



The

House Special

VOLUME XVII

MARCH 1997

NO. 3

FROM THE PRESIDENT

Michael L. Moore

On Saturday, February 22, 1997, personnel from the Management Office and three members of our Board of Directors attended a Conference and Exposition presented by the Community Association Institute. It was very enlightening and worth getting up early and being there by 08:00 AM. Among many other topics, the conference included "Concepts For Community Living", "Leadership Skills" and long term "Building Maintenance Issues". There were many interesting exhibit booths.

The memorial plaque in memory of Don Fenton, our first General Manager, has been received. When it is installed, it will be placed in the octagon between the fountain and the front (main) entrance to Skyline House. A scaled drawing of the plaque is shown below.

The installation of this plaque is scheduled to occur by March 25th, the night of our Annual Meeting and Election. At that time we will have a formal unveiling.

After considerable discussion during the Board meeting of February 26, 1997, a Board decision was made to temporarily discontinue the use of the PPOC Subcommittee For Landscaping in favor of delegating the total responsibility of dealing with the landscaping contractor to our General Manager (on a trial basis) to see what, if any, the benefits might be. This action did not, in any way, infer that the Landscaping Subcommittee was not doing its job. We have been, and are, very proud of the Landscaping Committee and the work that they have done in the past and have been planning to do in the future. Ms Laurie Lakey, the Chair of that subcommittee, and the other members, deserve considerable credit for all of the work they have done. As voted, this change will remain in effect

throughout the spring and summer planting season for 1997. At the end of that period, the results will be evaluated and a decision will be made by the Board to either revert back to the Subcommittee for further landscaping efforts or to retain the status quo and have management be the primary source to work with the contractor and to monitor the contractor's performance.

IN MEMORY OF
DONALD T. FENTON
OUR FIRST GENERAL MANAGER
JUNE 1991 - DECEMBER 1995
SKYLINE HOUSE UNIT OWNERS' ASSOCIATION, INC.



The

House Special

Editor: Law Henderson

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

Copy Due Date: 20th of the month
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. The appearance of advertisements in *the House Special* does not constitute endorsement by the Association.

PUBLISHED BY: SKYLINE HOUSE UNIT OWNERS' ASSOCIATION, INC., 3711 South George Mason Drive, Falls Church, VA 22041-3713, (703) 578-4855.

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In addition, the Board carried a motion to establish a Commission to evaluate our In-Unit Maintenance service. This was generated by correspondence from a unit owner who questioned many aspects of this program. At this point, I invite our unit owners to volunteer to become a member of this temporary Commission so that we can properly determine how we are doing, where we are going, and what advantages or disadvantages are inherent in our present In-Unit Maintenance program. If you would like to join this endeavor, please advise the management office so that they can provide a list for my review and assignment. We expect to appoint about 5 members, including the Chair.

All unit owners are asked to please read the enclosed resumes of the 14 candidates for election to the Board of Directors who have applied to fill the 4 vacancies that will occur on March 25th. It is very important that all of you are informed about these candidates so that you can make an intelligent choice. Also, please attend the "Meet the Candidates Night" that will be held on March 17, 1997 at 7:00 PM in the West Parlor Room. You will be able to hear the candidates speak and to ask specific questions. There will be refreshments.

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MEET THE CANDIDATES NIGHT MONDAY

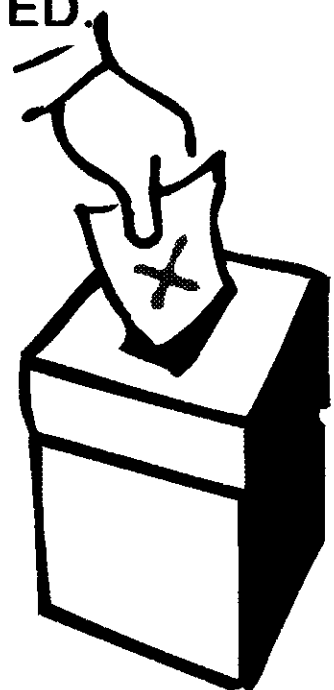
MARCH 17, 1997

7:00 PM, WEST PARTY ROOM

WE HAVE 14 CANDIDATES.
(The best participation ever)

ONLY FOUR OF THESE CAN BE ELECTED.

