



The

House Special

VOLUME VII

MAY 1987

NO. 5



COMMITTEE MEETINGS

MAY 5 Community Relations
East Card Room
7:30 p.m.

MAY 12 Finance Committee
West Party Room
7:30 p.m.

MAY 12 Security Committee
West Card Room
7:30 p.m.

MAY 13 Recreation Committee
East Card Room
7:30 p.m.

MAY 14 Physical Plant
West Card Room
8:00 p.m.

MAY 19 Board of Directors
East Card Room
7:30 p.m.

MAY 21 Covenants Committee
East Card Room
7:30 p.m.

SKYLINE HOUSE SPECIAL ACTIVITIES

MAY 1 TGIF, East Party Room,
6:30 p.m.

MAY 13 Coffee Klatsch
East Card Room
10:30 a.m.

MAY 23 Pool Opens

A MESSAGE FROM THE PRESIDENT OF THE
SEVENTH SKYLINE HOUSE BOARD OF DIRECTORS



We are now entering our seventh year as a self-governing condominium association. We have a community of approximately 1,000 people with an annual budget of \$1,300,000 and are responsible for a 55 million dollar property.

Your condominium government is a seven-person Board of Directors elected by unit owners for three year terms, in a staggered sequence. The Board members elect the officers each year. The Board is supported by six committees staffed by resident volunteers. The building is managed by a contractor to the Association, a division of the Charles E. Smith Companies, developers of the Skyline area.

At our organizational meeting on April 6, 1987, the following officers were elected:

President	Robert Lowry
Vice President	Wynfred Joshua
Secretary	Kenneth Grant
Treasurer	Larry Ingels
Assistant Secretary	Arlene Burbank

Also at this meeting we discussed the issues that should have the highest priority during the coming year:

- First: To respond promptly to all warranty matters so as to facilitate a prompt resolution in an equitable manner.
- Second: To activate the Financial Management and Administration Committee which has been inactive for over one year because no one would lead it. This Committee is essential to support the Board's fiduciary responsibilities..
- Third: To encourage residents to participate in the condominium government by actively working on committees and possible eventual election to the Board.

The new Board will work hard to develop simple and direct procedures to respond promptly to resident complaints, suggestions and requests for information. The Board is well aware of some of the past friction in Board/Committee relations and will do everything that is appropriate to promote a harmonium and efficient working relationship with the Committees.



The Board and the supporting Committees are policy oriented and are not in the business of managing the condominium. The Management Agent is responsible for the staff and day-to-day management services. The responsibilities of the Board are effective administration of the affairs of the Association and monitoring the performance of the Management Agent.

Our residents, both unit owners and renters, also have responsibilities. First of all to become well acquainted with the regulations and to abide by them. Second, it is essential that more residents work on condominium committees in order to maintain the luxury environment and level of services that we desire. At present, only about five percent of our residents contribute in any meaningful degree to our Association government. To illustrate, your condominium has not had a Financial Management and Administration Committee for over a year because no one will step forward and lead it. As a result, the review of the budget prepared for us by the Management Agent was left to the Board and an adhoc committee without receiving the benefit of a critical review by the Financial Management and Administration Committee. Our Association has investments of over \$800,000 and an annual insurance premium of almost \$90,000, matters on which we should have an independant review of alternatives by that Committee. It is certainly time for the unit owners to start paying more attention to their investment.

So in closing, I urge you to make friends and participate in the work of this Association so that this will continue to be a great place to live.

ROBERT LOWRY
President



THANK YOU ED STOLARUN

THANK YOU ED STOLARUN for the four years you served as President of the Skyline House Condominium Association. You guided us during our growing pains to a point where we have a mature and experienced cadre of people with experience on the Board of Directors and Committees. We are particularly indebted to your ability to remain calm during periods of turmoil and offering well considered solutions that put us back on an even keel. We also thank Betty for supporting you in the time consuming job while bringing up your young family. You know, of course, during the next year the Board will call upon you from time to time to draw on your corporate memory and council as occasions arise.

Thank you again Ed and we know you, Betty and Melissa will make use of your new found free time.

