



The

House Special

VOLUME XII

JULY 1992

NO. 7

MANAGEMENT QUIPS

Don Fenton, General Manager

o First, I would like to thank all of you who expressed their love, affection and good wishes to me during my "Summer Vacation" in West Virginia. It really meant and still means a lot to me. I'll never forget the great "vibes". Thank you from the bottom of my bent but not broken heart.

—o For all of you in the East building some good news about balcony coverings. The company who supplied the concrete sealer used on the balcony decks has advised us, in writing, that "any oil based paint" manufactured specifically for concrete can be used on our decks. So anyone in the East building who wishes to paint their balcony decks may do so after filling out a balcony covering application. These applications are available in your management office and are the same as previously used for tile or carpeting, merely outlining the acceptable procedures for the various uses. Your signature, as owner, agreeing to these conditions is all that is needed for automatic approval. This form is being revised to allow the installation of small, less than 10 lbs, hanging baskets from balcony ceilings. At this time the surface treatment applies only to the EAST BUILDING, but we hope to be able to have it apply to the West building shortly.

o Just a note about the recent window

washing. Only about 45% of the screens were removed allowing the contractor to clean the windows. The current cost of washing the windows is based on a semi-annual schedule at \$1,900.00. Relatively few complaints have been received so far. Please let us know about the cleaning. Your TIMELY responses can assure a high level of satisfaction. In some cases where residents thought the windows hadn't been washed, the cloudiness came from leakage in the sealed area between the two panes. This condition seems to be occurring more frequently as the buildings get older. If your windows seem to get steamed up on the outside, it is most likely leakage. Call Resident Services for a service person to look at the problem. If the window is in fact leaking a great deal of the insulation factor has been lost and the window should be replaced. There are a number of companies in the local area that can provide this service.

o In line with "insulation", you can lower your electrical costs, keep your unit cooler longer by following these tips:

Keep both your blinds and drapes closed during daylight hours.

Keep your thermostat at a constant level, 74 - 78°.

Use your kitchen exhaust fan whenever cooking. Not only does this keep the odors down but exhausts excess heat.

(Continued on Page 3)



The

House Special

Editor: Law Henderson

Advertising: Skyline House
Business Office
(703) 578-4855

Copy Due Date: 20th of the month
preceding issue date

Published: Monthly

LETTERS TO THE EDITOR: *The House Special* welcomes brief comments from its readers. Please limit your letters to 250 words and include your name and Unit Number. The Association Board reserves the right to refuse incorrect or improper statements.

ADVERTISING: A rate card, showing the costs and sizes, is available from the Business Office. If there are services and/or tradespeople with whom you have dealt, let the Business Office, 578-4855, know so that we may pursue them as advertisers. The appearance of advertisements in *the House Special* does not constitute endorsement by the Association.

PUBLISHED BY: SKYLINE HOUSE UNIT OWNERS' ASSOCIATION, INC., 3711 South George Mason Drive, Falls Church, VA 22041-3713, (703) 578-4855.

PRINTED BY: Curry Printing and Copy Center
Alexandria, VA

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LETTERS TO THE EDITOR

Dear Neighbors:

I was pleased to read in the June *House Special* that the issue of the in-unit inspection plan has been resolved. I was one of those who opposed mandatory inspections on the grounds that they are an invasion of privacy not warranted in normal circumstances, i.e. absent a defect in a unit which was causing damage to a neighboring unit. I supported the voluntary inspection program, and the fee for that service. Having had my unit inspected, and having changed my own washer hoses as a precaution and replaced two leaky toilet valves discovered in the inspection, I feel a good deal more confident that the plumbing is in good condition and unlikely to cause problems for my wife and myself, and for our neighbors.

Management and the Board of Directors have done the right thing in providing a voluntary in-unit inspection program with no up-front fee. I believe that all unit owners and renters should take advantage of this opportunity. Weighed against the potential damage to adjacent units from incipient or undiscovered water leaks, it just seems to me to be the neighborly thing to do.

