



The

House Special

VOLUME XVII

MAY 1997

NO. 5

FROM THE PRESIDENT

Michael L. Moore

Now that the new garage signs are in place, residents should understand that the "one way" concept for the upper east "D" level does not apply to the entire garage. One rule that should be recognized is that **traffic which is already occupying the center Up/Down ramps always has the right of way.** For example, traffic which has already entered the center up ramp has the right of way over all other traffic. The yield signs located just before the up ramp on the **lower** "C", "B" and "A" levels require the traffic on those levels to yield to traffic entering (or about to enter) the same ramp coming down from the upper levels. However once the yield sign has been observed and no traffic is observed preparing to turn down the ramp, the traffic from the lower level can enter the ramp and, upon doing so, has the right of way. Traffic then wanting to turn down the ramp at that moment does not have the right to make the "up" traffic go backwards to clear the ramp. I repeat, **Traffic already occupying the center up/down ramps always has the right of way over all other traffic.** Similar to the stop sign rule at a street intersection where the first one to arrive at the intersection has the right of way, the **first one to enter the up/down ramp in our garage has the right of way.**

The independent auditor's report from Goldklang, Cavanaugh and Associates has been received. It was a very favorable report. The one exception is that we should increase our working capital fund to 10% of our annual budget. Management was complimented for keeping our unit owner condominium fee delinquency rate below 1% of assessments. Mr. Goldklang stated that the industry average is 3% to 5%.

The reserve study by Sontz Engineering has been received. That study is officially a "worst-case" scenario that must be reviewed and adjusted to fit our needs. This is being accomplished by Management, PPOC and the Financial Management Committee. When a final version is produced, it will be presented to the Board for approval.

A landscaping plan was submitted by Mr. Philip Wilbur of Frontier Landscape following a property walk around by Mr. Wilbur, Management, and five Board members. That plan was presented by our Manager and approved at the Board meeting of April 23, 1997. The plan involves a three year development period. Certain landscaping activities will be conducted each year according to the budget.

The Financial Management Committee has changed the meeting time for the May 21st, 1997 meeting from 1:00 p.m. to 7:00 p.m. This is done on a trial basis to determine whether unit owners

*The House Special will
not be published in June*



The House Special

Editor: Law Henderson

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

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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

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who work during the day would join the committee. Unit owners who have an interest in becoming a member of the Financial Management Committee should attend that important meeting.

In summary, the approved minutes for the 6th regular meeting of the 16th Board of Directors on Wednesday, February 26th, included the following items:

1. A motion was passed to award Edwards Service Division a contract to replace the existing fire control system and to correct yet unknown deficiencies to a total expenditure not to exceed \$90,000.

2. A motion was passed to award Brisk Waterproofing Company a contract to renovate the facade of the East and West ends of the East and West Buildings in the amount of \$121, 803. This is just the first stage of the repairs that will probably be needed in the coming years.

3. The Board approved the procurement of a sound amplification system from Cardinal Sounds and Communication not to exceed \$3,989. This sound system will be used exclusively for Association functions and meetings that will be held in the West card room. The equipment will be housed in a secure place.

4. The Board approved the retention of the water fountain (located in the West driveway octagon) in its present condition until sufficient funding can be accrued to install a basin under the fountain so that the water can be recycled and the surrounding plants and shrubs not be damaged by excessive water and the cost of the water reduced substantially.

5. The Board approved a motion to remove landscaping planning and the execution of contracts from the PPOC subcommittee and turn it over to Management (on a trial basis) for the next two planting seasons.

6. The Board approved a Joint sponsorship of Skyline House, Skyline Towers, Skyline Square, and Skyline Plaza, to hear a presenta-

tion by the Honorable Tom Davis, our representative to the U.S. Congress, concerning the progress of the 105th Congress. Mr. Davis will be joined by State Senator Jane Woods, Delegate Bob Hall and Mason District Supervisor Penny Gross. That meeting is scheduled to be hosted by Skyline Plaza at its South Party Room on June 3, 1997 at 7:30 p.m. A flyer advertising that event will be posted in our East and West bulletin boards and a sign-up sheet will be made available at the Front Desk for those wishing to attend in order to determine the number of attendees.