From,

ALL US US

From the Board



WYNFRED JOSHUA, VICE PRESIDENT

ACTIONS AND DECISIONS FROM THE BOARD

At the first session of the seventh Board of Directors President Bob Lowry announced the following:

- Michael L. Moore had been appointed as Chairman of the Covenants Committee.
- William H. McClennan had been appointed as Chairman of the Hearings Subcommittee.
- The Association's attorney will start working with the developer on correcting the records of the parking spaces.
- A session on 28 April had been scheduled for the Board and Committee Chairpersons and members to work on the coming year's programs.
- The formalization of the Warranty Committee with Gordon Frank as Chairman, and Bob Lowry and Edwin Ing as members.

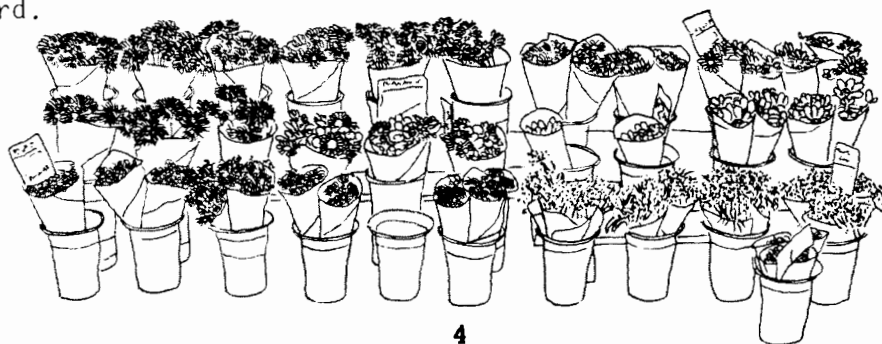
THE BOARD TOOK THE FOLLOWING ACTIONS:

- Approved expenditures of \$8,411 for the installation of Futura Stone on the sundeck. This expenditure covered the second phase of the repairs and was provided for in the 1987 budget.
- Adopted the staff holiday policy which provides for designated holidays. The Manager's office will be open on Saturdays.
- Approved expenditures for the 1987 part of the landscape plan for an amount up to \$4,500 as provided for in the 1987 budget. The Board requested the property manager to make arrangements for planting Norwegian Spruce trees in front of the East Building as decided by the Board last year.
- Accepted the plan of the property manager to postpone purchasing the telephone switchboard system until the manager could work out the financial arrangements.

For further details, residents are urged to attend the Board meetings.

MAY 1987 BOARD MEETING

The next meeting of the Board of Directors, scheduled for May 19, will be held in the East Card Room. This change of location to a smaller room is being made on a trial basis taking into consideration the poor accoustics of the party'rooms and that very few residents have attended recent meetings of the Board.



THE HOUSE SPECIAL

STING Editor: Tony DiSalvo

Art Consultant: Nancy DiSalvo

Advertising: Tony DiSalvo,
502E

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LETTERS TO THE EDITOR: THE
HOUSE SPECIAL welcomes brief
comments from readers. Please
limit your letters to 250
words. Of course, the
Condominium Association Board
reserves the right to refrain
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improper statements.

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advertisers.

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God made the sun
He made the sky
He made the trees
and the birds that fly.

God made the rain,
He made the dew,

And God made Loving Mothers too...
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Evenings in the Theatre

May 15, 7-11 p.m.

May 16, 7-11 p.m.

Saturday in the Village Square

May 16, 10:30 a.m.-7 p.m.

May 17, 12-7 p.m.

Committee Communiqués

COMMUNITY RELATIONS COMMITTEE

ED BERMAN
ELIZABETH GRANT



PETITION TO THE GIANT STORES

On April 16, 1987 a petition and signatures from all of Skyline was sent to the V.P. of Public Affairs of the Giant Stores for their consideration of the urgent need of a shuttle bus for our community now that the Safeway store has been closed down. We await their response and have been assured by Mr. Andy Jaeger, store manager, that it will be considered most carefully and responded to with the least possible delay.



