policy. These *improvements* are your insurance responsibility. **THE MASTER POLICY DOES NOT PROVIDE COVERAGE FOR LOSSES TO YOUR PERSONAL PROPERTY, PERSONAL LIABILITY, OR ADDITIONAL LIVING EXPENSE.**

### YOU MAY NEED TO PURCHASE ADDITIONAL COVERAGE

To complete your coverage, property owners should purchase an **Individual Property Owners Policy (HO-6)**. The HO-6 provides coverage for your personal property, personal liability and improvements you may have made to your unit. HO-6 policies can be obtained through any independent agent. Morgan & Cheves, Inc., also offers these specialized policies.

### CERTIFICATE REQUESTS

Should your mortgagee require a *certificate of insurance*, please complete the attached **request form** and submit it to our office.

If you need *immediate* processing, please call our **Certificate Hot Line: 683-2146**, for *one-day processing* of these requests.

### REPORTING CLAIMS

All *claims* should be reported to your management office.

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