



The house special

Volume XXII, No. 10

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October 2002



Board of Directors President, Johnnie Moore

First, I would like to acknowledge and thank those residents who attend the monthly board meetings. I would also like to acknowledge and thank the various committee members for their hard work and tireless effort to provide recommendations to the Board that enhance the quality of life for all residents. I strongly recommend and encourage more residents to get involved; this is your House, and we need your participation to ensure decisions reflect the desires of the community. We will be discussing the 2003 budget at the next Board meeting, and I strongly encourage you to be there. The recommendation from the Finance Committee is for an increase in the condo fee of 2.7%. The focus of the Board will be to minimize the increase without degrading the quality of service. We need your input as a body to ensure that we represent your view.

Now for a summary of events: Several residents expressed concern about being asked to remove their "Flags" from the balconies. There is a stronger sense of patriotism post 9/11/01 and displaying the national flag is one way to express one's view. Having objects of any kind hanging over balconies has been an unacceptable practice and against the Skyline House Rules and Regulations. The Board voted and approved the provision to allow residents to display a flag/flags from their balconies provided the flag/flags are displayed in accordance with proper protocol. A copy of proper protocol is being included in this newsletter for resident information.

Management will continue to monitor the property to ensure that violations are pointed out to residents and corrective action is taken.

Several residents have voiced complaints about Management and how residents are treated. I have discussed this with the General Manager and asked that she focus on ensuring that the staff treats all residents as "customers" and with the utmost respect. Should anyone experience treatment different than this, please contact me immediately by email (johnniemoore@worldnet.att.net), leaving a note in my box at the front desk (1105W), or by the in-house telephone. The flip side of this is that "we" the residents are responsible for treating the staff as professionals and with respect. I have personally observed too many incidents when that has not been the case. I solicit your support in improving how we interface with the staff; usually if we treat others as we would like to be treated, most issues never would occur.

We still have not resolved the issue with the Skyline Plaza concerning the easement for access to the East garage entry. We have responded to the Complainant petition to the Courts and await the next step in the process. We will keep you advised as we receive information.

There are several quality-of-service items under review, including Cable TV channel alignment (we have received a request signed by several residents requesting the Weather Channel be added to the lineup), a review of the "no parking" area across from the West building

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LETTERS TO THE EDITOR

THE HOUSE SPECIAL welcomes brief comments from its readers. Limit your letters to 250 words or less and include your name and unit number. The Association Board reserves the right to refuse incorrect or improper statements. Committee reports must be submitted to the Editor by the 23rd of each month or NLT 3 days after mtg.

Information for ***THE HOUSE SPECIAL*** may be sent by e-mail to the Editor, dropped off at the Management office or the reception desk.

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loading dock, and a complete review of the Skyline House Rules and Regulations manual by the Covenants Committee. The results of these efforts will be shared as decisions are reached.

After six months on the job, I am humbled by the responsibilities, encouraged by the dedication of those that are involved in the affairs of the Skyline House, and disappointed by the number of residents who choose not to get involved. Both owners and renters are eligible to participate on committees and attend the meetings. We need your involvement to ensure our decisions represent the will of the body, not just the view of a few dedicated residents. Please get involved; let your voice be heard.



**General Manager
Gusbey Silva**

West Building Elevator Service

Modernization of Elevator No. 3 was completed on Friday, September 6th. Elevator No. 2 is now out of service, and its modernization will be completed by the middle of November. At that time, Delta will proceed with the passenger elevators modernization in the East building.

End Walls Façade Repairs

Façade repairs started the second week of September simultaneously on the west end of the West building and the east end of the East building. The consultant engineer performs two to three visits per week to inspect the work being done by the Structural Preservation Systems (SPS) crews. Expected completion date is November 27th.

Painting of Unit Entrance Doors

The painting of all unit doors started on Tuesday, September 24th on the 17th floor of the West building and will continue with an entire floor being completed each day. Painting of the doors in the East building is scheduled to begin

on Tuesday, October 22nd. All unit doors in both buildings should be completed prior to Thanksgiving.

All unit doors on the same floor will be painted the same day, **with no exceptions**. A reminder notice will be placed under your door at least two weeks in advance. Please make arrangements to be at home, or you may leave an admit slip with a key at the front desk to be used by the Association painter.

Speed Deterrent

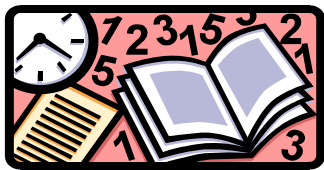
The Board of Directors approved the installation of a permanent speed deterrent at the back of the West building to replace the portable set currently placed by the loading dock area.