FUTURE PROGRAMS

- 1) On May 13th - 10:30 a.m. in the East Card Room, our morning "Coffee Klatsch" will have a slide presentation on the "Peoples Republic of China" by one of our own residents Ms. Irene Wolgamet. This should be a wonderful follow-up to the program presented by the Chinese Embassy in March and an excellent opportunity to visit a most interesting country at no cost and enjoy coffee and sweets afterwards. Thanks to the ladies of our Committee. Put this morning program on your calendar.
- 2) On Thursday May 21st - 8:00 p.m. in the South Party Room of Skyline Towers, Mr. Tom Davis, our Mason District Supervisor will speak on current issues within our community. Try to make it.
- 3) On Monday May 28th - 7:30 p.m. Skyline Plaza will hold a Real Estate seminar. If you are a Skyline owner or contemplate becoming one you will want to attend this most important meeting because all of us are vitally interested in what the Real Estate firms of our area feel about the interest in, and values of, our condo's present and future owners. Skyline Plaza ERC is to be commended for putting on such a timely program.

MOVE IN'S AND BUILDING TOURS

Once again the month of March showed a plus 2 owner move in over renter - exactly the same figure as in the month of February. In addition out of the 7 move-in's - our Committee gave 3 building tours. We continue to invite anyone who has never been given a tour of Skyline House to contact our Committee and one will be promptly arranged.

TALENT HUNT

Our committee is on the lookout for residents of our building with the ability and/or the expertise to put on an evening program which could be enjoyed by all their neighbors of Skyline House. If you have this talent- don't keep it hidden- contact the chairman of this committee.



EFFING AT NVCC

For quite some years there have been complaints about the condition of the hill which separates Skyline House and Plaza from the Alexandria campus of NVCC. Well-worn paths have been made in several places leading from our property by those wishing easy access to and from the college. In spite of some none-too-successful attempts to beautify the bankside, it is an eyesore! One of the problems in resolving this situation is that portions of the hill belong to each of three different parties: the College, Skyline Plaza and Skyline House.

On April 15th there was a meeting where representatives of these three entities met in an attempt to reach a meeting-of-minds on possible access to the college through Skyline property...along with agreement on a policy for beautification and maintenance of the hill. Elizabeth Grant and Ed Berman were present from Skyline House; George Ferguson, from the Plaza. There was high-level representation from the College: Dr. Richard Ernst, President and Dr. Jean Netherton, Provost of the Alexandria campus. Two government officials also attended: State Senator John Russell and Delegate Leslie Byrne.

As a result of the discussion, by July the College will present for Board consideration a plan for potential access to their grounds; there will, also, be further consultation between the parties involved in order to come up with a concerted plan for the future maintenance of the area under consideration.

It is fervently to be hoped that, after some seven years of on-again-off-again negotiations between neighbors, the future condition of that particular boundary can be determined...once and for all!

SAFEMAY'S DEPARTURE.....WHAT NEXT?

The atmosphere is a little sad at Skyline Mall now that Safeway has departed! For many of us, having a supermarket of the caliber of Safeway was a drawing card in the choice of Skyline House as a home. How convenient it was to be able to do the food-shopping right across the street! Our supervisor, Tom Davis, is well aware of the impact loss of that amenity can mean to local residents. He has already called a meeting of the Skyline Leadership Task Force with a representative of the Charles Smith Companies to discuss the plans for re-leasing the space. Discussion was inconclusive but it was acknowledged that there is a need for an anchor-store...if the other stores are not to suffer loss of business. So the Smith people are looking into various options among which are other food-store possibilities. Mr. Davis is being kept advised of developments and will convene another meeting of the Task Force group to discuss viable alternatives. The poor parking situation distinctly limits the type of business which would be attracted to the "Safeway location".

Other information which came out of that meeting was that the restaurant site where Bailey's once was will be re-opened under the management of the people who run the Pawnshop. No definite date was given for the inauguration of service but there seems to be movement behind those paper-covered windows!

(continued on page 11)

Committee Communiqués

RECREATION COMMITTEE



CARROLL THOMPSON

The Recreation Committee met on April 8 in the West Card Room.