If only the good die young, what does that say about senior citizens?

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Bill Robinson and Dawn Davey

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\$96,500 Wonderful 2 BR, 1.5 BA (or 1 BR and den) unit with southern exposure featuring 1,288 sq. ft. of living space and *two* parking spaces at an unheard of price! Sell the second parking space if you don't need it and the net cost of the unit is **\$91,500!!** *Contract fell out! Bring us an offer!!*

\$94,900 Price just reduced! Spacious two bedroom, 1.5 bath (or 1 bedroom and den) unit is ready for the new owner. New wall to wall carpet and new washer/dryer. One garage parking space to convey.

\$117,500 This large 2 bedroom and 2 bath unit (1,398 sq. ft.) is as good as it gets - new kitchen floor, refinished cabinets, new dishwasher, washer/dryer, and hot water heater, freshly painted and neutral carpet. Southern exposure on an upper floor. One garage parking space. Priced to sell!!

\$147,000 Large 3BD, 2.5BA (or 2BD and den) has over 1,700 sq. ft. of living space. Features brand new wall to wall carpet and fresh paint. New kitchen counter top, floor and sink. This one is a gem just waiting for your inspection!

\$119,000 Great light fills this unit as you look over the treed common area - and have the security of the third floor. Large two bedroom, two bath unit (1,395 sq. ft.). One garage parking space to convey.

\$109,000 Great 2 bedroom, 2 bath unit in Skyline Square. View overlooking the pool. One garage parking space to convey.

Parking Space at Skyline House SP109E - Located near the rear entrance to the East building.

If you are looking to buy, sell or rent, we are the ones to call!

256-7932

573-3763

Weichert, Realtors

For the purpose of these rules and regulations, the term "pool area" is as defined in the Fairfax County Code, that is, "the pool(s) and all equipment and structure appurtenant thereto, including all areas located within the perimeter security fence or barriers." The Skyline House swimming pool meets the definition of a "public pool" as defined by the Fairfax County Swimming Pool and Health Spa Ordinance (Section 69-1-1 to 69-3-14 of the Fairfax County Code) and is therefore subject to suspension of operation if the life, health or safety of its users is endangered.

The Fairfax County Code further provides for the imprisonment, notto exceed thirty (30) days, or a fine, not to exceed One Thousand Dollars (\$1,000), or both, of anyone who violates any provision of the Fairfax County Swimming Pool and Health Spa Ordinance.

For health reasons, all bathers will take a shower before entering the pool. Only a greaseless type suntan lotion may be used. Persons using the pool area are to deposit their papers, cigarettes, cigars, or other refuse in the proper receptacles furnished for the purpose. No person shall use the pool unless it is officially open and the Pool Operator is on duty.

The following rules and regulations apply to the use of the pool area:

- A. Unit Owners/Residents and their guests may use the facilities located in the pool area with the understanding that they will comply with the rules and regulations. It will be the duty of Unit Owners/Residents to ensure that their guests are informed of such rules and regulations. The Pool Operator and/or Management may evict violators. The Board may bar violators for a period of time to be determined based on a recommendation from the Pool Operator and/or Management as to the nature and seriousness of the violation.
- B. Unit Owners/Residents will be admitted on a no-charge basis. At the beginning of each swimming season, Management will issue a given number of pool identification cards based on the occupancy restrictions of Units as set forth in ARTICLE X, Section 3(l) of the BY-LAWS, which provides as follows:

- 4 in a 3-bedroom Unit or in a 2-bedroom and den Unit
- 3 in a 2-bedroom Unit or in a 1-bedroom and den Unit
- 2 in a 1 bedroom Unit

Such cards are transferrable and may be used for guests. If an identification card is lost, a replacement will be issued by Management at the prevailing rate*.

