

FROM THE PRESIDENT

Michael L. Moore

Christmas time is here once again and you may have noticed that your friends and neighbors have a certain pleasant happiness about them. At this time of the year, even traffic lights become part of the Christmas spirit. One of our Skyline House favorite Christmas time celebrations is the Annual Holiday Party which will be held this year on Saturday, December 13th. A great deal of hard work goes into this joyful occasion by such volunteers as **Tony Di Salvo** (Chair, Recreation Committee), **Carroll Thompson** (Santa's decoration team leader), Santa's other decoration team members **Helen Macaskill and Louise Alexander**. Other helpers are invited (especially if they have a red nose). **Ms. Betty McLaurin** (our Housekeeping Supervisor) will do the Christmas tree decoration. This year's party will be an outstanding fun and warm event if all of our residents **put on a happy face and participate**. See the full-page notice in this issue.

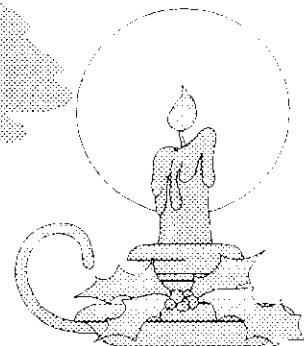
After considerable effort on the part of our Finance Subcommittee, we will start off the New Year with an updated Replacement Reserve Schedule and Budget. The subcommittee consisted of **Ed Bisgyer, Ken Grant, Bob Lowery, Bill Miller and our General Manager, Don Perper**. For the first time since our Condominium was built, we now have a practical Replacement Reserve Schedule and a very sensible Budget. The Reserve Schedule was approved by the Board of Directors at our

October 22nd meeting. The 1998 Budget was approved at the Special Board meeting of Thursday, November 13th.

The following significant motions were passed by the Board of Directors during our Seventh Regular Meeting of November 24, 1997:

1. The 1998 Security Services Agreement with Argenbright Security, Inc. was approved with minor changes made by our Security Committee.
2. The 1998 Grounds Maintenance Contract with Frontier Lawncare & Landscape was approved for a total of \$31,044.00.
3. A contract with Structural Preservation Systems, Inc. (in accordance with the scope of work approved by the Physical Plant and Operations Committee) was approved to conduct our garage deck concrete and cable retensioning work at the bid price of \$106,395.00

There will not be a regular Board of Directors' meeting this month. I wish all of our residents, as well as our staff and Management, a very Merry Christmas and a happy, prosperous and healthy New Year.





The

House Special

Editor: Law Henderson

Advertising: Skyline House
Business Office
(703) 578-4855
Fax (703) 998-5827

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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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LETTERS TO THE EDITOR

Mimi and I and our daughter, son-in-law, and granddaughter (Sally, Dave and Brooke Phillips) want to wish our friends at Skyline House a wonderful, joyous Holiday Season and a healthy, happy and fruitful 1998! We wish everyone all of the best that life can offer. We are delighted with our new homes and new lifestyles.

But please bear with me for one final item. In August 1996, my article in the *House Special* attempted to address not only the cost of the condominium fee but the value received. I estimated that my comparable monthly expenses in our new home instead of a condominium fee would be about \$350 per month. I promised to report to you the actual costs when I knew them. This is the promised report. I will ignore such inconveniences as marching to my mail box in the frequent rain to retrieve my mail, no front desk to screen my guests and collect my packages, no party or pool room, no guard service, driving to the local shopping center for FAX and copying service, and the utter lack of privacy that a street level home provides when compared to an eleventh floor condominium. I found the condominium fee is a remarkably good value when I compare it to the actual monthly costs of owning a detached home that lacks many of the amenities I took for granted when we lived at Skyline House. Our monthly expenses for additional utilities (electric AND gas), additional property taxes, water and sewer fees, storm water run-off tax (would you believe?), association fee ("lowballed" by the developer and due to increase 26% this year!), alarm monitoring costs, lawn service, and hazard and liability insurance are greater than I estimated. Of course, unlike Skyline House's financial plan, I have no reserve account for capital replacement reserves. My \$350 estimate for the lesser services and amenities here was roughly equal to our condominium fee at the time. Now I wish to report to you that our average monthly costs are actually \$502 (a 30% differential) a month (in North Carolina!). You may wish to consider this information when you are inclined to complain about the "cost" of the condominium fee. Perhaps you should also consider the "value" that you receive.

