



The

# House Special

VOLUME XIII

OCTOBER 1993

NO. 10

## *PRESIDENT'S REPORT*

**David Tilson, President**

### **WASHINGTON CABLE CONTRACT**

At the September 22 Board meeting, the Board authorized management to negotiate a contract with Washington Cable to supply cable service to Skyline House that will be available to all residents through the master antenna outlets in all units. The contract will specify that a high quality signal must be delivered to all units and the continuation of the contract will be contingent upon provision of satisfactory service. The contract will be subject to review by our General Counsel and must be approved by the Board before it can be signed.

The Board's action was the final step in a process that began in May when an *ad hoc* committee, chaired by Board member Michael Moore, was appointed to study an offer made by Washington Cable to supply cable service to all units in Skyline House. The offer was to provide 23 cable channels through our house master antenna distribution system at a cost of \$3400 per month. The 23 channels would be in addition to the 8 channels supplied by our house master antenna. Thus, all units would be able to have access to 31 TV channels through the wall outlets in each unit. The cost would be included as part of overall condominium operating expenses and would be paid for in the condominium fee.

The committee completed its report in July and recommended that the Board invite all unit

owners to express their views on which of three courses of action they would prefer the Board to take: (1) do not contract with Washington Cable on the grounds that those who wish to receive cable service should contract individually with Media General; (2) contract with Washington Cable and thus make access to cable TV an additional amenity available to all residents; and (3) install our own satellite reception equipment and supply limited cable TV service to all units using our own equipment.

The Board accepted the committee's recommendation to conduct a survey of unit owners, and also decided to hold a Town Meeting on September 13 to discuss the issue with interested unit owners. About 150 people attended the September 13 meeting and many people expressed strong views on both sides of the issue. Anyone wishing to change his/her vote was invited to do so.

The results of the survey were very clear: 325 units responded. This is 58.45% of the total of 556 units. (58.43% on the basis of unit "weights".) Only one unit wished to have Skyline House purchase and operate its own satellite equipment. 65.54% favored contracting with Washington Cable, 34.15% preferred not to do so. (On a "weighted" basis, those in favor totalled 63.60%, opposed, 35.99%.) Thus by a margin of almost 2 to 1, those unit owners to whom

(Continued To Page 2)



# The House Special

**Editor:** Law Henderson

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

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preceding issue date

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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.

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## BOARD OF DIRECTORS

<b>President</b>	<b>David Tilson</b>
<b>Vice President</b>	<b>Dolores Littles</b>
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<b>Director</b>	<b>Ed Bisgyer</b>
<b>Director</b>	<b>Sam Blumberg</b>
<b>Director</b>	<b>Michael L. Moore</b>

(Continued from Page 1) this issue was of sufficient interest to express their preferences, clearly favored contracting with Washington Cable and including the cost in the condo fee.

The Board considered this a clear expression of the views of the majority and acted accordingly.

## REDECORATING

Carroll Thompson reported that the committee responsible for redecorating the party rooms and penthouse corridors in both buildings had essentially agreed on the design recommendations of the interior designer they had retained (Pamela Hughes) and they had some tentative estimates of costs provided by the designer. These came to approximately \$50,000 in total excluding window treatments (i.e., drapes or curtains). Management will go over these figures and determine whether some significant savings can be obtained by contracting directly with suppliers and by doing some of the work (e.g., painting and papering) with our own staff.

About \$217,000 will be in the several redecorating reserve accounts by the end of this calendar year. This is clearly insufficient to complete all of the redecorating in 1994, but may permit completion by mid-1995.

Mrs. Mimi Frank resigned in August as chair of the other *ad hoc* decorating committee that was responsible for redecorating the corridors in both buildings. The committee had not agreed on any design plans or selection of carpeting.

I appointed Mr. Roy Cahoon to serve as chair of a newly constituted committee to be responsible for making design recommendations for redecorating the residential corridors in both buildings.