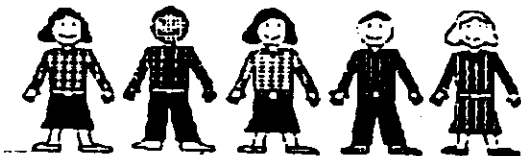
READ THEIR RESUMES THAT
HAVE BEEN PUBLISHED
IN THE MARCH ISSUE
OF OUR SKYLINE HOUSE SPECIAL...
AND...ON ELECTION NIGHT...
BE PREPARED TO VOTE
FOR THE *BEST* CANDIDATE.



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OUR HOME DEPENDS ON ALL OF US!!!!

THE GOOD NEIGHBORS GROUP

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



Skyline House Good Neighbors
February 1997

Toska Prather 379-7849
David Shandloff 820-3673

About a year and a half ago, two Good Neighbor volunteers took on the job of sending Get Well notes to residents who might enjoy receiving them. During January they wrote encouraging notes to seven residents who were ill or recovering from illness, surgery and an accident. A January Good neighbor provided transportation to a resident for six needed therapy sessions.

If you would like to join the Skyline House Good Neighbors, please call Geraldine or Irene.

GRAND OPENING

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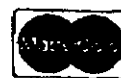
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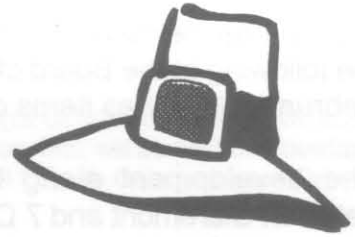
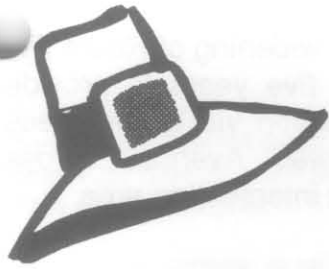
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ST. PATRICKS DAY



COVERED DISH PARTY

FRIDAY, MARCH 14, 1997
WEST PARTY ROOM

COCKTAILS 6:30 p.m.
DINNER 7:00 p.m.



Rolls, coffee, tea, ice, and glasses
will be provided.

COME JOIN YOUR FRIENDS

- Bring your own beverage
- Bring a main entree or.....
- Bring two of the following:
 - Salad (but not a green salad)
 - Vegetable
 - Dessert

COME JOIN YOUR FRIENDS

COUPLES: Bring enough for 8 people
SINGLES: Bring enough for 4 people

IF YOU ARE BRINGING A GUEST(S), PLEASE
BRING FOOD ACCORDING TO THE NUMBER
OF GUESTS.



There is no charge...but please sign up at the front desk.

PRESENTED BY THE SKYLINE HOUSE RECREATION COMMITTEE

DESKTOP PUBLISHING BY MIKE MOORE

COMMUNITY DEVELOPMENT

Barbara Michelman, Board Member, presented the following at the Board of Directors meeting on February 26 last as items of interest.

The development along the Route 7 corridor between Claremont and 7 Corners continues at a steady pace seemingly never satisfied with the status quo.

Home Depot and Shoppers Food Warehouse will open this spring at Seven Corners. Sears is reportedly planning to move into the Lord&Taylor/Calder location.

Pier 1 Imports has opened in the Crossroad Center mall next to PETCO.

It is reported that Roy Rogers Restaurant at the corner of Route 7 and Carlyn Springs Road since 1965, will be torn down and replaced by McDonalds. The corporation has chosen to keep that location because of the historic interest. We will now have three McDonalds in the area the only with this many in close proximity out side of New York City.

Chevy Chase Bank across the street from Skyline plans to move to the end of the strip on the far side of Hunan East restaurant. This will give them more drive-in capabilities.

In place of the Bank and the former California Pizza Restaurant, there will be an array of new shops such as Mens Warehouse, Hollywood Video, Arts and Crafts, an Espresso Coffee Shop and a Koo Koo Roo restaurant (a rotisserie chicken/turkey being featured - something similar to Boston Market).

In the spring several new shops will open in Skyline Mall. The San Antonio Bar and Grill located now in Crystal City will expand with a facility in the Mall and a Subway sandwich shop will open to increase the available food choices. A women's apparel shop is expected to open soon. The Management expects that all the retail

vacancies will be fully leased by the end of the summer.