- C. On Saturday, Sunday and National Holidays each Unit Owner/Resident may purchase up to four (4) single day guest passes. An aggregate number for the complex is not to exceed twenty (20) guest passes each day. Such passes may be purchased at the Reception Desk in advance on a non-refundable basis and are valid only for the date for which issued. At all other times and within the limits of available space in the pool area, as determined at the time by the Pool Operator, Unit Owners/Residents may purchase, at the prevailing rate*, non-refundable guest passes which are valid only on the date for which issued.
- D. Prior to seasonal opening, Management will announce the inclusive dates and hours during which the swimming pool will be open. Subsequent changes in the dates and hours will be posted on the bulletin boards in each Mail Room Lobby as far in advance as possible. Tuesday and Thursday evenings (between 5:00 PM and closing) use of the pool area shall be restricted to individuals sixteen (16) and over.
- E. The pool may be closed at any time due to breakdown, weather conditions or other operational difficulties at the discretion of Management or the Pool Operator.

- Robes or other suitable outer garments and shoes or sandals must be worn to and from the pool area. Bathers are to use the G-level corridors to and from the pool/mezzanine elevators. (Dripping bathing suits in building areas should be avoided.)
- G. Pool identification cards and/or guest passes must be shown to the Pool Operator upon entering the pool area and to Management or the Pool Operator upon request.
 - H. In order to be admitted to the pool area, children under 12 years of age must be accompanied by an adult (21 or over), who must remain with the children during the entire time they are in the pool area. Babies in diapers must wear rubber pants in the pool.
 - I. Unit Owners/Residents will be held responsible for the actions of their children and their guests. The cost of any property damage will be charged to the responsible Unit Owner/Resident.
 - J. The Fairfax County Code requires that any person having any skin disease, nasal or ear discharge, inflamed eyes, or any communicable disease be denied admission to the pool area.
 - K. Persons obviously under the influence of intoxicants or drugs will not be permitted in the pool area.
 - L. Wheeled vehicles, except wheelchairs or similar vehicles serving the same function, will not be allowed in the pool area.
 - M. All accidents, regardless of how minor, must be reported to the Pool Operator on duty. First aid assistance and supplies may be obtained from the Pool Operator.
 - N. The Association will not be responsible for any loss or damage of personal property of any kind.

CODE OF CONDUCT

- O. No food or drink may be taken into or be consumed within the pool area. No chewing gum will be allowed in the pool area.
- P. No glassware of any kind will be permitted within the pool area.
- Q. The volume of any radio, record player, television, tape recorder or musical instrument in the pool area shall be kept sufficiently reduced at all times so as not to disturb others in the immediate vicinity.
- R. No abusive or profane language or breach of peace will be tolerated.
- S. Expectorating or blowing of nose in the pool is prohibited.
- T. Rubber rafts, balls, play equipment, etc., are strictly prohibited. Training devices, such as tubes and waterwings for inexperienced swimmers and children, may be permitted at the discretion of the Pool Operator.
- U. Boisterous or rough play and running at any swimming facility is prohibited by Fairfax County Code.
- V. NO DIVING OF ANY KIND IS PERMITTED.

Note: See "...from the General Manager" for additions or clarification.

COMMUNITY RELATIONS

Helen Drivas, Chair

JOB HUNTING?

Fairfax County offers a number of workshops, networks, and services for job seekers. For information on workshops for men and women who are actively job searching or considering a career change, contact the Fairfax County Office for Women at 324-5730. Free job placement assistance is available for Fairfax County residents who are 55 or older through the Fairfax Older Worker Program. Call 318-9296 for additional information.

HELP THE HOMELESS!

Residents of the local Bailey's Crossroads Community Shelter operated by the Volunteers of America can always use clothing, blankets, umbrellas, and a variety of other items. For additional information on items need for donation or volunteer opportunities, call the shelter at 820-7621.

UPCOMING EVENT — MARK YOUR CALENDAR!

Sunday, May 18, noon to 4:00 p.m.: "Bailey's Day" Community Festival, Bailey's Crossroads Shopping Center.

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RECREATION COMMITTEE

Toni DiSalvo, Chairman

The committee did not meet in April.

We sure missed our regular TGIF attendees in April. Hope that they will return for the May TGIF. Still NO NEW faces.

If you are a new resident and have not 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 refreshments.

There will be no committee meeting in May. The next meeting will be in June. Please join us.

The TGIF is scheduled for Friday, May 2, at 6:30 p.m. in the East Party Room.

