

Skyline
House

FROM THE PRESIDENT

Gordon Frank

WELCOME BACK

A warm welcome back to Dolores and Jim Littles from an extended stay in New England. Now that she is back, as Association Vice President, Dolores is ready to assume an active role in Board affairs. Her participation is most welcome. Also, a cordial welcome back from Europe to Henry and Jenny Holt. As a long time contributor to the Physical Plant and Operations Committee, Henry's continued participation will be greatly appreciated by the Acting Chairperson of the PPOC, Ross McAskill.

HOLIDAY GREETINGS

As has been our custom in the past, Mimi and I have again chosen to donate to the Salvation Army in honor of our Skyline House neighbors rather than send individual Holiday Greetings. We wish each of you a joyous Holiday Season and health and happiness in the coming year and in the years to follow.

GOVERNANCE

My predecessor, Dave Tilson, and the Board that served with him at the time, began to address the governance problem that the Association faces. Many of the early activists who served on the Board, or as committee Chairpersons, or committee members can no longer do so. Some have moved, some have died, some still live here

but are physically incapacitated. If we are to continue to even improve the quality of life that accompanies our reputation as one of the best - if not the best - managed condominium association in the area, then more of you must come forward to fill the vacancies in the committees and agree to become candidates for the Board.

The current Board has continued to work on improving governance. At a retreat last summer,



The House Special

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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

President	Gordon Frank
Vice President	Dolores Littles
Treasurer	George Beams
Secretary	Helen Henderson
Director	Richard Noonan
Director	Barbara Michelman
Director	Michael L. Moore

the Board agreed to implement a recommendation from the previous Board and schedule a new member mixer, using our "Town Meeting" format. New members have received an invitation from me. But, everyone is invited. Please reserve the evening of December 10 for this meeting and, if possible, please come and meet your neighbors, the Board and the Committee Chairpersons. As an added feature, our Chief Engineer will present a program of instruction explaining how residents can maintain in top condition the heating and air conditioning, appliances, and other elements of the individual units.

I hope that you recognize that the best way to protect the value of your investment in your Skyline House condominium is to get involved. To support the Board, there are committees and subcommittees that concern themselves with budgets and finance, the operation and condition of the physical plant, compliance with our rules and regulations, safety and security, recreation, landscaping, and the operation of the swimming pool. One committee, the Community Relations Committee, does not operate. If it did, among its responsibilities would be to work with our County officials, other associations in the area, and business representatives to help revitalize the Baileys' Crossroads area. Such efforts serve to protect the value of your unit. Won't you please come forward and agree to serve? Not only will you be helping your neighbors, you will be helping yourself!

CLOTHES WASHERS

Some time ago, I noted in an article in a magazine (I have long forgotten which one) that Frigidaire was building a front loading clothes washer similar to the original White-Westinghouse units, but much improved. Those who have replaced the original units with other design configurations were faced with the need to alter the cabinetry above the appliance and a potentially aesthetically less pleasing appearance due to the cut away style to accommodate the dryer placed on top of the washer. The Frigidaire unit at long last is now available. Two have been

purchased for the Association owned units. I am told they are exactly the same overall dimension as the units they replace. As an added bonus, they mount on vibration isolators and consequently are much quieter. The Chief Engineer has downloaded an information packet on the washer from the Internet. Copies are available in the administrative office for those interested.

AUTHORIZED BUT UNFUNDED

About two years ago, upon the advice of its Auditor, the Association developed a plan to accumulate in the working capital account (also known as the Owners' Equity) a sum equal to approximately ten percent of our annual operating budget. The purpose of this account is to have money available for emergencies that could not otherwise be funded.

Unfortunately, two years later, this account is lower than it was when we started. A good part of the problem is that the Association has been using this account to fund non-emergencies. For example, the money for the fountain in the octagon was not funded in the budget. Instead, the money was taken from surplus operating accounts. (But any net surplus in operating accounts is transferred at the end of the year to the working capital account. To the degree that we use these surpluses for unfunded non-emergency uses, we delay the attainment of our working capital account objective.) Now we are faced with an additional expense to place the fountain in a concrete retainer costing thousands of dollars more to protect the plantings and reduce water expenses. As no money has been funded in the 1997 budget for this installation, it will probably be funded (eventually) from the working capital account.