And last but not least, the widening of Route 7 planned within the next five years to provide three lanes in each direction via an overpass from the area of Dawes Avenue, across Beauregard to 29th Street intersection area.

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DESKTOP PUBLISHING BY MIKE MOORE

NOTICE OF THE SEVENTEENTH ANNUAL MEETING

OF

SKYLINE HOUSE UNIT OWNERS' ASSOCIATION, INC.

Pursuant to Article IV, Section 4 of the Skyline House Condominium By-Laws and the Virginia Condominium Act, notice is hereby given that the Sixteenth Annual Meeting of the Skyline House Unit Owners' Association, Inc., will be held on Tuesday March 25, 1997 at 7:30 P.M. in the lobby of the Skyline House Condominium, located at 3711 South George Mason Drive, Falls Church, Virginia.

The purpose of said meeting is:

- 1) to elect 4 members to the Board of Directors: 3 persons for 3 year terms expiring in the year 2000;
- 2) and to transact such other business as may properly come before this meeting.

Candidates for these position are:

Busby, Robert W. (102W), Councill, Linda E.C. (1716E), Fahey, A. Kevin (502W), Graham, Darryl M. (1616E), Knott, Kelly (202W), Kober, Stanley (802W), Krumwiede, Wayne (608W), Mayrose, David (1406E), Michelman, Barbara (1311W), Poindexter, Dennis F. (306E), Poindexter, Virginia M. (306E), Prather, Toska (1003W), Roberts, Charles K. "Charley" (914E), Weber, Betty (102E)

A resume of each of the candidates is included in this packet.

Election Information

In order to exercise your right to vote you must be present at the meeting either in person or by proxy. Pursuant to Article IV, Section 5 of the By-Laws, before a meeting can be convened, Unit Owners, either in person or by proxy, representing at least twenty-five percent (25%) of the total votes of the Condominium must be present. In order to establish the quorum and hold the meeting it is important that you attend. If you cannot attend, please designate a proxy to vote in your stead. proxy for Non-Resident Unit Owners is enclosed. Proxies for use by Unit Owners in residence will be available in the Management Office. Pursuant to Article IV, Section 8 of the By-Laws, you may designate and give your proxy to any member of the Association, including Board Members, or to the Skyline House Proxy Representative, Ms. Helen Kumor, 3711 South George Mason Drive, Falls Church, Virginia 22041, or to the General Manager, Skyline House Unit Owners' Association, Inc. at the Management Office. Proxies must be notarized and should be signed by all persons holding title in the unit.

Registration will begin at 7:15 P.M. in the lobby of Skyline House 3711 South George Mason Drive, Falls Church, Virginia. In order to vote, you must present either your deed or your picture identification.


Eligible Votes

Pursuant to Article IV, Section 7 of the By-Laws a unit owner is entitled to cast the vote appertaining to the unit owned by said owners. If the individual owns more than one unit, that individual may cast the votes pertaining to each unit owned. If more than one person holds title to a unit, a unanimous agreement as to the vote cast must be reached by the owners of that unit.

Persons who have executed contracts to purchase condominium units, but have not settled before March 25, 1997, are not owners and will not be eligible to vote or give proxies. No person who is delinquent in the payment of any assessment for more than 30 days is eligible to vote. According to the By-Laws, a renter cannot vote or exercise a proxy for an owner.

Dated this 14th day of February 1997

Skyline House Unit Owners' Association, Inc.

By: 
Michael L. Moore
President, Board of Directors

Rent High? Try Paying for Disaster

Insurance Provides Security for Tenants. By Annette Condo

(Although this article is written with renters primarily many of its features are just as pertinent to owners.)

Lexington, KY. — Here's a "what if" question you might want to ask yourself.

You're renting an apartment, house or condominium. Life is sailing along smoothly. Then, bam, a tornado touches down on your dwelling and shreds everything you own.

What if that happens? Could you afford to replace everything you lost?

Many people can't. That's why you may want to consider renter's insurance.

It is typically inexpensive. It usually includes liability coverage—in the event your dog chomps on a neighbor, or a guest slips on your icy front steps. And it even covers your possessions when you travel, if they are in your car or in storage.

According to Insurance Information Institute in New York, about 25 percent of all renters in the United States have renter's insurance.

Many insurance policies—protection for \$20,000 worth of contents with a \$250 deductible—cost only about \$100 to \$150 a year, said Stewart Perry, an agent with State Farm Insurance here.