TGIF	Fri	May 02	EPR	6:30 PM
TGIF	Fri	Jun 06	WPR	6:30PM
Rec Com				
	Mtg	Wed Jun11	ECR	7:30 PM

FINANCIAL MANAGEMENT COMMITTEE (FMC)

Bill Miller, Chair

The April meeting of the Committee was held on April 17, 1997. This concluded a four month trial period of holding meetings at 1:00 p.m. instead of 7:00 p.m. The members were pro and con in regard to the new time. They concurred in holding the May meeting on Wednesday the 21st in the west Card Room at 7:00 p.m. This will help determine if owners who work are interested in attending the FMC meetings. This 7:00 p.m. time will also afford Kevin Fahey, Treasurer, and Board Liaison to FMC, the opportunity to attend the meeting. A vote will be taken at the May meeting to establish a firm time and date for future FMC monthly meetings.

The General Manager briefed the committee members on progress to date on (a) the facade repairs to the east and west sides of both buildings, (b) the fire annunciator system replacement and (c) preventive maintenance garage repairs. All are proceeding with some delays. These are due to weather, to negotiating permits from Fairfax County, to availability of contractors and to obtaining firm repair costs for the garage repairs.

Management has received the sound amplification system which was in place for the Board of Directors meeting on April 23, 1997.

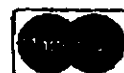
Unit owners are requested to note the time change for the May 1997 meeting and to attend the meeting to express opinions, if interested.

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AMERICAN CABINET REFACERS

*"We don't throw away your valuable
cabinets or your money"*

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All things being equal, fat people use more soap.
Nobody's perfect and since I'm nobody ...!
A friend in need may turn out to be a nuisance.
People who eat natural foods die of natural causes.
One-seventh of life is spent on Monday.

There is absolutely no substitute for lack of
preparation.
Facts, although interesting, are usually irrelevant.
Everything should be made as simple as possible,
but no simpler.

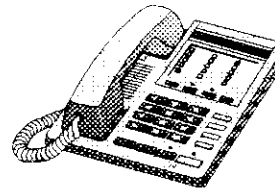
...from the General ManagerIn Progress...

As mentioned in the April issue, the first phase of a **waterproofing project** which involves the re-caulking and sealing of joints around the window and panel systems on the east and west elevations of the East and West Buildings is underway. In brief, the contractor will be cutting out and re-caulking the perimeter of all openings (window frame to masonry, all metal to metal panel joints (frame to frame), and all metal to window joints (frame to glass). Additionally, repairs to brick and mortar joints will be made as required. Management anticipates that work will be completed by July 31. To allow the crew of **Brisk Waterproofing Co., Inc.** access to the walls and windows, there will be a swing stage in place for the entire project. There are future plans to perform the same type of work on the north and south elevations as well.

Also underway is the installation of a new fire alarm system. Our current system is outdated and county code requires that an updated system be installed. Management anticipates that work should commence during April and may last through mid-June. In order to completely test the fire system, Fairfax County Fire Department mandates that the annunciator system in every unit be tested and certified for proper operation. To accomplish this task, the Association will require access to every unit. Within the next two weeks unit owners will be notified as to when management will require access to their units. The plan is to schedule four to five floors per day until every unit has been tested. Since access is mandated by Fairfax County, management shall make use of the unit emergency keys if no other arrangements have been made. We regret that this will be at some times a noisy and perhaps irritating process. You will be given updates on a regular basis. Your anticipated cooperation is greatly appreciated.

The steam-room repairs have been completed and the new tile looks great. Within the next several weeks the woodwork will be replaced

within the sauna. The approximate down time for the woodwork is around three days. A notice will be displayed when we have acquired firm dates for this project.

Maintenance Log Hotline

JUST A REMINDER THAT IN ADDITION TO THE WRITTEN MAINTENANCE LOG LOCATED AT THE FRONT DESK, WE HAVE A TELEPHONE MAINTENANCE HOT LINE FOR REPORTING NON-EMERGENCY COMMON AREA MAINTENANCE CONCERNS. TO MAKE A REPORT, JUST CALL THE FRONT DESK AND ASK TO BE CONNECTED TO THE HOT LINE!!