Mr. Cahoon was asked to see that membership on the committee was balanced as between the East and West buildings, and to come up with - recommended plans as soon as possible.

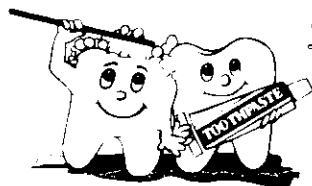
### HEARING COMMITTEE

The Board voted to appoint the following persons to serve as members of the Hearing Committee, which, under our bylaws, has the authority to levy fines on unit owners for violation of Skyline House rules:

Charles McCarthy, 306E, Chair  
Helen Drivas, 906E  
Jack Herzig, 310W  
Arnold Shostak, 1796W  
Lucy Troxel, 702W

### MASON DISTRICT COUNCIL

Barbara Michelman, 1311W, was appointed to represent Skyline House on the Mason District Council and its Skyline Task Force Committee.



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Recreation Committee

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**In Concert**  
*in the West Party Room*

Wednesday, October 27, 1993 at 8:00 PM

Admission  
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No Reservations  
Required!

## THE GOOD NEIGHBOR GROUP

Co-Chairs: Irene Wolgamot 998-1715  
Geraldine Naveau, 931-4643

- o The volunteer Good Neighbors for October are:

### SKYLINE HOUSE GOOD NEIGHBORS

October 1993

Bernice Doster 820-2691  
Geraldine Naveau 931-4643

o The unique service that is offered at Skyline House - *Good Neighbors* - is now in its 11th month. The residents, men and women, who have served as Volunteers of the Month represent a spirit of caring and consideration of others that helps to make Skyline House a very special place to live.

o The program needs more volunteers of this kind. If you would like to be a part of this program, we will welcome you. To join us, just call Geraldine or Irene.

o For those who do not know about *Good Neighbors* - it offers temporary help to Skyline House residents who need it due to illness, disability or emergency. The Good Neighbors will also make friendly telephone calls to residents upon request.

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## **FINANCIAL MANAGEMENT COMMITTEE**

### **Bill Miller, Chair**

o The results of the Committee's continual review of the Association's financial documents indicate that Skyline House is maintaining a strong financial position and that the records and accounting are in very good shape.

o The Committee's review of the proposed 1994 Association budget has been temporarily postponed and will take place at the Committee work session in early October. The postponement was deemed advisable as all the financial supporting information was not yet available. In addition, the draft proposed budget from Management will include data through August 31, 1993. Two financial in depth studies by Management, not yet completed, will be available to the Committee at the upcoming work session.

o The approval by the Board of Directors authorizing Management to negotiate with Washington Cable to provide cable service to all units through our house antenna will add an estimated \$40,800 to the 1994 budget. This will increase condo fees, per month, by \$3.95 for the smallest square footage units to \$8.90 for the largest square footage units. The committee is also anticipating an increase in condo fees due in part to higher utility costs, inflation, loss of interest income, cost increases by Fairfax County and increased contract costs.

o Article V, Section 8 of the Association Bylaws states that Board Members should serve without compensation, however, the Board of Directors, on July 21, 1993 authorized reimbursement to Directors for travel expenses to return to Skyline House from points within the 48 continental states to attend a Board meeting. The decision has been backed up by a legal opinion from the Association lawyers, dated September 22, 1993, after the Finance Committee had expressed its opposition to the Board. The Finance Committee still feels that, when it is known that a quorum will be present at any given meeting, there is no logical justification to request

additional members to return for a meeting at association expense. The Financial Management Committee has requested the Board to discontinue this practice.

o The next meeting of the Financial Management Committee will be held on Thursday, November 18, 1993, at 7:00 pm in the East Card Room.

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**ATLANTIC CITY TRIP**

**SANDS CASINO**

**THURSDAY, OCTOBER 28, 1993**

**\$22.00 PER PERSON**

The Skyline House Recreation Committee  
is sponsoring a trip to The Sands Hotel Casino in Atlantic City.