Sincerely yours,

Charley Roberts
914E



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578-4221



Continued from Page 1;

Check to make sure you have a clean filter on your heat pump. A dirty filter will lower the cooling efficiency by at least 50%.

o Telephones!! If you have problems with your house phones, intercoms, please call Resident Services through the Front Desk if your intercom is serviceable or otherwise at 998-0056 for assistance, leave a message if after hours. Skyline House is responsible for line maintenance up to but not including your phone, it stops at the phone plug-in. However call us with your phone problems. We don't charge for a look-see. Do you want a two line phone installation or convert some wall jacks for two or even three lines? If so, give us a call.

Remember the front desk will no longer call your unit on your outside line. They must use the house phone (intercom) for announcing all guests, packages, etc. It's so convenient to have combination house/regular phone(s) located in different rooms in your unit. Have it done today.

o Have a question on your Skyline House Condominium assessment account? Call Skyline House's accountant, Ms. Kathleen Bailey, by use of your intercom through the Front Desk or otherwise at 998-0718 for assistance. While she can't answer all calls right away you can use the answering machine to leave your PRIVATE message for her. This line is a dedicated number used only by Ms. Bailey. You can recognize her, she is the only one left in a wheel chair, due to her recent accident.

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THANKS FOR YOUR ATTENTION
The Covenant's Committee

ANNOUNCEMENT

ANNOUNCEMENT

HONEST MISTAKE!

A white night-stand was left in the loading zone of the West Bldg. for the furniture stripper. It must have been mistaken for trash. If you know where it is, please call & leave a message on the tape. Thank you.

998-7467



SECURITY & FIRE SAFETY COMMITTEE

Jerry Schumaker, Acting Chair

o In spite of the absence of several regular members on vacation it was most gratifying to have ten residents in attendance at our meeting on June 11.

o As usual, items in the "Incident Book" were discussed so that those present are aware of any unusual occurrences that took place. Everything seemed to be flowing along normally with no major happenings.

o Residents with convertibles should be cautious in leaving the tops down as it is an invitation to invite vandalism. All residents should note that during the hot weather there is a tendency to leave car windows partly open which also invites vandalism.

o Comments were made about the continuing problem of residents who open the door by the West building mail boxes to permit strangers to enter. This should be avoided as it is the duty of all residents to protect the safety of those in Skyline House.

o Several visiting cars have been towed away for illegal parking in the outside parking area. In this connection our own residents should remember that they (the residents) are not permitted to park more than one hour in this area.

o No meetings will be held during July and August by this Committee except upon special request by the Board of Directors. It is suggested that in order to keep up a good attendance at future meetings that every member invite another resident to attend. Every resident is welcome to participate and we believe we have very interesting and relatively short meetings.

YOUR ENGINEER, GREGG GRIMM TALKS ABOUT YOUR PHONE(S) AND THE NEW TELEPHONE SYSTEM

○ Many residents have had their phones changed to new two-line telephones, which has helped them in two important ways.

○ First, the old secretarial phone with the turn-key were, in most units, owned by AT&T and rented by the user. By replacing this phone, you eliminated phone rental fees that can, in a short period of time, pay for your new phone.

○ Second, you can add these two-line phones anywhere in your unit where a phone is now connected, or where there is a telephone jack. This eliminates the possibility of missing an intercom call (or an arriving guest), because you can hear the phone ringing from more than just the bell-box that was originally installed in your living room or kitchen.

○ Our engineering staff can remove any leased phone for you and connect your new phone

for a nominal fee (\$15 for the first phone and only the cost of the jack for each additional phone).

USING THE NEW INTERCOM SYSTEM

○ Whenever you have need to contact the Management Office, Work Control or the Front Desk, **PLEASE USE YOUR INTERCOM!** This usage of your intercom permits easier access to the office you are seeking, so, if you are at home, please call us on your intercom line, not on your outside line.

○ There have been a few units which have had disrupted intercom service since the new phone system was installed. When we locate the cause of the problem it is usually attributable to the fact that at sometime in the past C&P has serviced the intercom lines and not made the changes in the master wiring book. These problems are easily corrected by a short visit to your unit, and at no charge. If your intercom does not work (you can't call the desk or the desk can't call you) please let us know and we will make the necessary repairs as soon as possible.