These policies pay for the replacement cost of items, not a depreciated value. For example, if your sofa cost \$500 five years ago, it might only be worth \$200, but it will take \$600 to replace it should it be destroyed. Under a replacement provision policy, you would be reimbursed \$600.

What else does your premium buy?

"Peace of mind," said Rebekah Bellamy, who lives in an apartment complex in south Lexington. "We couldn't afford to replace everything if we lost it."

With one child, and another of the way, Bellamy said if there were a fire, theft or other disaster, it would be tough for her and her husband to replace all the baby clothes and toys, furniture and other possessions.

At their last apartment complex, Bellamy said she witnessed two fires in four years and another disaster when the water pipes burst, causing extensive damage to some tenants' units. In all of those emergencies, renters lost much of what they owned.

"We asked if they had renter's insurance and they didn't," she recalled. "I would hate to lose everything and not be able to get it back."

Unfortunately, many renters either don't know about renter's insurance or don't think to take out a policy until they are affected. Many renters in Hawaii, for example, were devastated after a 1992 hurricane tore through the islands, said Loretta Worters, spokeswoman for the Insurance Information Institute. After that, many tenants took out policies. "Whenever there is a disaster, people run out and buy insurance," Worters said.

However, renters' policies do not cover all manners of disasters, warns Nick Strong, vice president of Old Colony Insurance Services in Lexington. Typical exceptions are mudslides, earthquakes and floods.

If you do not need it, you can buy separate floor insurance or an earthquake endorsement, Strong said. An endorsement is an attachment to a policy that adds to or changes the contract's original terms.

For some pricey possessions—fine art, furs, silver, jewelry, coins, computers, guns—an endorsement or

rider might also be necessary, Strong said. A rider is an amending document that provides additional coverage for items not covered by the basic policy.

A basic renter's policy usually has a cap on coverage for jewelry, typically \$1000 to \$2,500, depending on the insurer.

For example, you bought a \$5,000 ring: It is probably a good idea to take out a rider on it. Even if you don't lose it to a burglar or fire, "If you lose the diamond in a ring, it is covered," Strong said.

Renters might also tally up the value of their computer systems. Most renters' insurance policies provide basic coverage for \$2,500 to \$5,000 worth of computer equipment, including hardware and software.

But if your system is worth more than that, Strong again recommends a rider. Also be aware that renters' policies often have a business exclusion, so if the computer was only used for business, it might not be covered.

Although a lot of tenants don't think about liability, renter's insurance is usually bundled with liability coverage.

And that can save you substantial sums of money when the unexpected happens, Perry said.

Let's say you accidentally left the kitchen window open during a rain storm and now your floor is like a soggy sponge. Or a guest at your house slips on your icy front porch, and you get socked with a hefty hospital bill.

And, then of course, there's your favorite pooch. When he nips your neighbor's kid, and you get the hospital bill, you're ready for a return trip to the emergency room.

In all three cases, the liability coverage on your renter's policy will protect you. It might also help keep you out of the poorhouse.

Unfortunately, some renters think that because they don't own the house, condo or apartment, the landlord's insurance will take care of them.

Not so, said Perry. "That won't cover contents, and it won't cover liability," he said.

As a landlord, Strong said his leases recommend renter's insurance.

Last may, when a storm and high winds tore through Nicholasville, KY., Strong said he was horrified to see a town home he owned ripped apart and flashed on CNN.

"I was so proud that those tenants had renter's insurance. They lost everything down to the washer and dryer," he said. "They had \$25,000 worth of coverage. If they didn't have that, they'd be destroyed."

A CHECKLIST FOR GETTING COVERAGE — Shopping around for a renter's insurance policy? Here's a checklist of what you should look for. Tips are from the Insurance Information Institute in New York, State Farm agent Stewart Perry and Nick Strong, vice president of Old Colony Insurance Services, both of Lexington.

- A basic renter's policy is called an HO-4; it pays for personal property that is damaged or destroyed. A policy for condominiums is an HO-6.
- Make sure your policy is a replacement cost policy. Most renter's policies are, but you just don't want to get stuck with an actual-cash value policy, which will only reimburse you for the depreciated value of items.
- Check all the theft limits. For jewelry, it might only be a \$1,000 limit.
- Look to see whether the policy offers "loss of use" coverage. So if a tornado hits your apartment, this coverage will provide you with money to live somewhere else until repairs are made.

