



The

House Special

Volume XI

APRIL 1991

No. 4

PRESIDENT'S REPORT

David Tilson

At the Association's Annual Meeting on March 26, the following unit owners were elected to fill five vacancies on the Board of Directors:

Ed Bisgyer, 408W
Mildred Foley, T 15W
Helen Henderson, T 2W
Wayne Krumwiede, 608W
David Tilson, 805W

The next issue of *THE HOUSE SPECIAL* will have a special supplement containing a summary of the proceedings of the Annual Meeting for the benefit of those who were unable to attend.

At a special meeting of the new Board on March 27, the following officers were elected:

David Tilson, President
Ed Bisgyer, Vice President
Wayne Krumwiede, Treasurer
Helen Henderson, Secretary.

The Board also decided to set its regular meetings on the **third Wednesday** of each month. The first regular meeting of the new Board will be on Wednesday, April 17.

Ed Bisgyer was appointed chair of the ad hoc Committee on Governance. The other members of that committee have been designated by the chairs

of each of the six standing committees of the Association. The ad hoc committee's charge is to review the six standing committees' terms of reference and modus operandi and relationships vis-a-vis the Board and management in light of the changes in management arrangements that have occurred last year. The committee is expected to complete its work this spring.

At its last regular meeting on March 19, I reported that our management support contractor, Hiban and Graffius Management Ltd., had agreed to refund to us \$11,500 for special management services they were supposed to have performed between July 1 and October 1, 1990. They did not perform most of these services so we asked for a refund of the charges.

We have also signed a contract with Hughes Design Associates and with a carpet laying service as well as a painting and paperhanging contractor. The painting and papering should be completed in the next few weeks. Carpeting probably will not arrive until May. We hope to have all the redecorating of the entire first floors of all three buildings completed in June. Total costs are expected to be under \$130,000, which is less than the \$141,000 authorized by the Board. These funds come from replacement reserves, not from our operating budget.

(Continued on page 3)

THE HOUSE SPECIAL

Editor: Law Henderson

Advertising: Skyline House
Business Office
703-578-4855

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preceding issue date.

Published: Monthly

LETTERS TO THE EDITOR: THE HOUSE SPECIAL welcomes brief comments from its readers. Please limit your letters to 250 words and include your name and unit number. The Association Board reserves the right to refuse incorrect or improper statements.

ADVERTISING: A rate card, showing the costs and sizes, is available from the business office. If there are services and/or tradespeople with whom you have dealt, let the business office, 578-4855, know so that we may pursue them as advertisers. Advertisements appearing in The HOUSE SPECIAL do not constitute endorsement by the Association.

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Board of Directors

President	Dave Tilson
Vice President	Ed Bisgyer
Treasurer	Wayne Krumwiede
Secretary	Helen Henderson
Director	Millie Foley
Director	Dolores Littles
Director	Sam Blumberg

EDITOR'S NOTE

From time to time *The House Special* will highlight one of our employees with a brief article about that person. We begin the series with our longest-serving employee. (This item was prepared by Bob Yoder.)

<<<<<<<<*>>>>>>>>>

ADUA STRANERE SKYLINE'S TOUCH OF ITALY

Italy's loss is our gain. Adua Stranere, whose charming presence graces the front desk at Skyline House, was born in the town of Teramo, Italy, located northeast of Rome on the Adriatic Sea. While touring the United States she met her future husband, Ed Stranere, in Philadelphia, PA, and it permanently changed her life. Now Italy has become a place she only visits.

After a brief stay in Hershey, PA, Adua and Ed came to the Washington area, to reside in northern Virginia. Most of that time Adua has been on station at the front desk, cheerfully greeting residents and guests and handling phone calls, messages, deliveries and a host of other items for over ten years.

Adua is fluent in several languages, important at Skyline House where people of many national origins live. In addition to her native tongue, plus English and Spanish, she has picked up enough of several other languages, including German, to get along.

When asked what she likes most about her job, she immediately responds, "the people, when you are nice to them, they are nice to you". This reply comes as no surprise to Adua's many friends and to the many more who deal with her each day. Her warm and outgoing personality are an asset to her and to Skyline House.

Upon the recommendation of Ed Bisgyer, the Treasurer, the Board voted to engage Vannmark Retirement Services, Inc. to service the retirement plan for our employees. It also voted to establish three trustees to supervise the plan, with individuals to be recommended by the treasurer at the next regular Board meeting.