Meet in Skyline House lobby at 8:45 a.m. for prompt departure at 9:00 am.

An East Coast Parlor Tours, air conditioned bus  
with bathroom and reclining seats  
will pick up subscribers that morning, drive to Atlantic City,  
spend six hours there and return to Skyline House that evening.  
The cost is \$22.00 per person which includes  
Bonus Package, donuts, tip to driver and movie.  
Bring your own beverage and your own luck!!

**MUST BE AT LEAST 21 YEARS OLD!!**

The Bonus Package is \$7.50 in coins.  
The bus is limited to 42 persons.  
For your comfort, the seats at the rear of the bus will not be occupied.

Your check for \$22.00 per person,  
payable to Skyline House Recreation Committee  
assures your space on the bus.  
This is on a first come, first served basis, so DO NOT delay.

YOU ARE INVITED TO INCLUDE YOUR FRIENDS AS ONE NEED NOT BE A  
RESIDENT OF SKYLINE HOUSE TO MAKE THIS TRIP TO ATLANTIC CITY.

Please complete the form below  
and leave it with check at the reception desk for Mimi Frank, 1111W.  
For more info call Mimi Frank, 578-4858.

-----  
I/we will attend the trip to Atlantic City.

Name(s) \_\_\_\_\_

Guest(s) \_\_\_\_\_

Unit # \_\_\_\_\_ Phone \_\_\_\_\_

My check for \$ \_\_\_\_\_ (\$22.00 per person) is enclosed.

## **PHYSICAL PLANT & OPERATIONS COMMITTEE**

**Ed Ing, Chair**

o At its regular meeting on September 9, 1993, the PPOC acted on two items which the General Manager had submitted:

### **1. Emergency Repairs to West Building Roof.**

Recent heavy rains have created significant water leakage in seventeenth floor units in the West Building. Tracing the leaks with dyes, the General Manager has identified the sources. A number of hairline cracks exist in the West Building sun deck because of concrete deterioration.

The repair of the sun deck has been planned for later this year, but in view of the amount of water entering the affected units, the General Manager viewed the problem as an emergency which required quick remedial action. He therefore proposed repairing the deteriorating concrete and applying a Tufflex Membrane covering over the entire concrete sun deck. This would prevent rain water from penetrating the sun deck; the covering would channel the water into the roof drains. The General Manager presented a proposed contract for review; the contract price was \$8,308.

In light of the General Manager's evaluation that emergency repairs are needed, that alternative forms of repair are more costly or impractical, that the contractor has a good track record, that the condominium budget covers the contract cost, and that the proposed repair and covering are the best remedial action, the PPOC endorsed the General Manager's recommendation and the proposed contract.

### **2. Replacement of Double Doors from Elevator Vestibule to Swimming Pool Sun Deck.**

The General Manager reported that repairs to the garage planters and liners are nearly

complete. He noted, however, that the metal doors from the elevator vestibule to the swimming pool sun deck are deeply corroded and need to be replaced. He recommended the installation of metal frame, glass doors like those at the condominium front entrance. The glass doors will illuminate a dark area with natural light, improve the aesthetics of the vestibule, and more importantly, as a safety measure, allow residents to view in or out before opening the doors. The glass doors will cost under \$1,000 and the cost is covered in the budget for the current year. The cost for solid metal doors would be comparable.

In view of the improved esthetics and safety of metal frame, glass doors, the PPOC approved the General Manager's recommendation.

### **3. Other Items.**

The PPOC also reviewed the following items:

- a. Modification of the condominium entrance sign to increase visibility from the road.
- b. Construction of a fence along the Build America property line.
- c. Landscaping plans for the fall.
- d. Painting of balcony railings and metal panels.
- e. Renovation of the Exercise Room.
- f. Re-keying the condominium entrance doors and garage.