THANKS FOR YOUR HELP!!

Parking Spaces and Vehicle Decals

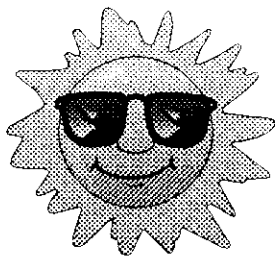
Beginning sometime in June, new decals will be issued to all residents who park in assigned garage and surface parking spaces. In order to obtain a new decal, you will be required to present the vehicle registration. All residents shall be required to obtain new decals.

Concurrent with the decal reissue, we will be verifying the parking spaces that are assigned to your unit. With increasing frequency we are finding many parking spaces that have been allegedly transferred but never recorded with Fairfax County.

In order to complete a transfer, Skyline House governing documents require that an Amendment to the Declaration be executed. Without the Amendment, no transfer is valid or recognized by the county or the association. Should you find yourself in this situation, we will assist you in correcting the problem. Please know the assigned number of your space(s) when you come down to obtain your decal(s).

Swimming Pool Season...its coming

The pool season is quickly approaching and we are ready. Atlantic Pool Service is our new pool service provider and we are looking forward to working with them. There are additional new chaise lounges and chairs on the way to further enhance the appearance of the swimming pool area. On weekends (Saturday and Sunday), the pool will open at 10AM and close at the usual 8PM. This will allow "early" risers a chance to take a dip.



This year several rules have been added and/or amended. They are as follows:

1) Upon entering the pool area, all persons shall surrender their passes (both residents and guests) to the pool operator on duty and sign the Pool Log Book. Passes may be picked up when leaving the pool.

2) In order to be admitted to the pool area, one or two children under the age of 12 must be accompanied by a person 16 years of age or older. For larger groups of children, there must be one person of at least 16 years of age to be responsible for every two children and must remain with the children during the entire time they are in the pool area. Babies in diapers must wear *waterproof* pants in the pool.

3) In order to protect the pool furniture, towels must be placed over chairs and chaise lounges prior to use.

4) There is no smoking within the pool area. Smoking is permitted in the sundeck area only.

5) Pool passes are issued to unit owners with the understanding that use of the passes is limited to residents. Residents may allow visitors to use their passes.

6) To have a successful and enjoyable pool season, the rules shall be strictly enforced.

Beginning May 5th, swimming pool passes and a copy of the current pool rules may be picked up anytime at the front desk. As always, guest passes are available for a nominal charge.

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Only \$60.00 reg \$105.00

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*Not valid with any other offers.

Valid only at Seven Corners Center

Expires 5/31/97

Gift certificates always available



Two for One Dinner Coupon!

Buy any entree, get a second entree *free!*

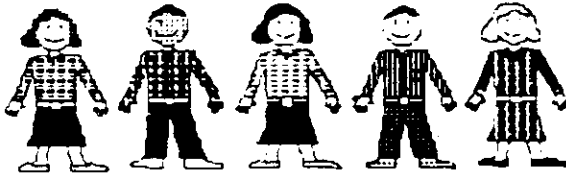
Petitbon's Skyline Mall

379-9228

One coupon per customer. Sunday - Thursday only, 5:30 - 10 p.m.
Lesser-priced entree is free. Coupon expires 5/31/97

THE GOOD NEIGHBOR GROUP

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



Skyline House Good Neighbors
May 1997

Anne Preston 931-7679
Bernice Doster 820-2691

Our fame is spreading: The excellent article that our General Manager, Don Perper, wrote for the Quorum Magazine brought a phone call from a resident in an 800 unit apartment building in Chevy Chase, MD. He said that he had read about our wonderful Good Neighbor program and wanted to get one organized in his apartment building.

We answered some of his questions and mailed him copies of our Good neighbor brochure and the April *House Special* with its article on our Good Neighbor program. We expect to hear from him again for he sounded like the kind of person who would follow through on a good idea.

Last month's Good neighbor services included obtaining medications for an ill resident and "jump starting" a resident's car.

Do call us if you would like to be a Good Neighbor volunteer.