Don Fenton, our General Manager, recommended that he be authorized to negotiate a contract with Nova Pool Service to operate our pool this year. The Board approved. He reported that termites have been found in several places in the buildings and the Board approved his contracting with a qualified contractor to correct this problem. He reported that Media General still expects to have cable service available to all residents of Skyline House by May 1. Fenton also recommended that the Board approve purchase of video surveillance equipment and a new compressor for the East Building. The Board approved both purchases.

The PPOC recommended that the Board permit residents to carpet their balconies under certain conditions,

that management be authorized to conduct mandatory annual inspections of residential units, and that the pay phone in the basement be removed. The Board deferred action on these matters until the next regular meeting.

Since the Chairs of both the Covenants and Financial Management Committees have been elected to the Board, we badly need qualified people to replace them as chairs of these important committees. If you are interested, or if you have suggestions of individuals who are qualified and willing to serve, please let me or any of the other Board members know.

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MANAGEMENT QUIPS

○ The 1991 pool season will start on May 25, 1991 at 11:00 AM. This contractor will be NOVA POOL SERVICE INC. of Springfield, VA. Normal operating hours are from 11 AM to 8 PM daily. Pool passes will be available for each resident up to the authorized maximum occupancy of the unit. {Skyline House Rules & Regulations: rule 24, section B} Validity of these passes is subject to the financial good standing of the unit owner with the Association.

○ A copy of the Rules & Regulations as they pertain to the use of the pool will be available shortly. They are listed under Rule 24 in your Rules & Regulations book. Your pool passes must be presented to the lifeguard before entering the pool area. All persons are required by County law to take a shower and foot bath prior to entering the pool deck area. We would like to see more of you use the pool this year and the large area adjacent to the pool deck which is available for sunbathing, etc.

○ Don't forget Skyline Park, the trees are in full bloom, the picnic tables are out and it is a great peaceful place for walking. Later on this year you will be able to watch the restoration workers as they ply their trade on the East Building facade(s).

○ Come on out and enjoy the grounds, we have many beautiful trees about and you are welcome to walk on the grass. Please respect the privacy of the unit residents when you are walking about and may we suggest that you do so only during daylight hours.

○ Quipettes.

If an incident that requires the police occurs, please let management know as soon as possible.

○ Use your deadbolt when at home.

○ Report Hallway damage promptly. The sooner we know about it the faster we can repair. Our goal is to repair it before it happens.

○ Recycling appears to be a success, we may have to add another dumpster. If you are not now recycling newspapers please start. In the loading dock of each building there is a wooden rack for you to leave your newspapers.

○ We had another and I hope the last grounds fire, smoldering, behind the West building in the area of the fourth and fifth tiers, against a patio wall. Almost all of these fires are started by the careless disposal of cigarettes as was this one. Please don't throw your smoking materials off of the balcony/patio. The old saying "the life you save may be your mine", applies.

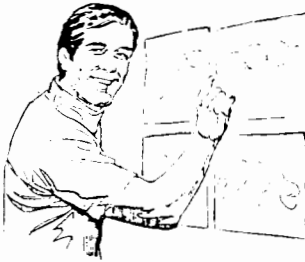
○ Did you know that we maintain a list of individuals that could require assistance during an emergency? If you wish to have a name placed on this list, please notify us in the management office. Include name, unit number and a brief description of the condition. A confidential copy of the list is maintained at both the front desk and Fire Control Room. Last week we had installed a special device that automatically establishes a phone link from Skyline House to Fairfax County's fire alarm headquarters in the event of a House fire alarm is activated. This will ensure a constant reliable contact between the on-site firemen and their headquarters.

○ Before the next issue The East building will most likely be starting reconstruction. All notices will be posted on a special board in the East Mail Room Lobby. We will post the complete schedule for East Building shortly. Having a cooling swim nightly won't cure the noise but who knows you might feel better.

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In the month of "April showers", in the Washington area, the average rainfall is 2.93" and is less than that in seven other months.

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PHYSICAL PLANT AND OPERATIONS COMMITTEE

Ed Ing, Chair

On March 7, 1991 the PPOC examined paint colors which the Ad Hoc Decorating Committee had selected and had had painted on the door, entry area, and hallway to Unit 114-West. The PPOC also examined the urethane balcony covering and the Media General cable television installation in that unit. Unit 114-West is the condominium manager's apartment.

The Committee then convened and drafted a recommendation to the Board on (1) permitting balcony carpeting; (2) an assistance program to help unit owners detect and repair plumbing problems affecting the condominium; (3) removal of the pay telephone from the Terrace Level; (4) authorizing the condominium manager to negotiate a contract for the swimming pool maintenance and lifeguard service; and (5) convening a town meeting for the community to discuss the decorating plan.