Management, the Board and the Committees have been working to eliminate this method of operation. The first example of a better process is the idea to install one or more canopies at the swimming pool to provide shade. An ad hoc pool committee, now a subcommittee of the Physical Plant and Operations Committee, has worked to

develop estimates of the cost and consider alternative installations. If a suitable design, with an accompanying affordable cost can be developed, this item will be proposed and brought forth to consider funding it in the 1998 budget (or a subsequent one) along with other items. This example shows how individual items can be reviewed in the context of our overall budget rather than by itself. Singly, many ideas seem appropriate. But, by looking at them collectively when developing the annual budget, we can determine the overall impact and set priorities. The pool canopy example shows how future budgets can be constructed and following with the need to "raid" the working capital account for routine items.

A SALE TALE

Many of you know that Mimi and I are moving to a home being built in Huntersville, NC to be near our daughter, Sally Phillips, who used to own a unit in the East Building. We signed a contingent purchase contract with the building in April. In May (without an agent) we signed two contingent contracts for the sale of our condominium. In August we lifted the contingency on our new house and instructed the builder to proceed. In early September, we lost both contingent sales contracts for our unit! On September 17, we listed our condominium with an incredibly energetic real estate agent (name available on request) and on October 25 we signed a non-contingent sales agreement with another buyer. Subject to the whims of weather and other factors, our builder's sales agent forecasts construction completion in January 1997.

Seventeen years ago when we moved here, it was our plan to stay for most of the remainder of our lives. We thought we would be here until we needed to change to an assisted living arrangement. But the road of life often takes many unexpected twists and turns. Ours certainly did. Each of you (or your estate) will some day be faced with the necessity to sell your unit. Get involved in Association and community activities to assure that they are all directed toward improving the quality of life while you are

here, maintaining the value of your investment until it is time for you to leave, and facilitating the sales process when it is your time to leave.

IN CONCLUSION

At the November 25 meeting of the Board of Directors, I tendered my resignation from the Board effective December 18, 1996. (I intended my resignation to be effective after the December 10 New Member Mixer.) I am please to report that at this time the Board may select one of the two highly qualified candidates who have both volunteered to serve as an interim Board member replacing me until the March 1997 election. Their willingness sets a fine example. I hope it is

copied often. I am sure that Vice President Dolores Littles and the other Board members can count on continuing support of the members of the Association during this transition.

It has been a pleasure to serve. The psychic income far outweighed the few frustrating moments. After 32 years in Virginia and almost 17 years here at Skyline House, Mimi and I take with us many happy memories of the wonderful people with whom we shared our lives. Thank you for your friendship and support these many years. May you all be granted a future that contains all the best that life has to offer. And if you ever happen to be in Huntersville, NC.....

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RECREATION COMMITTEE

Tony DiSalvo, Chair

The committee did not meet in November. The next meeting will be held on Wednesday, December 11 at 7:30 p.m. in the West Card Room. We will then finalize the plans for the December 14 Holiday Party.

Mark your calendar for the Annual Holiday Party on Saturday, December 14 at 7:00 p.m. in the West Party Room. This is the best party of the year and as it is held on Saturday it gives residents who ordinarily return from work too late for the usual FTIG party an opportunity to attend. Please join us with your holiday "cheer".

The Flea Market on November 21 was a great success. Many Skyline House residents made their appearance to purchase or just to socialize. If you didn't find anything of interest to purchase it was an opportunity to see your neighbors and to make new friends. Thanks to all those who requested a table. I was very sorry that I had to turn down at least four

persons but there would not have been room for more. Reserve early next year.

