



The

# House Special

VOLUME XV

MARCH 1995

NO. 3

## ***WHEN TOO MANY IS TOO MUCH***

(Reprinted and adapted from SKYLines with permission.)

Unseen and almost silently behind the portals of privacy, they drain our resources--our current and our water. More visibly, they crowd our elevators with kith and kin, cart and carriage. They clog our pipes and overtax our amenities. In short, they try our patience, all the while with their hands in our pockets. These utility pirates, perhaps more aptly called freeloaders, are violating the Skyline House Bylaws and our Rules and Regulations, not to mention trifling with the Seventh Commandment.

They come in all colors, sizes and costumes. They are old and young, and more are on the way. They are foreign born and native born. They are owners and renters, although more often the latter. Who are these pilferers? Officially they are known as overoccupants, but a few of our fed up, rule-abiding residents have other less charitable names for them. Before we target the wrong parties, however, let us review briefly our rule on occupancy. It states: The maximum number of people permitted to live in a unit is as follows:

3-bedroom unit	4 persons
2-bedroom-and-den unit	4 persons
2-bedroom unit	4 persons
1-bedroom-and-den-unit	3 persons
1-bedroom unit	2 persons

It goes on to say: Anyone residing, lodging or staying at Skyline House for more than 60 consecutive days or nonconsecutive days in any 365-day period is considered a resident (whether

authorized or nonauthorized). Any person residing here for more than 60 days whose presence causes a unit to exceed its occupancy limit is by definition an overoccupant.

The pertinent bylaw adds that children born to a lawful owner (or his or her tenant) after occupancy begins will not be the cause for the occupant to leave. The rule is clear.

The overoccupants themselves, however, are often not the real culprits. In fact, in some ways they are victims too, viz.: children living in cramped quarters. Other probably guiltless overoccupants are those friends and relatives, too hard up or insecure to live on their own, who are "invited" to live with authorized occupants and share expenses until their "guests" get on their feet. They have no reason to look a gift horse in the mouth.

Let us review some of the faces of overoccupancy. There is a *hot bed* concept, a favorite among shift workers such as taxi drivers and watchmen. Dividing the rent four or five ways, such workers share a unit--often a small one--some sleeping by day and some by night, never letting the beds cool off.

Another ploy is the *shell game*. This arrangement usually involves children and extended families. When the question of overoccupancy or juvenile misbehavior arises, it is often difficult to ascertain where a certain youngster lives. He or she is with another relative in another unit or in a neighboring condominium. The children change their home bases



# 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

## BOARD OF DIRECTORS

President	David Tilson
Vice President	Dolores Littles
Treasurer	George Beams
Secretary	Ron Mullvain
Director	Sam Blumberg
Director	Barbara Michelman
Director	Michael L. Moore

## LETTERS TO THE EDITOR

Dear Neighbors:

Thank you very much for turning in Giant and Safeway receipts to me for my school, Glasgow Middle School. The program ends early this month (March 1995).

Last year, thanks to your receipts, Glasgow was able to purchase computer equipment and software and I am hoping this year, also, my school will be able to add to its computer inventory. Both teachers and students are better able to keep up with modern technology through Glasgow's computer equipment so we really appreciate your help. Thanks again!

Andrew York  
514W

(Editor's Note: Andrew received a Certificate of Appreciation from his school for last year's efforts.)

### ...*TOO MANY*...

frequently with no apparent breakup in family unity. Another variety of the shell game is the short lease--sometimes shorter than the rule allows. The occupants move from one apartment to another--by night, of course-- in less time than it takes to note their absence and mount an investigation.

*Side-by-side, head-to-toe* refers to the warehousing of people on mattresses laid on floors in units otherwise devoid of furnishings. Over the years there have been several reports from residents and custodial personnel, who have caught sight of such warehousing through briefly opened doors. What they saw was not a group of visiting relatives temporarily camping out in the living room.

*The two-per-bedroom fallacy* is the rather common notion that two persons may live in each bedroom in multi-bedroom units. It is rule of thumb, they say. Some of those entertaining this notion are rule abiding residents, who would never think of overoccupying their unit--and *do not*. Others do in the mistaken belief that this is a standard arrangement. It is not. They may have gotten the

idea in another jurisdiction, in another condominium, from another time.