- Renter's policies cover your contents away from home—in your car, when you travel or in storage. But there might be a restriction of coverage, say 10 percent of property or it could be full value. Be sure to ask.
- If you already have a policy and a friend or new roommate moves in with you, they have to get their own policy.
- If you are an unmarried couple who have been living together, some insurers allow domestic partners to get coverage.
- Ask the agent whether there is a multiple policy discount. Some insurers offer discounts if you have more than one policy with them, say, car insurance plus renter's insurance.
- Discounts are sometimes available if your rental has a fire extinguisher, deadbolt locks or smoke alarms. Ask about all possible discounts.
- Don't waste your policy for naught. Be sure to document your possessions. A videotape or photographs are best. Also keep an inventory of items: Don't just say a closet of clothes, but specify 10 dress suits, 15 dresses, 10 pants, 20 blouses. And keep the video, pictures and inventory in a safe deposit box or at your office, not at your residence where it can get destroyed.
- Trying to save money on your premium costs? Consider liability of \$100,000, which is on the low end.
- Deductibles can range from \$100 to \$1,000; \$250 is a safe bet.
- Reevaluate your contents each year. If you buy something expensive, you'll need more coverage.
- Bankruptcy in your past? You might not be able to get a renter's insurance policy; some insurance companies consider bankruptcy an indicator of bill payment practices.

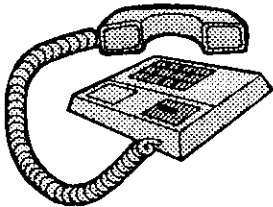
*Gordon and Mimi Frank
Announce the birth of their
Granddaughter
Brooke Jovanna Phillips
born to the proud parents
Sally and Dave Phillips
on January 18, 1997*

Tax Service

Should you need assistance with your TAXES, representatives from AARP will be at the Falls Church Community Center every Wednesday and Thursday from 1-4 p.m. No appointment necessary.

...from the General Manager

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!!

Election Tidbits

Thank you to the 14 candidates who have been nominated to run for the Board of Directors.

Two dates to remember are:

Meet the Candidates Night

Monday March 17th

7:00PM

West Party Room

Refreshments Served

Annual Meeting & Election

Tuesday March 25th

7:15PM

Main Lobby

Refreshments Served

These two events are the most important in our community life here at Skyline House. Be an informed voter by attending the Meet the Candidates Night and please vote either by absentee ballot or at the Annual Meeting.

THANK YOU.....

Management wishes to extend a huge thank you to Nadyne McKelvey (unit 1516W) for her tre-

mendous assistance here in the management office. Her efforts have allowed us to push ahead in a number of on-going projects. Many, many thanks Nadyne!!!

Coming in April Issue

In the April issue, you will be updated on upcoming projects for the Spring and Summer.

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FINANCIAL MANAGEMENT COMMITTEE (FMC)

Bill Miller, Chair

At the FMC meeting on February 20, 1997, **Darryl Graham** and **Fran Price** were welcomed as new active members of the committee.

There was a joint meeting of the FMC and Physical Plant and Operations Committee (PPOC), held at the same time, at which members approved Management's recommendation that Brisk Waterproofing Company be accepted to accomplish the renovation to the east and west facades of the two condo towers. The members also concurred in Management's recommendation that Edwards

Service Division be awarded the contract to replace the existing fire control system and also approved Management's recommendation to acquire a sound amplification system from Cardinal Sound.

The General Manager presented a review of the progress to date on the proposed Electric to Gas conversion, the reserve study in progress, and the required garage repairs.

The 1996 audit has been completed. The draft report will be reviewed at a meeting to be attended by our Auditor, the Association Treasurer and Management. FMC then will review the final draft prior to its submission by the Auditor to the Board of Directors.

The next FMC meeting will be held on March 20, 1997 at 1:00 p.m. in the West Card Room.

Bill Robinson and Dawn Davey

The Team that works - Over 100 Transactions in Skyline!

\$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!!** Don't miss this steal!

\$114,000 This large 2 BR, 2 BA unit (1,395 sq. ft.) has a wonderfully updated kitchen with ceramic tile floor and backsplash, new cabinets and countertops! Wall to wall carpeting throughout. One garage parking space conveys. Lowest price unit of this size!

\$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. 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. Units this large rarely become available - don't miss your chance!