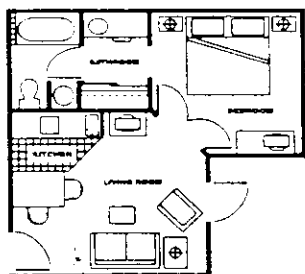
If you are a new resident and have not yet attended the monthly TGIF, make the next one your first and meet your neighbors. YOU are more than welcome, and to make it easier, you are requested NOT to bring a plate of *hors d'oeuvres*, just bring your own liquid refreshment.

We continue to get one or two new faces at the monthly TGIF and are pleased to have them. We still miss our regulars who have not attended for whatever reason. Please come back -- we miss you.

Magazines!! Please save your old magazines and turn them in at the Front Desk for further distribution to the local hospital.

Rec Com	Wed	Dec 11	WCR	7:30 PM
Annual Holiday				
Party	Sat	Dec 14	WPR	7:00 PM
Post Holiday				
Party	Fri	Jan 03	EPR	6:30 PM

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LETTERS

Dear Mr. Frank:

Over the past month, I have read and re-read the "owners" section of your editorial in the October issued of *The House Special*. Each reading has left me more angry and disappointed in the contents of your letter and in the thought process of you as its writer.

It is clear that as one of the original owners at Skyline House, you are very proud of this condominium and have put much energy into its operation and well being. This, though, in no way justifies your attempts to put down, judge, or comment on any other condominium owner's behavior or involvement.

My family and I own three separate units at Skyline House. We have lived here for almost six years. We have taken good care of our units and have made a point of making constructive suggestions to the management when we found an issue that required attention. In addition, we have been clear about items which we have found troublesome or bothering. We have not taken part in the day to day management of the association, in the Board of Directors, or any of the formal elective position. We have left those to the people who wished to take part in those areas. We are, according to your editorial, one of the "zero" residents.

I work full time, have just completed my second masters degree, am a full time mother and wife, and serve on numerous community organizations and committees. My husband has a high demand and high responsibility position which takes up most of his time, as well as being a full time father and husband, and serving on a number of community organizations and boards. My mother helps with the care of my child, oversees the smooth running of two households, in addition to traveling extensively with my father, who in his own right, works as a consultant with the World Health Organization, spending at least half of the year traveling. One of my brothers is a medical student current completing his clinical work, whereby he has sporadic and unreliable hours at the hospital. My other brother works full time and often travels out of the metropolitan Washington area. The only person in our family who may have any time to take part in any of Skyline House activities is probably my two year old son, who as of yet has minimal responsibilities, except for enjoying his childhood.

It is presumptuous, Mr. Frank, to assume that every person has a life devoid of any other activities and therefore, available to serve on your many

committees? How many of your committee members are people who are retired, whose children are out of the home, and who do not have as extensive a list of activities to pursue during the week? It is disheartening to see that you judge me and people like myself on self-serving or "association serving" values, such as "doing nothing...just adding to the burden of those who work for the association and our common good". I did not force any of the Board or Committee members to join or be active on behalf of the Association. They chose to do so on their own. They have my support and my thanks, but that does not make them any better than I.

What gives anyone the right to call me or people like me a zero? I contribute to the good of everyone, and I consider "everyone" people outside of this condominium and in the community as well as those here. It is inappropriate for you to measure me by some self-righteous standards that you have set up.

I have spoken to you before and thought of you as a sincere man. I still consider you a sincere man, but I am now truly disappointed in how you view your role, the role of others who serve on the Association Committees and Boards and the role of the rest of us. I am thankful that your smiles (that you write about in your editorial), be they "warm" or "wistful", have no effect on my day to day life. If what I do and who I am is a zero, then, Sir, I am very pleased and proud to be a zero.

Saghi M. Agha-Khan
1402W

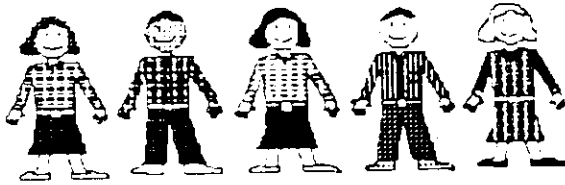
In reference to the letter in the November *House Special* by Dr. Ronald Kostoff, regarding Northern Virginia Community College and the Coke Plant, I wish to say that I agree with him 100%. We need a meeting and we need to apply pressure to these offenders.