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COVENANTS COMMITTEE

Stephney Keyser, Chair

o The Covenants Committee met Thursday, June 18, 1992. Six members and two visitors were present, and two members were excused. After approval of the May meeting minutes and the reading of disposition of the seven complaints, to wit, (a) regular trash placed in recycled trash containers, (b) smoking in the lobby not attended to by the receptionist, (c) merchant promotional materials placed in the lobby, (d) a bird observed in a unit and on the balcony, (e) offensive odors, (f) tailgating and speeding in the garage, and (g) a report of water spilling over on a balcony, a lively discussion followed. The visitors expressed concern about the complaints of the bird in a unit and the offensive odors. One of the visitors stated the complaint about the bird is not new and he questioned whether management had really done anything. We agreed that this complaint was indeed old. In the past, not only the bird complaint but another was also received about a bird but none of the complainants would agree to testify at the proposed hearing. This time there is a willing witness who observed the bird - an employee. The investigation resulted in a conference with the owner of the unit. If the bird is not removed, legal action will be taken.

o A discussion followed about the process management uses to investigate complaints. How do we know about repeat offenders? We do not have a system that requires that all complaints received are researched to determine if the complaint has been received before. However, the more serious complaints such as, animals in units, noisy parties, over-occupancy are examples of complaints that are always researched. A file is maintained of all complaints by unit and name of the unit occupant. We would like that file to be placed on a computer when there is sufficient manpower. We also reminded our visitors that management has been overwhelmed during the past six weeks because of illness.

o A member reminded the chair that a notice



should have been placed in the House Special about tailgating. A promise was made to place the ad in the next issue. Another member also stated that a motion was passed at the May meeting requesting the Board to publish the results of the annual election with the names of each person who ran and the number of votes received. The vote on this motion was unanimous.

o The complaints continue to decrease. Some are handled by a personal telephone call to the violator. Complainants are to be notified of the results of management's investigation of all complaints received. The General Manager visited the meeting briefly. We received the good news that a stop and go light will be placed at the entrance to the garage along with a sign. The complaint file is partly computerized and will, as previously stated, be completed when manpower is available. Then, as management receives a complaint, the computer will let us know if there are other complaints against that unit and/or name.

o Visitors are welcome to our meetings. Their input helps to improve the awesome tasks this committee tries to implement. We hope that the two visitors who attended this meeting will become regular members. We can use the help.

o Please note that our July and August meetings are cancelled because of vacations. The Covenants Committee has also changed its meeting schedule to the third Wednesday.

o The meeting adjourned about 9:45 pm.



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PHYSICAL PLANT & OPERATIONS COMMITTEE

Ed Ing, Chair

o At the regular meeting of the Physical Plant and Operations Committee on June 4, 1992, several items of immediate concern were raised:

1. Garbage Odors. To eliminate odor and bacteria from the trash compactor bins in the East and West Buildings, the condominium has installed ion deodorizers. If anyone detects garbage odors coming from the trash chute or from the trash rooms on each floor, please make an entry in the Maintenance Log at the Front Desk. This will allow the deodorizing systems to be adjusted.

2. Rodent Problems. Construction on the Community College garage has destroyed underground rat burrows and the displaced rats have been seen on the condominium property. To eliminate the rodents, an extermination service was spread poison and set out traps. If anyone sees evidence of rats on the grounds or in the

buildings, please report this in the Maintenance Log at the Front Desk so that proper steps can be taken.

3. Repainting of Balcony Railings and Window Panels. The railings and metal panels on the balconies have faded and discolored over the past 11 years. The condominium will begin to repaint the metal in late June. The paint selected by the condominium management will match the original color and will better withstand weathering.

o The committee also reviewed the status of 12 open projects. The condominium management expressed the intent to act on various projects especially the old ones.



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A great many people
think they are thinking
when they are merely
rearranging their prejudices.

RECREATION COMMITTEE

Tony DiSalvo & Dave Harvey, Co-Chairs

○ The Recreation Committee met on June 10 with six members and the two co-chairmen. The Committee discussed future activities for the remainder of the year. A good turn out.