The installation of the speed deterrent will be accomplished during the month of October at the same time as some asphalt repairs needed in that area are completed.

Use of Common Area Key To Access The Building

Please remember that when entering the building using the main lobby, you are required to use your common area key.

Skyline House Unit Owner's Association Rules and Regulations, Rule No. 5 C. states: "Residents are required to use their security keys to enter the main lobby door. Those without keys are required to identify themselves and sign in the Resident Log at the Reception Desk."



**Editor
Louise Albin**

The following are "Memories" from an original owner.

I moved to Skyline House on March 19, 1980, on a blustery tornado-watch day; and yes, there was a doorman whose name was "Moses."

Deciding to take an active part in our Condo in 1999, I researched the newsletters and thought I would share with you what I found in the 1980-1983 issues. I was the Editor of *The House Special* in 1999-2000.

The first meeting of the "Owner Involvement Committee" was held on June 10, 1980 with 30 enthusiastic co-owners attending. Jack Herzig acted as Chairperson. The Communications, Community Relations/Welcoming, and Recreation Sub-committees were formed at this meeting. Another meeting was held on June 17, 1980 to commence preliminary inquiries into starting a newsletter. Subsequently, the first Skyline House newsletter consisted of 1½ pages, was mimeographed, and distributed to residents on June 23, 1980.

At the Communications Subcommittee meeting on August 5, 1980, Marden Kimball agreed to act as Editor of a news bulletin. Management (Charles E. Smith) made typewriters available in the evening and Management duplicated the new bulletin. The first news bulletin follows:

"Involvement Brings Joy"

"VOL. 1, November 1980, No. 2, listed the following committees: Recreation, Recreation Subcommittee, Energy, Budget & Finance, and Architectural Control.

The first TGIF was held September 26, 1980.

Condo fee was raised September 1980.

East building owners moved in.

As early as November 1980: "Unit owners are reminded they are responsible for their guests, and neither unit owners nor guests should be abusive to the desk personnel or to any other employee enforcing the guest parking policy. If you have a complaint, please see Management or attend a Board meeting."

**"Join in the recreation, mingle with the flock.
Just don't sit at home and criticize and knock."**

VOL. 1, February 1981, No. 3 stated that: "The Newsletter needs a name."

Message from the President of the Ad Hoc Advisory Board, Ed Stolarun: "Our condominium documents specify that from the time 75% of the units have been conveyed, the developer must hold an election of Board members within the following 120 days,

effectively completing a transfer of control to the Skyline House Unit Owners.”

Members of the Ad Hoc Advisory Board were: Edward Stolarun, President; Ruth Ballard, Vice President; Bob Yoder, Treasurer; Pat Collins, Secretary; Jack Herzig, Member; Bob Lutz, Member; Brian LeBert Francis, Member.

Eight Standing Committees consisted of the: Physical Plant, Operations, Owner Involvement, Budget and Finance, Covenants, Architectural Control, Security/Fire & Safety, and Recreation.

Voting was held in the lobby on Monday, May 4, 1981. The first annual meeting and election of the Association’s Board of Directors was held on Tuesday, May 5th. The candidates elected were: Merrill J. Collett (President), Gordon Frank, Ken Gresko, Wynfred Joshua, Brian Le Bert-Francis, Barbara Seymon, and Edward Stolarun.

May 1981 – *The House Special*, submitted by Anna Gilreath, 1515W, was chosen as the name for our newsletter.

The Recreation Committee was very busy holding at least one event per month plus the TGIF. The first Flea Market was held on May 4, 1981, followed by spaghetti dinners, Mexican dinners, pool parties, and movies by the pool to name a few of the activities.

The Community Relations Committee, headed by Helen Weiner and Elizabeth Grant, did an excellent job. It is too bad that no one came forward to keep the Committee in place. We could use one today.

June 1983 – “Notes from the Board,” states: “interesting statistic is the daily cost of operating Skyline House about \$3,030.” For 2002, the cost is approximately \$8,200.

Every issue of “*The House Special*” addressed the same issues that we face today: loud noises, speeding in the garage, trash chutes, loading docks, guest parking, and pigeons. We now have crows – how did we get rid of the pigeons?