Coke and I have been enemies for 13 years. I am so glad Dr. Kostoff has come forward. Yes, we need the meeting and most of all action. We've waited too long.

Verna Gura - 1104W

THE GOOD NEIGHBORS GROUP

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



Skyline House Good Neighbors
December 1996

Gwen Pettijean 820-4260
Glendis Taylor 998-7871

The Good Neighbors offer residents temporary assistance when needed because of illness, emergency or disability. Recently, a lady was driven to the hospital and a Good Neighbor obtained a medical prescription for another resident who was house-bound.

In addition, several residents have received Get Well notes or telephone calls.

With the holidays ahead, we wish you all

A HAPPY HOLIDAY SEASON

Season's
Greetings
and Best Wishes



for a
Happy
New
Year

SECURITY, FIRE & SAFETY
COMMITTEE

Ann L. Mehrton, Chair

The Security, Fire and Safety Committee convened November 14, at 7:30 p.m., in the West Card Room. There were five members/visitors present.

The committee reviewed incidents during the months of September and October.

There was an extended discussion of security procedures, with some processes clarified.

The committee examined the Proposed Changes to Rules and Regulations and made a couple of recommendations to be given to the Covenants Committee.

Other topics included garage lighting, pedestrian access to various areas, and the fire system. Management offered to develop for committee review a clearer building evacuation process than the one we have at present.

The next meeting will take place Thursday, January 10 at 7:30 p.m. in the West Card Room. All are welcome and encouraged to attend.

COMMUNITY HAPPENINGS**County Endorses Side-by-Side Drawbridges as Wilson Bridge Design**

The Fairfax County Board of Supervisors has endorsed a design alternative for improvement of the Woodrow Wilson Bridge and I-95/I-495 Corridor from west of Telegraph Road in Virginia to east of Indian Head Highway in Maryland. The Board endorsed side-by-side drawbridges, providing twelve lanes of traffic including HOV. The design would follow the current bridge alignment but the clearance would be 20 feet higher than the existing structure, reducing by two-thirds the number of times the bridge must be opened to permit marine traffic to proceed. It would be less costly than a high bridge and would be able to handle more vehicles.

The Board stipulated that options for transit be included in the design of the bridge. The Board also asked that refinements be considered for the Telegraph Road and Route 1 interchange concepts.

The Board acted on an endorsement at its Sept. 9 meeting in order to make its position known prior to the Sept. 26 decision-making work session of the Woodrow Wilson Bridge Improvement Study Coordination Committee. The Fairfax County Board's position will be reflected in the Final Environmental Impact Statement and the record of decision for the bridge improvement project.

For further information, call the Fairfax County Office of Transportation at 324-1100.

(Civic Association Information)

CABLE TV FRANCHISE RENEWAL REVIEW

Fairfax County's cable television franchise, awarded to Media General Cable of Fairfax, Inc. (MGC) in 1982, is scheduled to expire in the fall of 1997. Accordingly, the review process for possible franchise renewal has started, a major component of which is public comment.

The Fairfax County Consumer Protection Commission (CPC) is responsible for advising the Board of Supervisors concerning MGC's past performance in operating its cable system, and in the identification of the community's cable television needs for the next franchise period. Public input was sought through public hearings that were held on 19 and 21 November.

Written comments may be submitted and should be mailed to the Consumer Protection Commission, Attention: MGC Public Comment, Suite 433, Department of Consumer Affairs, 12000 Government Center Parkway, Fairfax, Virginia 22035. Comments received by the CPC will become part of the county's public record on MGC's cable franchise renewal consideration.

Participation is encouraged in the renewal process, including comments about how the cable television system has served your community, and what you would like cable service to provide in the future.