1. Balcony Carpeting. The Committee spent most of the session on this matter. One year ago, on April 5, 1990, the PPOC submitted its findings to the Board that carpeting has minimal adverse effect on the balcony deterioration which Skyline House had experienced, that the balconies should be properly sealed, and that balcony carpeting not be glued down and not have a rubber backing. Acting on this recommendation, the Board in April of 1990 decided to prohibit rubber-backed carpeting on the balconies but to allow open-weave, non-adhesive carpeting. Eight months later, in December of 1990, the Board reversed its decision and acted to ban all balcony carpeting. It took this action based on the

general manager's report that the sealant manufacturer had said it would revoke its product warranty if the balconies were covered with carpeting or anything similar. Also the Condominium's engineering consultant had told the general manager it suspected that deterioration would be accelerated by carpeting, because carpeting holds water in contact with the concrete for long periods of time. On January 3, 1991, the PPOC requested permission from the Board to formulate a recommendation on carpeting. The Board on February 18, 1991 charged the PPOC with that task.

At the March 7, 1991 session, the PPOC found: (a) The condominium developer had advertised and promoted, and in some instances, installed balcony carpeting as an upgrade option to enhance the balconies. (b) For many residents, a carpeted balcony significantly enhances the enjoyment of their units and they would not accept a ban on carpeting without sound reasons. (c) There is no statistically valid data to show that carpeting causes damage to the balconies. (d) The sealant manufacturer did not give any reasons for retroactively limiting its warranty of the balcony sealant. (e) Enforcement of a ban on carpeting would be extremely difficult. (f) Urethane balcony coatings previously tried were easily soiled and easily scratched and also peeled off. (g) Tiling was too expensive for most residents (costing \$800 for labor and \$200+ for materials).

Since there was no evidence showing that open-weave non-adhesive carpeting caused or accelerated the balcony problems which the condominium is now repairing, the PPOC made the following suggestion: That the Board permit such carpeting on the balconies except during the winter freeze-thaw cycle. And that

the Board have the balconies inspected annually to detect any problems and to uphold the repair warranties.

2. Assistance and Review Program for Individual Units. The PPOC has been concerned with the growing number of burst hoses, clogged drains, and leaking pipes in individual units. Residents are responsible for detecting and correcting these plumbing problems in their own units. More and more incidents prove that these problems have not been detected or repaired in time to prevent damage. Water leaks have damaged not just the immediate unit; surrounding units have also been damaged. When a washer hose burst in a particular unit, the water flooded all units below. Through no fault of their own, surrounding unit owners have had their carpets, ceilings, walls, furniture, and clothing soaked and stained.

The condominium as a whole has also sustained damage. First, these leaks have damaged walls, ceilings, lighting fixtures, and carpets in hallways. Second, staff engineers have had to trace, cut off, and repair these leaks as soon as they occur which often happens outside of normal work hours. The staff has also needed to spend time cleaning up water-logged units and hallways. Third, the condominium insurance has had to cover water damage claims which in future years could lead to higher premiums for the master insurance policy. Fourth, an incidental but hardly negligible cost to the condominium is higher water bills.

The PPOC therefore recommended that the Board instruct the general manager to draft a program of annual review and assistance to help unit owners to detect and repair plumbing problems. The PPOC submitted a

draft of such a program to guide the general manager.

3. Removal of Pay Telephone. Six months ago, the PPOC recommended the relocation of the pay telephone from the West Building Terrace Level. Visitors and tradespeople were compromising building security by using that phone. Also, the phone had been used as a mugging set up when a woman resident was robbed of her wrist watch. This month another incident occurred when a nonresident became visibly agitated and verbally violent while using that pay phone. A security guard had to be summoned to request the person to calm down. After the guard left, the individual resumed his telephone conversation and also resumed his vituperative language. The PPOC therefore renewed its recommendation that the Board have the pay phone removed.

4. Swimming Pool Contract. The PPOC evaluated the different bids and recommended that the Board authorize the general manager to negotiate a pool maintenance and life guard service contract with one of the bidders.

5. Request for Town Meeting on Decorating Plan. When the board established the Ad Hoc Decorating Committee, the Board stated the intention to exhibit the decorating plan to the community and then convene a town meeting for community discussion of the plan. Several board members have re-stated their intention to have a town meeting when the decorating plan was completed. The Ad Hoc Decorating Committee's plans and selections for the lobby and hallways have been mounted on poster boards for viewing at the front desk, however, no town meeting has been scheduled for community input. The PPOC recommended that the Board proceed to schedule a town meeting for community input on the decorating plan.