The Pot Luck Dinner on Friday evening, April 24 was a great success. There were 63 residents and guests who enjoyed a wonderful evening. There was plenty to eat and as usual the residents brought an outstanding array of desserts. Of course, these desserts had little or no calories and therefore were that much more enjoyable. The extra expenses incurred by the Recreation Committee was \$99.00. We thank Bernice Kaminsky, who was our hostess for the evening and assisted by her husband, Milton. And thanks to those members of the Recreation Committee who assisted.

Speaking of assistance, the Committee needs new members who will provide us with new ideas and assistance in providing the residents with different and exciting activities. The Recreation Committee will be happy to have you join us. Please.

The specifics for the West End Dinner Theatre will be found in a flyer in the Newsletter.

The TGIF on Friday, May 1, will be our Sixth Annual TGIF. There will be a few surprises. Come join us.

The Committee will meet on Wednesday, May 13 in the East Card Room.

Activity dates:

May 1	TGIF	East Party Room
May 13	Recreation Committee meets	East Card Room
June 5	TGIF	West Party Room
June 10	Recreation Committee meets	West Card Room
June 12	West End Dinner Theatre	Alexandria
July 3	TGIF	East Party Room
	Atlantic City	



WEST END DINNER THEATRE

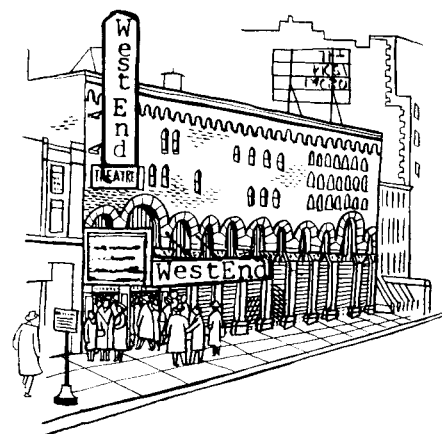
The Skyline House Recreation Committee is sponsoring an outing to West End Dinner Theatre in Alexandria to see the outstanding show, "I DO! I DO!"

DATE: Friday, June 12, 1987

DINNER: SERVED FROM 6:00 to 8:00 p.m.

SHOW TIME: 8:00 p.m.

COST: \$22.50 per person. This includes dinner and show. This is a group rate and we must have at least 20 reservations. In the event that 20 persons have not made reservations, we will cancel the event and return the checks.



The West End Dinner Theatre is located at the Foxchase Shopping Center, 4615 Duke Street, Alexandria.

We would like to meet in the Skyline House Lobby at 6:00 and leave in a group. This is of course optional. If you prefer to arrive at an earlier or later time, please indicate this at time of reservation. We will be seated in a group at the Dinner Theatre.

WEST END DINNER THEATRE

Make non-refundable check payable to: Skyline House Recreation Committee.

Name(s) _____

Unit _____ Tel. No. _____ No. in party _____ Amt. of check _____

Place reservation slip & check at front desk for Liza Ruiz, 1002W. Any questions call 998-5282 after 5:00 p.m.



APRIL COFFEE KLATCH

Last month Skyline House was fortunate in having the opportunity to participate in two events arranged by the Saudi Students's Club of Washington. The impetus for the programs came from members of that club who are also residents of our buildings. They are to be thanked and congratulated for all of the work and care which went into providing a fascinating glimpse of their country...its people and their customs. A report on the Saturday exhibit can be found elsewhere in this column.

On the following Wednesday Sahar Henaiddi, Fatemah Al- Fehid and Afaf Al Sorai...Skyline residents...and some of their friends provided the program for the monthly Coffee Klatch. Ordinarily, this event is open to both sexes but, for this one time, it was a "For Women Only" affair where the Saudi ladies displayed their current fashions. They were, also, patient in answering questions from the audience about the clothing and aspects of the role of women in the Kingdom of Saudi Arabia. Nearly forty attended the coffee morning...by far the best turn-out at any of these events sponsored by the Community Relations Committee up until now!