## MANAGEMENT REPORT

### ▼ Don Fenton, General Manager

#### ○ NEIGHBORHOOD WATCH

SKYLINE HOUSE NEEDS A FEW GOOD PEOPLE {to adapt a phrase}. We need volunteers to staff the **NEIGHBORHOOD WATCH** program. At the present Skyline House does not have a Neighborhood Watch supervisor. Therefore until we can find one management will fill the void.

The Neighborhood Watch is comprised of volunteer residents {this includes non-owners} who walk around the Skyline House complex looking for such items as keys left in doors, suspicious characters, lights left on in cars, etc.. Being a member of Neighborhood Watch is a lot like being a light. Remember one of the greatest deterrents of crime, including vandalism, is light.

▼ Volunteers are entitled and encouraged to go through a Neighborhood Watch course offered by The Fairfax County Police. In addition you may participate in tours and other police programs. Neighborhood Watch does **NOT POLICE**, they **OBSERVE and REPORT**. **UNDER NO CONDITIONS DO MEMBERS OF NEIGHBORHOOD WATCH CONFRONT OR DISCIPLINE ANYONE.**

Volunteers patrol in pairs as a minimum. Other great benefits are; meeting your neighbors; getting some great exercise; making our homes a little bit safer than they were before.

If you are interested please contact me, Don Fenton, to sign up for **THE NEIGHBORHOOD WATCH PROGRAM.**

#### ○ HANDICAP LIST

▼ Skyline House maintains a list of residents that could possibly require evacuation assistance in the event of an emergency such as fire, tornado, etc.. This list is maintained at the front

desk, the fire control room (for the Fire Department) and at all administrative offices. To be placed on this list please advise the office of the name, unit and reason for assistance {deafness, cardiac, etc.,}.

#### ○ POOL

Preliminary figures indicate that the use of our pool was double that of preceding years. We are getting ready to settle next year's contract and need your input. How did you like the pool operation this year, good or bad? Would you like to see something added or eliminated? Whatever your comments are we wish to have them. Here's something to chew on, "Should we close the pool on Mondays"? Should the hours be changed? Any comments {civil} are welcomed.

#### ○ RECYCLING

It appears that recycling is a success but not as much as we first thought. Some people apparently are mistaking the recycling containers for regular trash. Your regular trash should be put down the trash chute on your floor and items too large or made of cardboard should be placed in the trash room at the loading docks. Please do not place anything other than recyclables in the large brown or black toters. Smaller tin colored containers are available in the loading dock trash room for regular refuse. Newspapers should be placed in the racks provided. It would be nice to say that we are recycling so much that we have to get more toters, but if trash is put in its proper place we won't have to spend the money for them. Thanks for your cooperation.

#### ○ BALCONY PAINTING

Now is the time to come in and schedule your balcony for painting if you live in the West building. In a month or so it may be too cold to paint those balconies on the S. George Mason Dr. side, so sign up now. It's easy, just come down to the management and get your day assigned. Either be home or leave your key and admit slip on the date scheduled.

○ **SCREENS and OTHER THINGS**

If you have not put up your screens from the window washing please contact the office to schedule the installation. We will cease putting up screens for the winter season in October. We still have rugs, especially with rubber backing, left over from the balcony restoration. If we don't hear from you by November 1, 1993 we will assume that you don't want them and will dispose of them. These rugs cannot be used on Skyline House balconies nor can any other rugs that were previously glued down.