COVENANTS COMMITTEE

Millie Foley, Chair

Twelve persons attended the meeting on February 21 in the East Card Room. The following items were reported:

1) No vehicles were reported towed in January; 2) there were five noise complaints reported; 3) a "For Sale" sign was displayed in a unit window; 4) one vehicle was reported speeding with no lights in the garage; 5) one vehicle was driving the wrong direction against the posted traffic flow in the garage; 6) there was one complaint of rudeness on the part of an employee; 7) open bags of trash and garbage were placed on the floor of the West Terrace Trash Room contributing to the infestation of insects and rodents.

The Committee was advised that a member had been selected to represent the Covenants Committee on the Ad Hoc Steering Committee which was formed at the February Retreat attended by the Board of Directors and two representatives of each Association Committee.

The next meeting will be held on April 18, 1991.

ADVERTISING RATE SCHEDULE

At the meeting of the Board of Directors on March 19, 1991, a new ad rate schedule for *The House Special* was approved. The new rates are as follows:

1/8 page	\$12.00	3 1/2"W x 2"H
1/4 page	\$20.00	3 1/2"W x 4 1/2"H
1/2 page	\$38.00	7 1/2"W x 5"H
Full page	\$65.00	7 1/2"W x 10"H

COMMUNITY RELATIONS COMMITTEE

Sophie Anderson, Chair

The meeting was held on March 5, 1991 and the subject of area developments was discussed. The Old Airport Diner and Bailey's Tavern, which closed in January will be replaced by McDonald's Restaurant and Skyline Gourmet Cafe. The opening is scheduled for June.

A group of Skyline House residents attended a meeting at Skyline Plaza which covered aspects of condominium law. The speaker was Attorney Benny Kass, author of the weekly *Washington Post* column *Housing Counsel* which appears every Saturday in the Real Estate Section. The meeting was very informative and was well received by the attendees.

The Income Tax program which was held on February 23, was not very well attended. It is most embarrassing to get a person away from his busy schedule to present these programs and then have no turnout.

We are anticipating, in the near future, a program on "living plants". Watch for the announcement.

Upcoming events at Skyline Mall:
Arts & Crafts Show
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RECREATION COMMITTEE

Carroll Thompson, Chair

Every year the same response, ..."Great"... "What a dinner!!!"... We are very pleased to report another Italian Nite success. Nancy and Tony DiSalvo work very hard to make these gourmet dinners a real treat. We are sorry that the number of reservations were restricted but the chef has limitations with preparation equipment and space. Since this has become an annual affair maybe those of you who missed out will be among the guests another year. Our thanks again to Nancy and Tony, "We do appreciate your time and effort."

The next TGIF will be in the West Party Room on April 5th.

Saturday, May 4th, will be the 10th annual Birthday Party for Skyline House. We will be inviting some former residents to join us that evening. This will be a big celebration, DON'T MISS IT.

Thursday, May 23rd is the date of our trip to "Casino Town" on the Boardwalk in Atlantic City. Mimi Frank is again making arrangements, so you know you are in for a day of fun. Further information will be posted and flyers will be available.

We welcome any resident to our committee and to help make Skyline House a better place in which to live.



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NORTHERN VIRGINIA COMMUNITY COLLEGE

A letter, dated March 18, 1991, has been received by Mr. Fenton, the General Manager, from Roger J. Tancretti, Jr., the Business Manager of *Northern Virginia Community College* informing him that the Motorcycle Program for 1991 will commence April 6 and every weekend thereafter through the Fall. From its commencement, through the end of June, the program will be held in the parking lot adjacent to Skyline House. The start and stop times on Saturdays and Sundays will remain as in the past. When construction begins on the parking deck, the program will be shifted to the Beauregard Street side of the campus.

On a related subject, Mr. George Fay (816W), received a response to his earlier letter to Gov. Wilder concerning the funding of the parking deck at NVCC. The letter, signed by James W. Dyke, Jr., the Secretary of Education, on behalf of the Governor, stated in part, "We appreciate your concern for the priority use of resources of the Commonwealth during these difficult times. You need to know, however, that this type of project is not in competition for state tax dollars with such items as faculty salaries. This project is funded from a dedicated stream of revenue that could not be used for operations".