As they have so generously done on others of these occasions, Connie Potter and Maggie Kelly acted as hostesses.

ADVISORY ON STREET PARKING

The following is an excerpt from the April edition of the Plaza "Skylines" which was felt of sufficient interest to be repeated here:

"Skyline residents who use South George Mason Drive for long-term parking of their cars, trucks and campers are advised that, according to Fairfax County Regulations, these vehicles are subject to towing. Vehicles may be reported to the Fairfax County police (691-2131) when they are observed parking on county streets for more than four consecutive days.....When a complaint is received, a police officer will red-tag the vehicle and then, if the owner has not moved it within ten days, the officer will request that it be towed away. Several vehicles have been left, abandoned, or simply warehoused along South George Mason Drive for several months without any indication that the owners have moved them. This practice deniessecond-car parking for those who use their cars for daily commutation and short-term guest parking for visitors."

FASTRAN

Senior Citizens over 60 who need a ride to shop may call 'Fastran', a transportation service operated by Fairfax County. Fastran may also be used for medical appointments and certain other transportation needs. For additional information or to register for Fastran, call 691-3253.



Finally, our Committee extends it's best wishes to our Board of Director and to it's new President Mr. Bob Lowry. Your success is our success. Good Luck!



MAY

1987



SUN

MON

TUE

WED

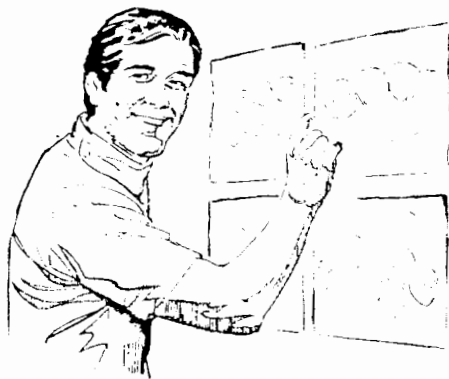
THU

FRI

SAT

					1 T.G.I.F. EPR 6:30 P.M.	2
3	4 BRIDGE ECR 7:30 P.M.	5 COMMUNITY RELATIONS COM. ECR, 7:30 P.M.	6	7	8	9
10 MOTHER'S DAY	11 BRIDGE ECR 7:30 P.M.	12 FINANCE COM. WPR, 7:30 P.M. SECURITY COM. WCR, 7:30 P.M.	13 COFFEE KLATCH ECR, 10:30 A.M. RECREATION COM. ECR, 7:30 P.M.	14 PHYSICAL PLANT WCR, 8:00 P.M.	15	16
17	18 BRIDGE ECR 7:30 P.M.	19 BOARD OF DIRECTORS ECR, 7:30 P.M.	20	21 COVENANTS COM. ECR, 7:30 P.M.	22	23 POOL OPENS
24	25 MEMORIAL DAY BRIDGE ECR 7:30 P.M.	26	27	28	29	30
31 						

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DUPLICATE BRIDGE WINNERS FOR THE MONTH OF MARCH/APRIL

March 30

Eleanor & Ed Sajeski 1st

Lina Moyer & Tony DiSalvo 2nd

April 6

Glenn & Nancy Pearson 1st

Kay & Del Burchfield 2nd

Lina Moyer & Tony DiSalvo 2nd

April 13

Mary Joe Long & Bob Miller 1st

Jill & Jerry Schumaker 2nd

April 20

Eleanor & Ed Sajeski 1st

Helen & Bob Lambert 2nd

INSURANCE

The Community Relations Committee will present a program by an insurance representative who will speak to us on all aspects of insurance as it pertains to our building and to our individual apartments. Watch the bulletin board for details.

Committee Communiqués



SECURITY AND SAFETY COMMITTEE

ROB SHERRER

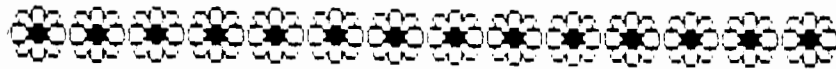
The Security and Safety Committee met on April 14; five residents attended.