SEVEN CORNERS

Construction continues at the Seven Corners Shopping Center. New restaurants include the Saigon Palace, Wendys, Pizzeria Uno, and Papa Johns. Home Depot will occupy what was Woodies' furniture building, and Shoppers Club (part of Shoppers Food Warehouse) will be located in what was formerly the Woodies' store.

Increase in Penalty for Speeding in Residential Areas Approved

The Fairfax County Board of Supervisors has adopted amendments to the County Code making violators of speed limits in residential areas subject to a fine of \$200. This fine may be levied only in those areas that have the speed limit and \$200 penalty posted. The action reflects the changes made to state law by the 1996 General Assembly and was effective Oct. 1.

Prior to the passage of the amendments, all speeding infractions in residential areas were

subject, at the discretion of the Court, to a fine according to the number of miles over the speed limit the motorist was driving.

For further information call the Fairfax County Police at 280-0550. (Civic Association Information)

A PAINLESS WAY TO REDUCE WASTE

Americans throw away 2.5 billion batteries a year. When discarded in a landfill, they can corrode and leak chemicals into the earth and groundwater.

To be eco-friendly, use rechargeable batteries in your remote controls and portable music players, suggests Partners for Environmental Progress, an organization established by Dow Chemical.

To receive a free copy of the organization's ULS Report (ULS stands for Use Less Stuff), send a self-addressed, stamped envelope to ULS Report, P.O. Box 130116, Dept. P, Ann Arbor, Mich. 48113.

Merry Christmas



HAPPY NEW YEAR!

MANY, MANY THANKS

I want to thank all who thought of me during my recent surgery and went out of their way to be neighborly and supportive at a time of discomfort. So many of you visited me at the hospital, sent flowers, telephoned to wish me well and even after I returned home for recuperation your consideration continued in the form of phone calls and even food. Thank you again, your solicitation sped my recovery.

Betty McLaurin

...from the General Manager

As many of you know by now, our President of the Board of Directors, Gordon Frank has submitted his resignation to the Board effective December 18, 1996. At its November 25th meeting, the Board with regret accepted the resignation. Gordon and his wife Mimi plan to move down to North Carolina in January 1997.

Gordon Frank has been one of the dominant forces in the leadership of this Association and has devoted many years of community service to Skyline House. Over this past year, I have had the distinct pleasure of working closely with him. Beginning with the transition period following the death of our former General Manager, Don Fenton and over the ensuing months, Gordon has made himself available offering insightful, candid and objective assistance.

Thank you Gordon for all of your support and I wish both you and Mimi all of the best in your new home.

A FEW REMINDERS ON UPCOMING EVENTS***HOLIDAY WINE & CHEESE MIXER TO
WELCOME NEW MEMBERS***

On Tuesday December 10th, The Board of Directors and Management will host a Holiday Wine & Cheese Mixer to welcome new members to Skyline House. The meeting which is open to all members will highlight Association Governance and the vital role that the unit owners play in a condominium association. In addition, a special presentation on "Maintaining Your Unit" will be made by our Chief Engineer, Greg Grimm. An opportunity for questions and answers will follow. Please mark this date on your calendar and be sure to join us for a fun and informative evening!

DATE: TUESDAY DECEMBER 10, 1996
TIME: 7:30 P.M.
PLACE: EAST PARTY ROOM

***PROPOSED ADDITIONS AND CHANGES TO
SKYLINE HOUSE RULES AND
REGULATIONS***

For about the past six months, the Covenants Committee in cooperation with Management has been evaluating the rules and regulations which were last examined and updated in July 1992. At this time, the Covenants Committee is inviting unit owners to examine the proposed changes and additions and return any comments to the Committee no later than December 13, 1996. A copy of the proposed rule changes and a comment form may be picked up at the Front Desk. The Board of Directors will take this matter up at its January 1997 regular meeting.

IS YOUR BICYCLE REGISTERED?