Then there are the *rationalizers*. Two children in a spacious bedroom, how is that overoccupancy, they theorize. Here we must recognize that those who break the laws (and our bylaws have the force of state law) frequently seek to rationalize their violation on grounds that a specific law or rule is unfair, "everyone does it" or "my situation is unique". It is akin to the driver, pulled over by the police for doing 60 in a 55-mile zone, proclaiming innocence because there were other motorists on the same stretch driving even faster. *Those subject to the rule of laws* (and we all are) *may not pick and choose which they will obey*. For to break one law and get away with it tempts others to do likewise, weakening the entire system of rules by which civilized men and women live.

But if the actual overoccupants are not the culprits, as this writer has suggested, who are? The primary responsibility for overoccupancy rests with the owners of the unit, whether he or she is a resident owner or an absentee owner. In buying a unit an owner agrees to abide by all the bylaws, rules and regulations. In signing a rental agreement, a lessee similarly agrees to abide by them. And certainly rental agents have the professional and moral responsibility to turn away customers who seek to introduce more occupants into a unit than the law allows. Management reviews leases and provides each new resident/owner a copy of the rules and regulations governing residence in our condominium.

Overoccupancy may be difficult to prove because of privacy rights, but it is not impossible. To take effective action against existing overoccupancy, the Board of Directors, management and the Covenants Committee need evidence, hard positive intelligence in the form, for example, of corroborated observations that cumulatively build a solid case of overoccupancy. Residents on a floor have a pretty good idea which units have more than the allowed number of occupants. They can provide useful information. But residents *should not* be so overzealous as to confront, interrogate or harass their neighbors nor to stake out their unit. Quiet unobtrusive, inconspicuous observations made during

routine activities (taking the trash to the chute, walking up and down the corridors while getting exercise, riding the elevators) suffices. With a sufficient number of signed, *written* reports a dossier can be developed and action taken. Reports should be turned over to management.

Residents with practical ways to combat overoccupancy may forward their ideas to the Editor, *the House Special*, at the lobby desk. They may be published or directed to the board or management. Certain technical measures for limiting access through the security and garage doors to only the actual number of authorized residents in each unit are under consideration. Somewhat costly, long-term innovations do not obviate the need for resident input to alleviate the *current* situation.

As the astute reader has already discerned, there are some obvious questions not answered in this piece, which point up problems involved in combating this pernicious problem. How many units are overoccupied? We simply do not know, perhaps more than we think, perhaps less. It is doubtful that the number exceeds that of the *underoccupied* units. What is being done to investigate reports of violations? Sorry, we cannot say lest we compromise ongoing cases. Well, what have management and the Covenants Committee done? It can be said with confidence that the pressure brought to bear by correspondence and admonition has caused some owners to bring their units into compliance, meaning the rule violation has ceased. Owners know or should know that violation of the occupancy rule can entail severe penalties, for example, \$50 for the first day of an offense and \$10 for each additional day that the offense continues. That amounts to \$340 for the first month, \$3690 a year!

Overoccupancy is a serious and continuing concern. Aside from its devastating impact on the quality of life of our rule-abiding residents--the majority of us--it costs us money. The cost of electricity, water and sewage has gone up and is constantly rising. In each case some of that cost goes to support freeloaders. The problem is tough to root out, but *it must be!* By working together we can achieve a safe and happy environment, where respect for our rules and for our neighbors is a high priority. (George Staten)

## RECREATION COMMITTEE

### Tony Disalvo & Dave Harvey, Co-Chairs

The committee did not meet in February in accordance with its new policy of meeting every other month.

**ATLANTIC CITY.** A trip to Atlantic city is still planned for Thursday, May 11. Mark your calendars. Full details will be forthcoming.

If you are a new resident and have not yet attended the monthly TGIF, make this your first and meet your neighbors. YOU are more than welcome and to make it easier, you are requested not to bring a plate of *hors d'oeuvres*, just your own liquid refreshment.

The next TGIF will be on Friday, March 3 at 6:30 p.m. in the East Party Room.

The next committee meeting will be on Wednesday, March 8 at 7:30 p.m. in the East Card Room.

### FUTURE ACTIVITIES

TGIF	Fri. Mar 3	EPR	6:30 p.m.
Rec Comm	Wed. Mar 8	ECR	7:30 p.m.
TGIF	Fri. Apr 7	WPR	6:30 p.m.