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UNIT OWNERS: PLEASE NOTE

There have been comments and complaints from some owners about a late charge imposed even though they have mailed their assessment payments prior to the tenth of the month. Note that payments are due on the first day of each month. Skyline House is not responsible for postal delays nor delays in bank processing of checks. To assure that your payment will not be late, mail your check before the first of the month. Checks credited to the Association's account by the bank after the tenth of any month will be considered late and the owner will be informed of the late charge (\$10.00). If you believe that there has been an inordinate delay in processing your payment you may contact the Business Office or the Treasurer (408-W), and include a copy of the canceled check.



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Virginia Scurries to Correct Tax For Error

From the Associated Press, March 11, 1991
Richmond

State officials are scrambling to correct a mistake on 1990 state income tax forms that shortchanges thousands of older low-income Virginia residents.

The tax form failed to inform people 65 or older that they can subtract \$12,000 from their income while computing state taxes. A similar, \$6,000 subtraction is available to people 62 to 64.

The mistake affects taxpayers age 62 to 64 who have federal adjusted gross incomes of less than \$6,000. It also hurts thousands more age 65 and older with incomes of less than \$12,000.

State officials said last week they would be able to correct at least some of the mistakes without asking the taxpayers to file more paperwork. For those who have filed and filled out the part of the form dealing with age subtraction, the department will recompute the tax breaks and issue refunds.

Tax officials said it is too late to replace the 3 million incorrect forms that have been distributed at a cost of \$1 million. Thousands of state tax returns, due May 15, already have been filed.

Ann Meyers, a spokeswoman for the tax department, said the additional tax breaks would not be large.

"We're not talking about thousands of dollars per taxpayer," she said, but acknowledged state officials have no way of knowing how many taxpayers are affected or how much is owed.

<<<<<<<<*>>>>>>>>>>

We ought to hear at least one little song every day, read a good poem, see a first-rate painting, and if possible speak a few sensible words.

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SECURITY AND SAFETY COMMITTEE

Bob Sherrer, Chair

Nine residents attended the committee meeting of March 14. At the beginning of the meeting, General Manager Don Fenton discussed the two video cameras, TV monitor, tape recording and playback system, and camera/monitor switching system that he was recommending that Skyline House acquire. A representative of Cam Serve, Inc., which would supply and service, then explained and demonstrated its operation to the committee at the front desk. The system would provide for a marked upgrading of our outside electronic surveillance system and a substantial improvement on front desk security, in that activities there would be selectively video and audio recorded. Typical operation of the system would have the picture on the front desk TV monitor switch every 5 seconds from the views provided by the cameras at each of the loading dock areas, the front desk, and likely a fourth area, since we now have four cameras. When a situation at the front desk warranted it, the clerk could press a button to start the system video and audio recording what was taking place at the front desk. We would have documentation of any confrontations, verbal abuse, etc. which might have taken place.

The committee has long been interested in improving front desk security, and this is an excellent opportunity to do this and enhance outside security as well. After the demonstration, the committee returned to the meeting room and had additional questions for Mr. Fenton, who left the meeting after answering them. The committee then fully discussed the subject and subsequently recommended to the Board that it approve the purchase of the cameras, TV, and recording

equipment package. Upon Mr. Fenton's proposal to the Board that it approve purchase of the equipment, supported by the Security and Safety Committee's recommendation, the Board approved the purchase of the system at its meeting of March 19.

The following incidents were reported: 1) On February 17, a car behind the West Building was broken into (driver's side window broken); an expensive jacket was stolen; 2) on March 13, a truck behind the East Building was broken into (side window broken) and a stereo was taken; 3) graffiti was drawn on the wall on the 14th floor East Building; a sign was ripped out of the wall on the Mezzanine level; a floor number was pulled off a wall.

Between 9:00 - 9:30 pm one recent evening, a resident of the first floor, West Building, noticed a stranger looking under the doors along the hallway. Upon seeing the resident glaring at him, the stranger ran to the nearest exit door and into the stairwell. The guards were notified, and they searched without success for the suspicious character. This is an excellent example of how the action of a resident can prevent a possible or would-be crime. Again, it is the eyes and ears of our hundreds of residents that act as a strong deterrent against crime. Finally, a number of robberies/burglaries have been reported in the vicinity, and residents are reminded not to hold the door open or let in anyone whom they do not know.

APARTMENT FOR RENT

\$600 per month

1 Bedroom - 1 Bath

Walk to Landmark Shopping Center

5 Minutes to Van Dorn Metro

15 Minutes to Pentagon or DC

No Pets

Call Owner - 370-4138 Troxel