○ June 20, 1992. For those who missed the Western Barbecue, you really missed a great feast. American Bar-B-Que Catering did an outstanding job. Everyone had more than enough good food to eat and all indicated they had a great time. Unfortunately, the weather turned cool so the decision was made to use the West Party Room. JOIN US NEXT TIME.

○ There will be a luncheon on Thursday, July 17, sponsored by the Recreation Committee. It will be similar to the Italian Nite that we have had in the past. (There was no Italian Nite in 1992.) The menu will consist of Salad, Chicken Breast w/Mozzarella/Tomato Sauce, Zucchini and Carrots, Bread, Italian Cake, and Coffee. The cost will be \$8.00 per person and will be limited to 24 persons. PLEASE, no outside guests and preferably limited to the residents who do not work (i.e. retired). The flyer will be available at the front desk. Lunch will start with a BYOB at 1:00 p.m., and lunch at 1:30 p.m.

○ Sunday, August 16, was selected as the date for the matinee performance of "Noises Off", a hilarious British farce, a play-within-a-play that follows the slapstick misadventures and antics of an acting troupe performing in their own calamity-ridden production.

○ The dinner show is located at the West End Dinner Theater in Alexandria. The cost will be \$21 per person and the price includes dinner, show and sales tax. This is a group rate for 20 or more people. (Gratuity is not included in ticket price.) The theatre opens at 11:30 a.m. for cocktails; dinner at 12:00 noon and the curtain goes up at 2:00 p.m. Also included at the Sunday matinee is a complimentary seafood appetizer bar.

○ The date for the Mexican Nite Dinner is set for October 29. More details later.

○ There will be no Recreation Committee meeting in SEPTEMBER.

○ Just a reminder for those new residents who have not attended a Friday TGIF, YOU are formally invited but are requested NOT to bring a plate of hors d'oeuvres, just bring your own liquid refreshments. Give Tony a call at 824-1958 or Dave, 578-4621 to let one of them know that you are coming.

○ Come join the Recreation Committee at its next meeting scheduled for Wednesday, July 8 at 7:30 p.m. in the East Card Room. All residents are invited.

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We ought to hear at least one little song every day.

read a good poem.

see a first-rate painting.

and if possible speak a few sensible words.

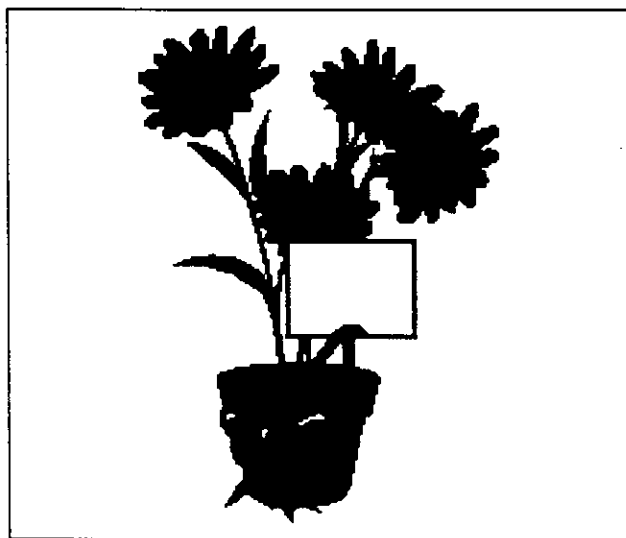
JOHANN WOLFGANG VON GOETHE

INVITATION PLEASE COME

On July 16, 1992 The Virginia Cooperative
Extension Service will present
a demonstration in the
West Party Room
7:30 pm.

The program will be about water quality and
"What goes down the drains".
In addition, someone from the state agriculture
department will also be
available to answer any
questions pertaining to
house plants, shrubs,
trees and indigenous
landscaping etc...

Refreshments will be
served and all
residents are welcome.