If at first you don't succeed, sky-diving is not for you.

Vital papers will demonstrate their vitality by moving to where you can't find them.

Indecision is the key to flexibility.

Nostalgia isn't what it used to be.

We've relocated to Bailey's Crossroads!

JUNIOR LEAGUE SHOP

*A Thrift & Consignment Store
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& Children's Clothing*

5503 Leesburg Pike (In the Chesapeake Bay Plaza
next to Chili's) (703) 379-0161
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**IN-UNIT MAINTENANCE
AD HOC COMMITTEE**

Wayne Krumwiede, Chair

The Board of Directors established an ad hoc committee at its regular April meeting to review the operations, costs, policy, and performance of the In-Unit Maintenance Program--in other words, a fact-finding approach that will lead to improvement of the program.

As part of the review, the committee will need information from those who have used in-unit maintenance. The committee will want to know whether you were impressed or not with the service performed and if you were satisfied with the price you paid for the service. Any other information will be welcome. Please leave your comments at the desk for me. (606W)

Thank You

Tony DiSalvo received a note from Sue Chamberlain at the National Hospital Medical Center, thanking the residents of Skyline House for the selection and volume of first class magazines which they received allowing them to provide their clinics, lounges, waiting areas, etc. She said, "Keep them coming".

RECYCLING

Check the Neck, Zap the Cap and Throttle the Bottle: Plastics Recycling is that Easy

The uses for recycled plastics continue to grow. In 1996, one-third of all the carpet manufactured in the U.S. contained plastic from recycled soda bottles. A wide variety of products contain the plastic bottles Fairfax County residents put in their recycling bins. It is now common to find recycled plastic in T-shirts, sports bottles, Frisbees™, office and school supplies, tote bags, traffic control products, park benches and playground equipment, just to name a few. Even though plastics recycling has been more common, there is still a great deal of confusion over what to include, what to discard and how to prepare plastic containers for the recycling bin.

- **What's OK:** The most common types of #1 and #2 plastics are soda, water and shampoo bottles, and milk, juice, bleach and detergent jugs.
- **What's not OK:** Yogurt cups and margarine tubs are also #1 or #2, but have undergone a different manufacturing process and possess different physical properties from bottles and jugs. It harms the recycling process when residents attempt to recycle any type of #1 and #2 container other than a bottle or a jug; please throw away old cups, tubs, or other shapes of plastic as part of household trash.

While many types of plastic are "technically" recyclable, municipal collection programs are driven by market demand. Currently in Fairfax County, available markets are seeking #1 and #2 "pour" bottles and jugs *only*, other resin grades (#3 - #7) are considered *contaminants*, and should be disposed of along with regular trash. When unacceptable containers are put in the recycling bin, the recycling facility must expend time and resources to manually sort and remove any incorrect plastics from the load. If a

load of any recyclable material is too contaminated, it will be rejected by the using company and may end up as trash.

Just remember that in order to be recycled in this area, plastic containers have to pass two tests: to be labeled #1 or #2 and to have a neck smaller than the body of the container. In an effort to make this confusing information less so, the following catchphrases make this easier to remember.

- **"Check The Neck":** If the neck is smaller than the base, recycle it; if not, throw it away as part of household trash.
- **"Zap The Cap":** The caps are a different type of plastic and should not be put in the bin.
- **"Throttle The Bottle":** Plastic bottles take up a lot of space in the recycling bin. You can help increase recycling efficiency by flattening all plastic containers before recycling them.

BAILEY'S CROSSROADS REVITALIZATION Corporation

GENERAL MEMBERSHIP MEETING

Tuesday May 20, 1997 at 7:30 p.m.
Mason District Government Center
6507 Columbia Pike, Annandale VA

AGENDA

- Minutes of April board meeting
- Treasurer's report
- Report on proposed lighting pilot project
- Report on Bailey's Day festival
- Report on meetings with County consultant firm
- Membership dues policy
- Board meeting quorum
- New business

The public is welcome

JOIN A SKYLINE HOUSE COMMITTEE



TOGETHERNESS PAYS OFF

DESKTOP PUBLISHING BY MIKE MOORE