-- No incidents of a security nature were reported and entered during the past month in the incident book that is kept in the management office.

-- Residents are reminded that anyone delivering goods or providing a service to their units must register at the front desk. This is a security precaution to keep the front desk and management apprised on who is in the building.

-- The Resident Watch is running short of armbands. Residents who are no longer active in the Watch and who have armbands please take them to the management office so that those who wish to participate in the program will have one. Of course, it would be preferable if those having armbands who are no longer active would "reenlist".

-- Burglaries in Fairfax County increased 8.7 percent during the past year (but were still well below the 1980 level). In contrast, no burglary of a Skyline House unit was reported in the past year.



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THE MISLED AND THE MISINFORMED

by Gary A. Poliakoff *



Purchasers of common-interest real estate attracted to "care-free, maintenance-free" lifestyle promotions are often surprised to learn that, while co-ownership affords many advantages, care-free and maintenance-free living is not among them. Misunderstandings develop as a result of insufficient information or misinformation concerning the responsibilities and/or liabilities associated with co-ownership.

Co-ownership only works if the owners are fully informed about their rights and responsibilities. Co-owners must come to grips with the fact that:

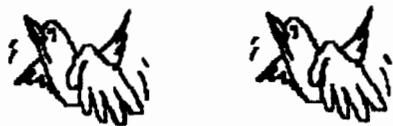
1. They are owners and not tenants. It is they, and not someone else, who must concern themselves with the operation of their property.
2. They, not just the board, are responsible for the success or failure of their community.
3. They must share in the common expenses, regardless of how high those expenses may be, and must budget sufficient funds to provide for repair and replacement of all building components.
4. They must abide by the covenants and restrictions and reasonable rules and regulations for the common good of the community.
5. They must give up rights which they might otherwise enjoy in single-family detached housing.

Boards must be sensitive to the co-owners' need to know the basis for board decisions. Board members contribute to the causes of friction, inflaming an already volatile situation by:

- a) Showing a lack of sensitivity to factors which often presage the manner in which an owner will respond to particular circumstances.
- b) Failing to communicate with the membership concerning the rationale for board decisions.
- c) Failing to involve owners in the decision-making process through effective use of committees and open board meetings.
- d) Losing sight of the fact that the board serves at the pleasure of the members to whom the board owes a fiduciary duty.

Co-owners, on the other hand, must appreciate the fact that the co-ownership concept is dependent upon volunteers willing to give their time and energies to serve on the board. Board members must be treated as co-owners, not as hired help catering to an individual owner's personal needs.

*/ Reprinted from the Community Associations Institute News by kind permission of the author, Gary A. Poliakoff, managing partner of the law firm Becker, Poliakoff and Streetfeld.



Committee Communiqués



PHYSICAL PLANT AND OPERATIONS COMMITTEE

Gordon Frank

On Thursday, April 9, 1987 a representative of the Media General Corporation met with the Committee, the Property Manager, and the Resident Manager to discuss a proposal for installing cable television in Skyline House. Media General is the Fairfax County franchisee for cable TV. They offer a range of services at various price levels.. Residents may decline the service or select from several options. Media General will bill individual users directly. There will be no cost to the Association. Media General will be responsible for installation, operation and maintenance of a distribution system totally independent of the master antenna system. Residents will be able to purchase one of the services offered by Media General, and/or Washington Cable (the present satellite service) or neither. Media General will draw up specific plans for installation. After the Association's Board approves the plans, installation can begin. Because it takes considerable time for developing the plans, securing Fairfax County approval and reaching agreement with the Association, installation is not expected to begin until late in 1987.

The Committee agreed to forward its previously adopted motion expressing its concern for expeditious and favorable resolution of the warranty lawsuit against the Developer. The motion also recommended that the ad-hoc warranty committee and its activities be approved by formal Board action.

The Committee voted to name Gordon Frank, Unit #1111W, as Chairperson of the Committee. Since last fall Gordon has served as Acting Chair. Mr. Brian LeBert-Francis, Unit #102W, agreed to continue his role as Executive Secretary of the Committee with responsibility for preparing the minutes and assuming the role of Temporary Chair whenever it becomes necessary.