Editor's Note: The following was inspired by our recent cruise down the inner passage from Whittier, Alaska to Vancouver, British Columbia. It was written by Robert Service, the poet of the Yukon, and although it doesn't have that Yukon flavor, it appropriate in other ways.

BATTLE OF THE BULGE

This year an ocean trip I took, and as I am a Scot
And like to get my money's worth I never missed a meal.

In spite of Neptune's nastiness I ate an awful lot,
Yet felt as fit as if we sailed upon an even keel.
But now that I am home again I'm stricken with disgust;

How many pounds of fat I've gained I'd rather not divulge:

Well, anyway, I mean to take this tummy down or bust,

So here I am suet-strafting in the

Battle of the Bulge.

No more will sausage, bacon, eggs provide my breakfast fare;

On lobster I will never lunch, with mounds of *mayonnaise*.

At tea I'll Spartanly eschew the chocolate *eclair*;

Roast duckling and *pêche melba* shall not consummate my days.

No more nocturnal ice-box raids, midnite spaghetti feeds;

On slabs of *pâte de foie gras* I vow I won't indulge:

Let bran and cottage cheese suffice my gastronomic needs,

And lettuce be my ally in the

Battle of the Bulge.

To hell with you, ignoble paunch, abhorrent in my sight!

I gaze at your rotundity, and savage is my frown.

I'll rub you and I'll scrub you and I'll drub you day and night,

But by the gods of symmetry I swear I'll get you down.

Your smooth and smug convexity, by heck! I will subdue,

And when you tucker in again with joy I will refulge;

No longer of my toes will you obstruct my downward view...

With might and main I'll fight to gain the

Battle of the Bulge.

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NEWCOMERS ORIENTATION

New residents who have moved into Skyline House and who have not availed themselves of the "Orientation Program and Tour" which encompasses their particular unit and other facilities of Skyline House, please leave your phone and unit numbers at the Reception Desk for the attention of Tony DiSalvo or call 824-1958 after 5:00 PM. You will be contacted and arrangements for an orientation will be made.



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WEST END DINNER THEATRE

The Skyline House Recreation Committee is sponsoring an outing to West End Dinner Theatre in Alexandria to see the outstanding show "NOISES OFF."

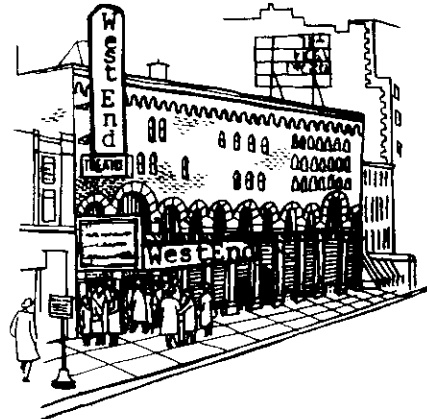
DATE: Sunday, August 16, 1992

DINNER: 11:30 a.m. to 1:45 p.m.

SHOWTIME: 2:00 p.m.

DEADLINE: August 11, 1992

COST: \$21.00 per person. This is a group rate and we must have at least 20 reservations.



-SEAFOOD APPETIZER BAR: Enjoy their complimentary seafood appetizer bar that consists of spiced shrimp, steamed shrimp, plus additional items.

The West End Dinner Theatre is located at the Foxchase Shopping Center, 4615 Duke Street, Alexandria, Va.

"Noises Off", a hilarious British farce, is a play-within-a-play that follows the slapstick misadventures and antics of an acting troupe performing in their own calamity ridden production. It seems that backstage life has a way of finding itself onstage and Murphy's Law is the Golden Rule, as the cast struggles to keep up appearances for the audience while wreaking havoc on each other backstage.

SPONSORED BY THE SKYLINE HOUSE RECREATION COMMITTEE

WEST END DINNER THEATER

Make non-refundable checks payable to: Skyline House Recreation Committee.

Name(s) _____

Guest(s) _____

Unit # _____ Phone # _____ No. in party _____

My check is enclosed for \$_____ (\$21.00 per person)

Place reservation slip and check at front desk for Tony DiSalvo, 502E. Any questions call Dave at 578-4621 or Tony at 824-1958.