Reading all the early *House Special* issues, made me realize the amount of “blood, sweat, and tears” that our early residents put in to making Skyline House what it is today. There were too many volunteers to name – many have moved away, some are no longer living, some are still active, and to all of them, I say “THANK YOU.” A special “THANKS” to Elizabeth Grant for giving

every copy of *The House Special* from 1980-1987 to the Management office. We now have a complete set from 1980-2002; which will be kept in the Manager’s office.

One last quip I found in the June 1981 issue: “THE GARAGE IS NOT THE INDY 500.”

Nadyne Mckelvy, 1516W:

Nadyne mentioned several names of original residents who are still here. Let’s hear from you. I’ll print at least one story a month.

Security, Fire and Safety Committee

Terry G. Sakellos, Chairman



During the months of July and August, we had 11 speeding violations in the garage. Please slow down while driving in the garage.

When away from your car, keep valuable items concealed in your trunk and your car locked. Help avoid the temptation of someone breaking into your car.

Parking at the East and West dock area is authorize for only 30 minutes to unload your car. Anyone leaving his/her car parked for a longer time is in violation and in danger of being towed.

The yellow curb at the lobby entrance is a “**NO PARKING ZONE.**” This area must be clear for emergency vehicles; it is not an “**unloading**” area.

The Management office will arrange for a presentation from the local fire and police units to offer advice to our residents for our safety and security. Keep an eye on *The House Special* and bulletin board for further notice on this event.

Thanks to everyone for helping to make and keep Skyline House a safe and secure place to live.

The next Security, Fire & Safety Committee meeting will be held on November 13, 2002 at 7:00 p.m. in the West Card Room.



**Financial Management
Committee
Betty Weber, Chair**

The Finance Committee met on September 17, 2002 with all members present.

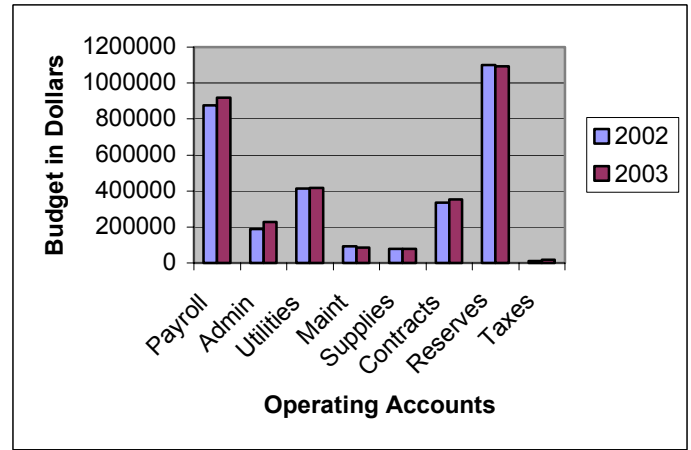
The Committee reviewed bids for replacement of the mezzanine roof and concurred with the PPOC's recommendation that the contract be awarded to James R. Walls Contracting in the amount of \$27,265 which is within the 2002 budgeted amount of \$30,000 that was programmed for this work.

The Committee reviewed the August financial statements and found no issues. Association year-to-date financial statements through August 31, 2002 reflect an income to date of \$2.08 M. Year-to-date operating expenditures total \$1.34 M. After deducting our contributions to the reserves, this leaves us with a net income after taxes of approximately \$1,145 for the year ending August 31, 2002.

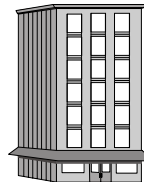
To date, we have made contributions to the reserves in the amount of \$734 thousand.

Reserve withdrawals during August include \$65,000 for repair of the garage exterior walls; \$4,434 for main corridor condensers, \$24,377 for waterproofing planters; \$1,067 for computer hardware; and \$2,860 for consulting fees for a total of \$98,000 in reserve expenditures during August. For the month ending August 31, 2002, total reserve expenditures for this year total \$509,760, leaving us with a Reserve Account balance of \$1.574 M.

The Finance Committee has completed work on the 2003 annual budget and has submitted their recommendation to the Board of Directors for action. The following chart depicts anticipated changes in the 2003 budget from the 2002 budget.



The next FMC meeting will be held on October 22, 2002, at 7:00 p.m. in the West Card Room.



**Physical Plant
And Operations Committee
George Beams
And Kurt Bedenbaugh**

The PPOC met on Thursday, August 8, 2002 at 7:00 p.m. The minutes of the August 8th meeting were approved with minor corrections.

Structural Preservation Systems (SPS) has begun the repairs on the façade on the west end of the West building and the east end of the East Building. Our consulting engineer is monitoring the repairs.