**SA-8 LAUNDRY  
DETERGENT**  
Low Sudsing!  
Bio-Degradable!

AMVOX (202) 310-2818



**CHARLEY ROBERTS**

Authorized Distributor, A.D.A. No. 800247

5119A Leesburg Pike, Box 260  
FAX (703) 845-0174 Falls Church, VA 22041

### Gladys Ponce-Manrique Realtor

I have been your neighbor for more than 13 years here at  
**SKYLINE HOUSE!**

***I am now taking new listings!***

- ◆ Let 17 years of experience work for you today!!
- ◆ I work with over 25 **HOT** leads a month
- ◆ 95% are buyers
- ◆ Many are looking for condominiums like yours!
- ◆ I will sell your property for the most **money** possible,  
in the **shortest time** possible,  
with the **least trouble!**

Call me today or look for me at our  
Springfield Mall Location  
(upper level between Macy's and the Sports Authority)!



**Gladys Ponce-Manrique**  
**Business (703) 241-2100**  
**Home (703) 379-0335**

**MEET  
THE  
CANDIDATES**

**7:30 PM**

**Monday, March 20, 1995**

 **WEST PARTY ROOM**



**WINE & CHEESE**



**NEED YOUR PROXY NOTARIZED ?**

**BRING IT ALONG !**

**NOTICE OF THE FIFTEENTH ANNUAL MEETING**  
**OF**  
**SKYLINE HOUSE UNIT OWNERS' ASSOCIATION, INC.**

Pursuant to Article IV, Section 4 of the Skyline House Condominium By-Laws and the Virginia Condominium Act, notice is hereby given that the Fifteenth Annual Meeting of the Skyline House Unit Owners' Association, Inc., will be held on Tuesday March 28, 1995, at 7:30 P.M. in the lobby of the Skyline House Condominium, located at 3711 South George Mason Drive, Falls Church, Virginia.

The purpose of said meeting is:

- 1) to elect 4 members to the Board of Directors: 2 persons for 3 year terms expiring in 1998, 1 person for a 2 year term expiring in 1997 and 1 person for a 1 year term expiring in 1996.
- 2) and to transact such other business as may properly come before this meeting.

Candidates for these position are:

Gordon Frank, - 1111W; Helen Henderson, - T2W; Gabrielle Mallon, - 1213W.  
Richard Noonan, - 203E. Toska Prather, - 1003W

A resume of each of the candidates is included in this packet.

**Election Information**

In order to exercise your right to vote you must be present at the meeting either in person or by proxy. Pursuant to Article IV, Section 5 of the By-Laws, before a meeting can be convened, Unit Owners, either in person or by proxy, representing at least twenty-five percent (25%) of the total votes of the Condominium must be present. In order to establish the quorum and hold the meeting it is important that you attend. If you cannot attend, please designate a proxy to vote in your stead. A proxy for Non-Resident Unit Owners is enclosed. Proxies for use by Unit Owners in residence will be available in the Management Office. Pursuant to Article IV, Section 8 of the By-Laws, you may designate and give your proxy to any member of the Association, including Board Members, or to the Skyline House Proxy Representative, Ms. Helen Kumor, 3711 South George Mason Drive, Falls Church, Virginia 22041, or to the General Manager, Skyline House Unit Owners' Association, Inc. at the Management Office. Proxies must be notarized and should be signed by all persons holding title in the unit.

Registration will begin at 7:15 P.M. in the lobby of Skyline House 3711 South George Mason Drive, Falls Church, Virginia. In order to vote, you must present either your deed or your picture identification.

**Eligible Votes**

Pursuant to Article IV, Section 7 of the By-Laws a unit owner is entitled to cast the vote appertaining to the unit owned by said owners. If the individual owns more than one unit, that individual may cast the votes pertaining to each unit owned. If more than one person holds title to a unit, a unanimous agreement as to the vote cast must be reached by the owners of that unit.

Persons who have executed contracts to purchase condominium units, but have not settled before March 28, 1995, are not owners and will not be eligible to vote or give proxies. No person who is delinquent in the payment of any assessment for more than 30 days is eligible to vote. According to the By-Laws, a renter cannot vote or exercise a proxy for an owner.

Dated this 22nd day of February, 1995

Skyline House Unit Owners' Association, Inc.