\$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.

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

256-7932

573-3763

Weichert, Realtors

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RECREATION COMMITTEE

Tony DiSalvo, Chair

The committee met on February 12. The Italian Night Dinner and the Covered Dish supper in March were discussed. The next meeting will be held on Wednesday, March 12, in the West Card Room at 7:30 p.m. to finalize the Covered Dish supper details.

The Italian Night was a very successful event. Everyone went home well satisfied. I would like to thank my wife Nancy who assisted me during the day. Thanks to **Joan Coutts** and **Sandra Alami** who assisted in serving the dinner. And for working in the kitchen to clean up, again **Joan Coutts**, **Nancy** and **Magaret Jaffee**. **Bud Coutts**, **Diana** and **Ralph Huppert** who helped clean up the party room. Without these folk's help, it would make my life more difficult. Thank you all again.

A "St. Patrick's Day Covered dish will be held on Friday, March 14, at 6:30 p.m. in the West Party Room. Full particulars will be found in the flyer elsewhere in this newsletter. Please sign up at the front desk on the form provided. If you have any questions contact **Liza Ruiz** at 998-5282 or **Sophie Anderson** at 379-1585. Liza and Sophie are co-hosting this activity. If unable to contact either of them call Tony at 824-1958.

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

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

The TGIF is scheduled for Friday, March 7, at 6:30 p.m. in the East party Room.

TGIF	Fri	Mar 7	EPR	6:30 PM
Recomm Mtg	Wed	Mar 12	ECR	7:30 PM
Covered Dish				
Supper	Fri	Mar 14	WPR	6:30 PM
TGIF	Thurs	Apr 4	WPR	6:30 PM

Tax Preparation

Catherine Miraglia Lecky

Attorney at Law

Authorized Federal Taxpayer Representative

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BIKINI \$20.00

UNDERARMS \$15.00

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LOWER LIP \$8.00

EYEBROWS \$8.00

SPA MANICURE \$15.00

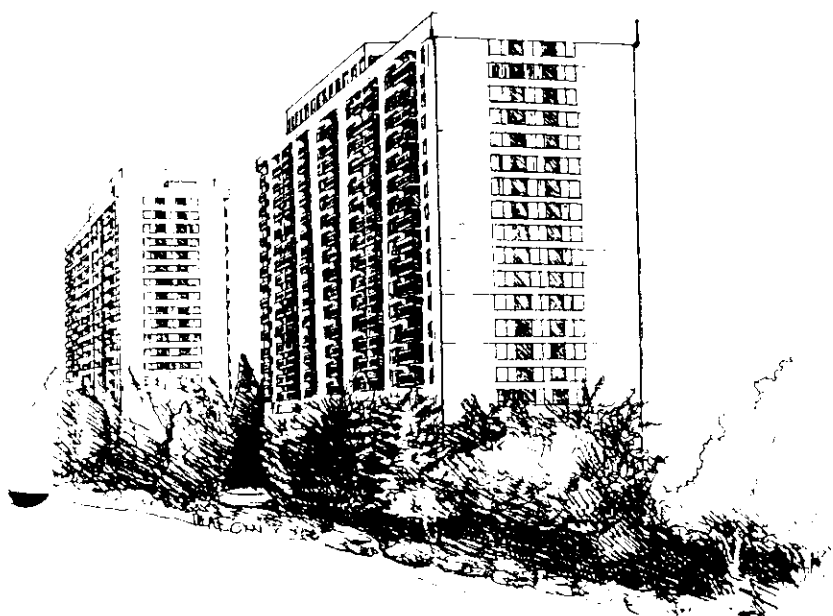
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RIVER FROM BALCONY, BRIGHT & SUNNY, VERY
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- FOR SALE 2BR/1.5BA : LARGEST BR & DEN MODEL (1288 SQFT)
IN SKYLINE HOUSE; ASSUME 7.5% FIXED RATE VA
LOAN. SAVE IN CLOSING COSTS !!!!! \$104,990
- FOR SALE 2BR/1.5BA : LARGE BR & DEN MODEL (1286 SQFT) ,
TILED BALCONY, APPLIANCES IN VERY GOOD
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- FOR SALE 2BR/1.5BA : MOVE-IN CONDITION, NEW CARPET,
COUNTERTOP AND WATER HEATER. ENJOY VIEW
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