Delta Elevator Company should complete the modernization of the West building elevators by the middle of November. At that time, Delta will begin the modernization of the passenger elevators in the East building.

Management reported that the painting of all unit doors in the West building would begin on the 17th floor on Tuesday, September 24, 2002. One entire floor will be completed each day. The East building is scheduled to begin on Tuesday, October 22, 2002. All unit doors in both buildings should be completed prior to Thanksgiving.

The budgeted upgrade of garage lighting was completed in August. All light bulbs were upgraded from F40s to F8s with electronic ballast. These bulbs are brighter and more energy efficient. Lighting on all garage ramps

will be upgraded next spring with mercury vapor, round light fixtures like ones on the lower "D" level.

The Committee approved the following projects and specifications:

1. Mezzanine Roof Replacement: Management accepted bid of \$27,265 from James R. Wells Contracting. This is the company that waterproofed the planters.
2. Building Expansion Joint Repairs Specifications: Gardner Engineering, Inc., our consulting engineers, presented specifications for this repair, which was approved by the Committee.

The budget for the Reserve Account of \$1,114,973 was presented for approval. This amount includes \$15,000 from the Contingency Fund added to the original amount presented by the Reserve Budget Committee.

Gardner Engineering, Inc. presented a possible solution to the water and fume infiltration from the Penthouse air handler rooms to buildings 3709 and 3713. Their proposal recommended a neoprene border around the perimeter of the air handler unit to act as a fume barrier at an estimated cost of \$5,000 to \$7,500.

To prevent further water infiltration it is recommended that the perimeter curb to slab joints be properly prepared and sealed at an estimated cost of \$4,500 to \$6,000. The Committee took no action on additional confirmation from the HVAC Engineering concerning the installation of the neoprene border.

The next meeting of the PPOC will be held on Thursday, October 11, 2002, at 7:00 p.m. in the West Card Room.



Covenants Committee
Joseph Livingston, Chairman

Since many of you did not attend the last meeting on September 18th, I will bring you up to date. We met, and among other things, revisited the proposed change to Rule 16 of the Rules and Regulations pertaining to decorations. This change will be published in *The House Special* if the Board approves.

There was some good news. There were fewer rule infractions during the reporting period, particularly incidents of speeding in the garage. Thanks for your cooperation.

There are a couple of problems that I wish to address. The first is trash disposal (Rule 19). When it becomes necessary for Management to place notices at the door of each unit on a floor, calling attention to repeated instances of trash being left on the floor of the trash disposal room on that floor, we have problems. Help us make it go away by reminding each member residing in your unit, including the children, that nothing is to be left in the trash disposal room.

The second deals with TV satellite dishes. Some residents have called attention to a number of TV satellite dishes extending beyond the balcony railing line. If you are not sure whether your dish is in compliance, please refer to the FCC restrictions on the placement of satellite dishes available in the Management office.



Neighborhood Watch
Judith York, Coordinator

We welcome two new volunteers to the Neighborhood Watch Program – Roseadra and Surya – both Fairfax County students who are already participating in the program. It is refreshing that these two students are already contributing to the community and providing positive role models for their peers and for all of us. We have lost three volunteers but two of them have kindly offered to help out on an emergency basis. If you know anyone interested in joining our program, please contact me or have him or her phone me at 703-671-2267.

Some building maintenance issues reported during this month are:

East building – blocked mail chute on the 10th floor; exit door to the exterior of building at bottom of garage does not lock (these first two are repeat problems); trash left outside an apartment door on the first floor, and storeroom door (ground floor level) left ajar or unlocked on several occasions.

West building – glass missing (or broken) from emergency phones in the A16 and A17 stairwells, latch plates loose (freight elevator and exit door to garage), broken red pavers on penthouse level, and no deodorizer in penthouse disposal room.

Make sure exit doors close when you pass through them, report any repairs needed in the maintenance log book at the front desk (which is checked on a daily basis). Take a few seconds longer to ensure that doors actually lock when we pass through. Sometimes there is a short delay before the door actually closes.

Feed the mail chute one envelope at a time and report to the front desk if you don't see or hear the envelope going down the chute.

Neighborhood Watch volunteers are checking the East and West buildings every day but observation by other residents is needed to keep the buildings and their surroundings in optimum condition.



Recreation Committee
Tony DiSalvo
Chairman

The Flea Market held in August was a great success. The Market was well attended by a good number of Skyline residents who, I understand, spent their money and purchased great treasures. We had several tables reserved with one or two no shows. They were missed, but, since we had such a good showing, things went well. The question most asked was "when is the next flea market?"