On this thoughtful note, we again wish you all Happy Holidays and a bountiful 1998!

Warmest regards,

Gordon Frank

RECREATION COMMITTEE

Tony DiSalvo, Chair

The Committee did not meet in November. The next meeting is scheduled for December 10, at 7:30 p.m. in the West Card Room. We will then formalize plans for the Holiday Party to be held on December 13.

We have received no response from anyone who might be interested in becoming co-chairperson of the Recreation Committee. Perhaps someone may appear at the December 10 meeting of the Committee.

Mark your calendar for the Annual Holiday Party on Saturday, December 13 at 7:00 p.m. in the West Party Room. This is the best party of the year. It gives residents who return home late from work during the week an opportunity to attend this party on a Saturday. Please join us.

If you are a new resident and have not attended the Annual Holiday Party, 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.

The Flea Market on November 19 was a so-so success. Unfortunately, not too many Skyline House residents made their appearance to purchase or just to socialize. If you do not find anything to purchase at such an event you can always visit with your neighbors or friends or make new friends. Thanks to all those folks who had requested tables. The continuation of the flea market will be discussed at future meetings.

There will be no committee meeting in January unless the members at the December meeting deem it necessary.

The next TGIF is scheduled for Friday, January 9 at 6:30 p.m. in the East Party Room.

RecCom

Mtg	Wed	Dec 10	WCR	7:30 P
Holiday Party	Sat	Dec 13	WPR	7:00 P
TGIF	Fri	Jan 9	EPR	6:30 P

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ANNUAL HOLIDAY PARTY



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**SATURDAY
DECEMBER 13
7:00 P.M.**

West Party Room

**NO RESERVATIONS
REQUIRED**

FOR THOSE WHO HAVE NOT ATTENDED A TGIF,
MAKE THIS YOUR **FIRST** AND MEET YOUR NEIGHBORS.
BRING ONLY YOUR OWN LIQUID REFRESHMENTS

A MANAGEMENT MOMENT**Donald Perper: General Manager****PROJECTS APPROVED****Garage Deck Repairs to begin.....**

At the November 24th meeting of the Board of Directors, a motion to approve repairs to the concrete garage decks was approved unanimously. The contract was awarded to Structural Preservation Services (SPS). The scope of work for this project entails repairing major cracks, spalls as well as possible repairs to post tension cables which are the steel rods that run length and width through the garage decks. In walking through the garage, you undoubtedly have seen the cracking and spalling that is ever present.

The repairs are being done as a preventative maintenance measure to extend the remaining useful life of the building and reduce the potential risk of injury due someone tripping on a crack or a spall. During the work phase, it will be necessary to have resident's vehicles parked elsewhere. Management will offer suggestions to you for alternate parking while work is being performed in or around your parking space.

As soon as the starting dates have been set, we will advise everyone accordingly.

CRIME WATCH NOTICES

For your information on area crime, management is making available at the front desk all faxes from the Fairfax County Police Department concerning local crimes and Neighborhood Watch happenings. Stop by and ask for it if you are interested.

DECALS & GARAGE SPACES

The re-issuing of decals and verification of parking spaces was a great success. After all was said and done, the association issued 450

decals (300+ units) and checked a whole bunch of parking spaces. The volunteer effort on this project was tremendous. Without the able efforts of our residents who gave many hours to this task, the job would not have succeeded. A very special "nice job" to Edna De Jesus for the great organizing and recruiting that went into the project.

**1998 Condo Fee Coupon Books**

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 Pamela Lynch in the Accounting Office at (703)998-0718.

As a matter of interest, since Skyline House began offering the automatic payment plan three years ago, we now have thirty 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 consider.