By:

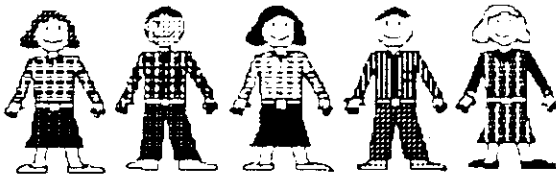


**DAVID TILSON**

President, Board of Directors

## THE GOOD NEIGHBOR GROUP

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



The volunteer GOOD NEIGHBORS for March are:

### SKYLINE HOUSE GOOD NEIGHBORS

March 1995

Martha Beams 578-9507  
Lytton Stoddard 578-1090

A delicious potluck dinner was enjoyed by the Good Neighbor volunteers on February 11 in the West Party Room. General Manager Donald and Marilyn Fenton and Editor Law and Helen Henderson joined the group for this event.

Because the Good Neighbors receive very few requests for assistance, the question came up in the after-dinner discussion -- "Do all residents know about the Good Neighbors' offer of temporary help in case of illness, disability or emergency?"

The other evening, a resident called and said she needed a prescription but was unable to go to the shopping center to pick it up. She asked, "Would it be all right to ask help from the Good Neighbors?" We assured her that we would be glad to get her prescription and gave her the names and telephone numbers of the Good Neighbors of the Month.

We told her that one can always reach a Good Neighbor as there are two each month and two Co-Chairs, Irene Wolgamot and Geraldine Naveau -- four chances to reach someone by phone to get help. Also, the Front Desk can give you names and telephone numbers of the Good Neighbors of the Month and the Co-Chairs.

Assistance offered includes errands for groceries and medicine, transportation to the doctor or hospital and the like.

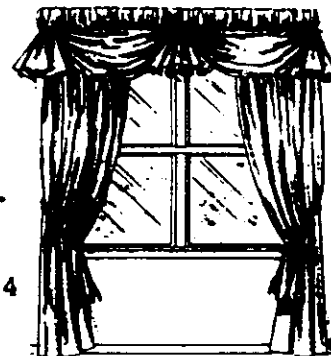
We plan to use the Skyline House TV channel 12 to further publicize the program and we will continue to post the names and telephone numbers of the two Good Neighbors of the Month and will add some information about the services on the poster. There will be Good Neighbor tables again in the lobbies from time to time to offer information, answer questions, and distribute brochures. The monthly Good Neighbor article in the *House Special* will continue.

You may pick up a Good Neighbor brochure at the Front Desk.

## Designer Window Treatments

A Jane Design, Ltd.  
(703) 684-8318

501 Slaters Lane, Alexandria, VA 22314  
25 Years of Designing Experience



# CLEOPATRA NAILS

"Where Beauty Starts"

- Sculpture Nails
- Nail Tips
- Nail Coatings
- Silk Wrap Nails
- Manicure
- French Manicure
- Air Brush, Nail Design



- Pedicure-Spa.  
"Jacuzzi and / with  
Back Massage Style".
- European Facial
- Parafin Therapy Treatment
- Wax Hair Removal
- Body Massage (Men/Women)

"Come and Experience our Royal Treatment"

"Centrally Ventilated Systems at Each Station"

"We Serve Men and Women"

"Walk in  
Welcome"

**(703) 671-7727**

4672 King Street, Alexandria, Va. 22302  
(Summit Center - Next to T.G.I Fridays - Skyline area)

"Gift  
Certificates"  
• Se Habla Español  
• We Speak Arabic

## Millions of People Don't Have Group Insurance.

### Are You One of Them?

If you pay for your own health insurance,  
you need a group health plan  
that rises above others.

**Plan  
100**

- 100% payment for covered expenses after the deductible
- Maximum 2 deductibles per family per year
- \$2 million lifetime maximum
- Preventive care benefits
- Initial 12-month rate guarantee

**Ask for a  
Quote**

For costs, benefits, exclusions,  
limitations and renewal terms,  
contact:

**MIKE H. RHEE**  
McLean, VA  
703-749-3738

**Golden Rule**

Golden Rule Insurance Company  
NSA-494

Policy forms: C-006.3 & C-006.4

## NOW OPEN

### SKYLINE CAFE ETHIOPIAN CUISINE

3821-A South George Mason Drive  
Bailys Cross Roads  
Falls Church, VA. 22041

Featuring varieties of Chicken, Lamb, Beef and Vegetarian dishes.  
Of-course Kitfo and the Skyline special Tibs are also being  
served.

Come and enjoy a family hospitality.

**OPEN**

**Monday - Saturday 11 AM - 10 PM**

**Sunday 12 Noon - 9 PM**

For those busy and on the run, **CARRY OUT** is also available

For more information, please call **(703) 820-0240**