Just a reminder that the next big activity will be the Holiday Party which is scheduled for Saturday, December 14th at 7:00 p.m., West Party Room, so mark your calendar accordingly.

If you are a resident and have not attended the monthly TGIF, make this your first and meet your neighbors; to make it easier, you are requested NOT to bring a plate of hors d'oeuvres, just your own liquid refreshment.

Another reminder: TGIF, Friday, October 4, 2002, in the West Party Room at 6:30 p.m.

NEW SUBJECT: For the past 15 years or more, residents of Skyline House have been

providing magazines to a hospital and are now being delivered to Alexandria Hospital. Just drop your magazines off at the front desk, and they will be delivered to the hospital. We are noted for providing them with current magazines. Please keep up the good work. If you have any questions, contact Tony DiSalvo (who delivers the magazines to the hospital) at 703-824-1958.



Good Neighbor Committee
Co-Chairs

Toska Prather 703-379-7849
Ann Preston 703-031-7679

Good Neighbors for October:

Ernest Loyola 703-671-0384
Lytton Stoddard 703-578-1090

The Good Neighbors are available to assist all residents who are in need of temporary help due to illness or emergency. We need new members. Please call one of the co-chairs and join us.



The Chief Engineer
Greg Grimm

FILTERS

3M has a great heat pump filter on the market called the Ultra Allergen 1250 Air Cleaning Filter. This filter:

1. Will last up to three months.
2. 90% effective at capturing large allergens.
3. Captures microscopic allergens like dust, smoke and smog particles.
4. Captures bacteria and particles that can carry viruses.
5. Provides better airflow with 15% less resistance than other high performance filters.

6. This filter costs about \$15-\$18 depending on the retailer, and comes in all sizes. (Available at Home Depot.)

UNIT DOOR LOCKSETS

More residents are experiencing the problems caused by worn out locksets on their unit entry doors. The lock may jam as you try to open your door with your key. When this happens, sometimes we (in-house engineers) can free up the lock, sometimes we can't. If we can't free up the lock, a locksmith must be called to open your door. If this has happened to you, you should consider replacing the lockset inside your door immediately. This replacement does not require that your keys be changed. If you are having trouble with your lock, please schedule an appointment with the office.

Remember, heating season is almost here. Please check your heater for operation now, and if your heat does not operate properly, arrange an in-unit maintenance visit.

Ad Hoc Lobby Decorating Committee
Jean Orben, Chairman
Carroll Thompson & Louise Albin

With the installation on the first floor of the new residential corridor lighting, the work of the ad hoc Decorating Committee is finished. It began in April 2001 with Board instructions to redecorate the main lobby area. The Board subsequently expanded the job to include new draperies for the galleries and new ceiling lighting for the galleries and the first floor residential corridors. The budget went from \$60K to \$100K. The Committee will make a final report to the Board in the next few weeks.

The Committee is very pleased with the large number of compliments that it has received and hopes that the new first floor will serve as an attractive introduction to our building for newcomers and visitors and will give our residents pleasure for many years to come.

News From Supervisor Penny Gross

Mason District
6507 Columbia Pike
Annandale, VA 22003
Tel. 703-256-7717, Fax 703-354-8419
e-mail: Mason@fairfaxcounty.gov

As fall approaches, here are a few items of information for your civic association newsletter:

West Nile Virus Update: The Health Department confirms the presence of West Nile Virus in Fairfax County. The County no longer tests crows for West Nile Virus. If you have a dead bird/crow on your property, please dispose of it yourself. Carefully avoid physical contact with the bird by wearing gloves, deposit the crow in a plastic bag, and place in the trash. Until the onset of winter, we must continue to take preventive measures to eliminate mosquitoes from our neighborhoods. It takes as little as one week for mosquitoes to hatch in only a few spoonfuls of water. Practice the "Tip and Toss method." Check roof gutters, discarded cans and containers, old tires, birdbaths, wading pools, drainage ditches, canoes/boats, tarps, ornamental ponds, puddles and swampy areas, and other miscellaneous items such as toys, wheelbarrows, etc. For further information, contact the Fairfax County Health Department at 703-246-2300 or website: www.co.fairfax.va.us/service/hd. You may obtain a Health Department brochure by calling my office or sending your request by email.