**NOTICE \* NOTICE**

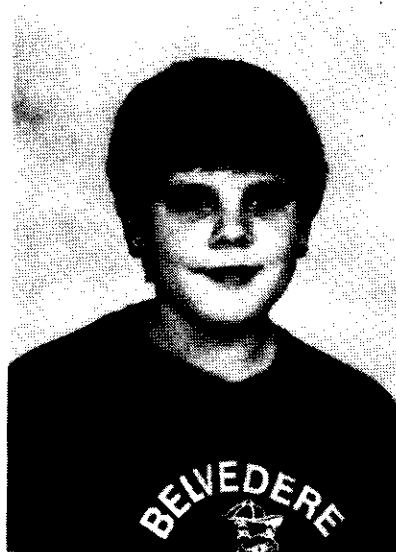
Please be advised that on Tuesday, October 26, 1993, at 2:00 PM a seminar on aging problems and solutions will be given by a representative of the Fairfax Area Agency on Aging. It will be held in the West Party Room. Coffee, tea, pastries and soft drinks will be provided by management.

Dear Skyline House Residents:

Could you please save *Giant* and *Safeway* receipts for me? There will be a box at the front desk, please put your receipts in the box so I can collect them later. Last year I collected over \$100,00.00 worth of receipts. Thank you.

Sincerely,

Andrew York  
(Age 11)



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## RECREATION COMMITTEE

**Tony Di Salvo & Dave Harvey, Co-Chairs**

o The committee met on September 8. No new members were present and as in the case of all other committees, we welcome any residents wishing to attend.

o The TGIF in September was a success. Although many regulars were away, a good time was had by all who attended.

o A reminder for those new residents who have not attended the monthly TGIF, make the next one your first and meet your neighbors. You are more than welcome and to make it easier for you, you are requested NOT to bring a plate of *hors d'oeuvres*, just bring your own liquid refreshments.

o For the last several months we have asked residents to give us suggestions for future activities by leaving a message for the co-chairs at the front desk. We hope to hear from you but as of this writing no messages have been received.

o The Alexandria Singers will entertain us on Wednesday, October 27, 1993 in the West Party Room. This popular group enjoys a well deserved reputation of excellence. Let's have a large and enthusiastic turn out to show our appreciation of their efforts.

o The Atlantic City trip is scheduled for Thursday, October 28. The cost is \$22.00 per person with a \$7.50 refund in coins by the Sands Hotel Casino. See the flier elsewhere in this issue for details. Mimi Frank is again the chairperson for this activity.

o The next meeting of the Recreation Committee will be October 13, at 7:30 pm in the West Card Room. Come and join us.

o The next TGIF will be Friday, October 1 at 6:30 pm in the West Party Room.

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**SECURITY, FIRE & SAFETY  
COMMITTEE**

Millie Foley, Acting Chair

o The committee met on September 8, 1993 and were pleased to welcome a visitor, George Beams, and to see Jerry and Jill Schumaker in attendance.

o Following the discussion of the incident reports for the months of June, July and August, the rekeying of the common element doors was considered and the General Manager, Don Fenton, advised that management is ready to proceed with this.

o All residents are invited, and urged, to attend any of our meetings, the next of which will be the second Wednesday in November, the 10th, at 7:30 pm in the West Card Room.

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## **In Search Of . . .**

As Editor of the House Special, I am attempting to establish an archive file of the House Special. The file was fairly well complete until the recent court action when the Association sought redress from the Smith Companies. Issues were taken from the file in support of the action. A search of the records in the case uncovered a few issues but many appear to be inaccessible.

In order to reestablish the file we are requesting help from our fellow Unit Owners. If you are in possession of any of the following issues and would like to donate them to the file, or provide them so that copies might be made, we would be sincerely appreciative. I'm sure there are among you, pack rats such as I, who have some of these lying around.

The issues needed are:

1980 - December  
1981 - January, March, April, June, July, August and November  
1982 - September and October  
1983 - January, February, March, June, November and December  
1984 - January, March, April and November  
1985 - May, June and December  
1986 - January and February  
1987 - August and October  
1988 - January, February, June, September and November  
1989 - February, March and June  
1990 - January and November  
1991 - January, February, March, April and October  
1992 - March

If you are able to help us in any way, please contact the editor, Law Henderson, at 578-0189 or leave a message at the front desk.