The bicycle storage rooms located in the East and West Buildings have become home to many abandoned bicycles. Skyline House offers these storage areas to current residents who have registered their bicycles with the Association through the Management Office. Effective January 1, 1997, any bicycle found without a decal will be removed from the Bicycle Room and discarded. Please help us to clean this area up by registering your bicycle. Thank you for your cooperation!

SPECIAL MAILING TO UNIT OWNERS

By now unit owners should have received a mailing which contains 3 action items. First, there is a balcony self-survey which simply asks that you go out on your balcony, look up at the ceiling, look down at the deck, look around the railings and note any cracks or conditions which you believe management should be made aware. As the letter states, one does not have to be a Michelangelo to complete this form.

Second, each owner has been sent an In-Unit Maintenance Agreement. If as an owner, you wish to participate in this program, you need to complete and return the last page of the document to the Administrative Office no later

than December 31, 1996. After January 6, 1997, only unit owners that have completed and returned the signed agreement will be granted in-unit service.

Third, you have been provided with a unit owner information form as well as an occupant information form. Management is interested primarily in the accuracy of the following data:

- Names of owners & occupants
- Telephone numbers (work/home)
- Addresses (non-resident owners)
- Emergency contact information
- Handicap or disability information for building emergencies

Some of the other fields on the forms are for Management's use and do not require your attention. If you have any questions on updating the information, please contact Edna de Jesus in the Administrative Office.

As requested in the letter, all forms must be returned to Management no later than December 31, 1996. Your prompt attention and response is very much appreciated!

CONDO FEE COUPON BOOKS

1997 Condo fee coupon books are being mailed to unit owners who do not currently participate in the automatic banking payment program. If you have been paying your monthly assessments

with a coupon and have not received your new book by mid December, please contact Kathleen Bailey in the Accounting Office at (703)998-0718.

As a matter of interest, since Skyline House began offering the automatic payment plan two years ago, we now have almost forty percent of our unit owners participating in this plan. If you travel a good deal or have plans to travel, this service might be something you want to seriously consider. Who said that computers are all bad?

NEW SIGNS IN THE GARAGE

Check it out! As you drive through the garage you will hopefully notice some dazzling new yield signs as well as a stop sign. If you are traveling at the proper speed (5 mph), you won't miss them. Please, please, yield to traffic on the ramps and look before you enter a ramp area. If you meet another vehicle on the ramp, be a good neighbor and let the other person through. Aggressive driving behavior is dangerous and serves no useful purpose.

Are you interested in automatic deductions from your checking account for monthly condo fee payments? For more information contact Kathleen Bailey in the Accounting Office at (703) 998-0718 Monday-Friday

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FINANCIAL MANAGEMENT COMMITTEE

Bill Miller, Chair

The Financial Management Committee (FMC) and the Physical Plant and Operations Committee (PPOC) held a joint meeting on November 21, 1996.

The first portion of the joint meeting was allocated to **Mr. Carl Sontz** of SONTZ ENGINEERING, P.C. to brief the committee members on his bid to provide a replacement reserve study for **Skyline House**. Mr. Sontz covered the method he would use in annualizing our reserves schedule, the scope of an on-hands inspection of our facilities, use of management's facilities data, and possible content of his report to the Association.

The members of both committees approved management's proposals to accept SONTZ ENGINEERING, P.C. as the company to perform the reserve study.

The FMC members reviewed the proposed change to our meeting dates from every other month to once a month beginning in January 1997. The committee members also approved a change of our meeting time from 7:00 p.m. to 1:00 p.m. in the afternoon. The time change will be evaluated during a three month trial period beginning in January 1997.

Also covered, at the meeting were management's report on microphones, electric to gas conversion, and the addition of a base dish to the water fountain. Action on these items was postponed until the FMC and PPOC January meeting or until additional information is provided by management.

The FMC and PPOC committees approved Management's recommendation to install weather king and roof gravel on the west cooling tower roof by L/A RESTORATION subject to a review of the contract for resurfacing the west roof.

The next FMC meeting will be held on January 16, 1997 at 1:00 p.m. in the West Card Room.

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