18th Annandale Fall Festival Parade: Join the Pride in Our Annandale Community parade on Saturday, October 26th at 10:00 am. This annual event is sponsored by the Annandale Chamber of Commerce. The parade will include the popular Shriner's Miniature cars. If your association/community or Boy/Girl Scout troop would like to be a participant in the parade, please contact the Chamber of Commerce at 703-256-7232, e-mail: Info@AnnandaleChamber.com

Farmers Market: Enjoy fresh fruits and vegetables at your friendly local farmer's market at Mason District Park. The market is

open every Thursday from 8:00 a.m. until 12:30 p.m. through November 7.

Mason District Governmental Center is available for community use free of charge. Please call my office to reserve meeting space for your civic association.

Receive News and Updates by e-mail: If you wish to receive information and updates about Mason District by e-mail, please send me your e-mail address to e-mail: Mason@fairfaxcounty.gov

From the Fall 2002 "*Mason Matters!*"

The Fall 2002 Mason District Town Meeting will be held on Thursday, October 10, at 7:30 p.m. at the Mason District Governmental Center, 6507 Columbia Pike in Annandale. Two "hot" items will be on the agenda: this fall's Transportation Referendum for Northern Virginia, and the presence of the West Nile virus in Northern Virginia. Guest speakers will outline the issues, followed by questions from the audience. I hope you and your neighbors will plan to attend and learn more about these significant issues facing our community.

November 5 is Election Day in Virginia, and several important county and state bond referenda will be on the ballot for voter approval. The Board of Supervisors has endorsed passage of the Regional Transportation Referendum, which, if passed, would increase the sales tax rate by ½ of one percent, i.e. from 4.5 to 5 percent. The extra half-cent would support bonds for transportation projects here in Northern Virginia. County bond questions address \$20 million for parks acquisition and development, and improvements, etc.). State bond referenda questions include \$900 million for capital projects for educational purposes (colleges, universities, etc.), and \$119 million for state parkland and recreational facilities.

Please put on your calendar another date: Tuesday, December 3, for the Mason District Holiday Town Gathering. For the 7th year, my staff and I are delighted to host an informal evening of music refreshments and camaraderie to kick off the holiday season. The Town Gathering will begin at 7:30 p.m. in the Main Community Room of the Mason District Governmental Center.

Currently on display in the Arts in the Mason District Governmental Center are manipulated

digital image and ink artworks by Alice Webb. Coming soon will be watercolors by Mardy Bosch of Annandale. Please come by during office hours to view the ever-changing variety of art.

SENIORS-ON-THE GO EXPANDS!

The highly popular subsidized taxi program now serves all of Fairfax County!

Eligible seniors can purchase discount-ticket booklets (a \$30 value) for \$10 – that's over 66% savings!

If you think you may qualify, call Supervisor Gross' office for an application, or contact the Fairfax County Department of Transportation at 703-324-1172.

For updated information, check out <http://www.fairfaxcounty.gov/comm/trans/Whatsnew.htm>

For a printable application, visit: <http://www.fairfaxcounty.gov/comm/trans/seniors.com>

On July 22, the Fairfax County Board of Supervisors unanimously voted to notify Cox Communications of violation for its failure to complete the upgrade of the county cable system to households and public facilities. The Board took this extraordinary action because Cox did not meet the original May 31, 2002 deadline for completion of the project. The Board has asked Cox Communications to prepare and implement a plan that will complete the upgrade of the system by May 31, 2003, or face fines of \$2,000 per day.

Local governments cannot regulate the fees charged by the local cable companies, and high-speed-internet service also is not covered by local regulations. However, my office is prepared to assist you with any consumer service complaints you may have, as prescribed by the Virginia Consumer Act. Please call my office for further information, or send an e-mail to: mason@fairfaxcounty.gov.

SPECIAL EVENTS AT SKYLINE HOUSE October 2002

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4 TGIF 6:30 PM WPR	5
6	7 LIBRARY OPEN 7:00-8:00 PM ECR	8	9	10 PPOC 7:00 PM WCR	11	12
13	14 LIBRARY CLOSED Columbus Day Observed	15	16	17	18	19
20	21 LIBRARY OPEN 7:00-8:00 ECR	22 FIN MGT 7:00 PM WCR	23 BOARD MTG 7:00 PM WCR	24	25	26
27 Daylight Savings Time Ends	28 LIBRARY OPEN 7:00-8:00 PM ECR	29	30	31  Halloween		

**Skyline House Unit Owners' Association, Inc.,
3711 South George Mason Drive
Falls Church VA 22041-3711**