- A FOND FAREWELL -

As of December 13th, our Deputy General Manager, Jerry Stone will be leaving us here at Skyline House to assume the position of General Manager at the Regency of McLean condominium. Jerry has been with us for almost two years and has done an excellent job in managing the day to day operation of Skyline House. Since February 1996, Jerry has been my

right arm. His rapport with the staff and the residents has been second to none.

On a personal note, as much as I know that this is a good move for Jerry, I will very much miss working with him as we have become good friends. I know that all of you will join me in wishing Jerry much happiness and success in his new position.

1998 BOARD NOMINATIONS

Just a reminder that nominations for the Board of Directors open January 1, 1998. For the Board year 1998 - 1999 there are three vacancies all of which are three year terms. If you are interested in getting more information on being a Board

Candidate, please stop by the Management Office.

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

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FROM THE MANAGEMENT TEAM**



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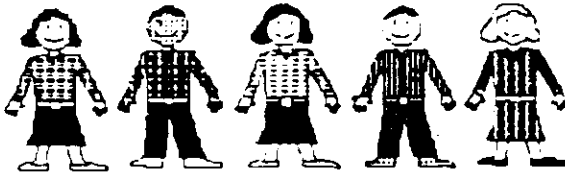
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THE GOOD NEIGHBOR GROUP

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



Skyline House Good Neighbors December 1997

Sher Gofreed 379-1395
Glendis Taylor 998-7871

It seems most important that a resident was provided transportation and company last month on her journey to a hospital.

As we near the end of our 5th year of **Good Neighbors**, it is interesting to note that 2/3 of the Good Neighbors have been volunteering in this program since its beginning.

Most replacements are needed because residents move. If you are interested in joining this dedicated group, please call Irene or Geraldine.

ONE LINERS

The early bird gets the worm,
but the second mouse gets the cheese.

I drive too fast to worry about cholesterol.

When everything's coming your way,
you're in the wrong lane.

I couldn't repair your brakes,
so I made your horn louder.

OK, so what's the speed of dark?

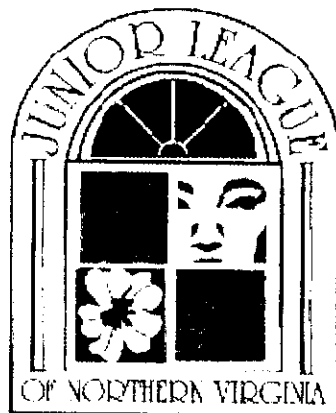
Corduroy pillows: They're making headlines!

Shin: a device for finding furniture in the dark.

How can you tell when you run out of invisible ink?

If Barbie is so popular,
why do you have to buy her friends?

Senators William B. Spong of Virginia and Hiram Fong of Hawaii sponsored a bill recommending the mass ringing of church bells to welcome the arrival in Hong Kong of the U.S. Table Tennis Team after its tour of Communist China. The bill failed to pass, cheating the Senate out of passing the Spong-Fong Hong Kong Ping Pong Ding Dong Bell Bill.



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**FINANCIAL MANAGEMENT
COMMITTEE (FMC)**

Bill Miller, Chair

At the FMC meeting on November 17, 1997 the committee members approved Management's recommendation to award the Garage Repair contract to Structural Preservation Systems, Inc. Sufficient funds are available in the Periodic Maintenance Reserve fund to cover the cost of this contract.

The FMC members also approved Management's recommendation to renew the Landscape contract with Frontier Lawncare and Landscape. Funding has been included in the 1998 Budget approved by the Board of Directors.

The FMC members also agreed to participate in a joint meeting with the Physical Plant and Operations Committee at their December meeting. The bids for removal of the oil fuel storage tanks will be reviewed at that time.

**SECURITY, FIRE & SAFETY
COMMITTEE**

Ann L. Mehrten, Chair

The Security, Fire & Safety Committee convened November 12 at 7:30 p.m. in the West Card Room. There were 3 members present.

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

The main body of the meeting consisted of closely reviewing the contract up for renewal with Argenbright Security. The committee will present its recommendation to the Board of Directors at its meeting on November 24.

The next Security Committee meeting will take place on January 8, 1998 in the West Card Room. All are welcome to attend.

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