Dave Harvey, Unit #1605E, reported on his work to develop a questionnaire to determine what action should be taken regarding cable TV service. Discussion of this item will continue at the next meeting. The Committee also intends to invite Washington Cable to present and explain its offer for satellite TV service at Skyline House. This presentation is expected to be scheduled for the June meeting of the Committee.

A letter has been forwarded to Douglas Mose, the geologist at George Mason University. Dr. Mose is surveying the local distribution of Radon gas. We seek his advice on the subject. The Committee will review available alternatives when the response is received.

It was announced that Ed Barstow will attempt to gather the necessary information for a presentation to the Committee during the May meeting on ways to correct occasional problems with wind driven rain infiltrating into units in both buildings.

The Committee meets at 8:00 PM on the second Thursday of the month. Meetings conclude no later than 10:00 PM. We meet in the card room and we alternate buildings. All are welcome. Please come join us. Let us hear your opinion.

FROM MANAGEMENT (continued)



BALCONY ETIQUETTE

It's springtime again and many residents will be using their balconies. We would like to remind you of the following rules which pertain to use of the balcony:

RULE 15 BALCONIES-PATIOS AND WINDOWS

- A) Laundry, clothing, rugs or other items are not to be hung on or upon the exterior of buildings.
- B) Clothes lines, clothes racks or any other similar devices may not be used to hang any items on any balcony, patio or window.
- C) Unit Owners/Residents shall not throw anything out of the windows or from balconies or patios.
- D) Shaking of mops, brooms or other cleaning materials from the balconies, patios or windows is not permitted.
- E) Flower boxes, if attached to the railing, must be on the inside of the railing and securely fastened.
- F) Awnings, blinds, shades, screens and like items and appurtenances, except window screens as installed by the developer, shall not be installed by any Unit Owner/Resident beyond the confines of his unit without prior written consent of the Association Board of Directors. (The balcony or patio associated with a unit is considered beyond the confines of that unit.)
- G) Balconies and patios shall not be used for storage.
- H) Bicycles may not be stored on balconies or patios.

If you are looking for a product to clean your balcony railings, door and panels, we have "Sheila Shine" for sale in the Management Office at \$4.00 per can. It's great stuff.

CONDUCT OF CHILDREN/MINORS

Unit Owners/Residents who occupy units in this condominium are at all times responsible and accountable for actions of their children and guest. This stipulation includes financial and legal responsibility for damages, vandalism, misconduct or objectional behavior within premises by children or minors.

From Management



SWIMMING POOL OPENS END OF MAY

The swimming pool will be open every day during the pool season, 11 A.M. - 8 P.M. except during inclement weather. Swimming pool passes will be available at the front desk after May 15. The number of passes issued for each unit will correspond to the number of people allowed to occupy a unit in the condominium By-Laws:

1 Bedroom	2 Passes
1 Bedroom/Den & 2 Bedrooms	3 Passes
2 Bedroom/Den & 3 Bedrooms	4 Passes

A reminder of important swimming pool rules:

1. No food or drink is allowed inside the fenced in area of the pool- food and drink must be consumed on the sundeck or park areas surrounding the pool.
2. No glass containers of any kind may be used on the sundeck or park area.
3. All persons are requested to shower and enter the pool thru the bathhouses. You may not enter thru the double doors to the sun-deck during pool hours.
4. It is suggested that you use ear plugs if you wish to listen to a radio. If not using ear plugs, you are requested to keep the volume low enough not to disturb others.
5. Children under 12 must be accompanied by an adult (over 18) during the entire time they are in the pool area.
6. Robes or other suitable garments and shoes must be worn to and from the pool area.
7. Please use the G level corridors to and from the pool area. Please do not go thru the lobby.
8. ABSOLUTELY NO DIVING.

FILTERS

Time to change filters. Your cooling system will run more efficiently if you change the filter regularly. The filters are available in the Management Office for \$1.00 each (Sizes 16 x 20 and 20 x 20).