

**Williamsburg**  
Townhomes & Apartments

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September 10, 1996

SEP 13 1996

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Mr. William F. Caton  
Acting Secretary  
Federal Communications Commission  
1919 M Street, NW Room 222  
Washington DC 20554

**RE: Preemption of Local Zoning Regulation of Satellite Earth Stations; IB Docket 95-59 and Implementation of Sec. 207 of the Telecommunications Act of 1996; CS Docket No. 96-83.**

Dear Mr. Caton:

The FCC requested comments on its Order and Further Notice of Proposed Rulemaking released on August 6, 1996 regarding the placement of antennas on common areas of rental properties. I am the Manager of Williamsburg Townhomes and Apartments in Rolling Meadows, Illinois a 329 unit property which services over five hundred residents.

Granting persons who do not have an ownership interest in our property a presumptive right to install a satellite dish, or to demand a community based signal will adversely affect our business without justification and will create numerous additional expenses and claims that will harm our owners. Since apartments typically have an average rental period of less than two years, the long term cost and impact will be borne solely by the owner.

Additional factors including safety, security, aesthetics, liability and insurance costs will be adversely impacted if these rules are put into place. An owner must consider numerous different items when operating their properties for the safety and welfare of its residents and any discount in these decisions will harm both the residents and the property owner.

From a safety standpoint, the maintenance and installation requirements of satellite dishes would place an unreasonable burden on the resident and owner as far as hazard liability. The possibility of falling dishes, corrosion of mountings, improper installation, water seepage and weakening of concrete and wood structures would put innocent people at risk of serious injury. Since most dishes are exposed to the weather, deterioration would be very high.

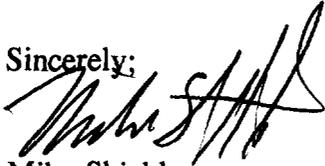
Also, satellite technology requires a line of sight approach to "catch" the signal. Every building we own is slightly different in its orientation, design and structural considerations. It would be virtually impossible to provide any level of quality service. The associated costs could be excessive and prohibitive.

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We urge the FCC to avoid interfering in our relationships with our residents. There are numerous opportunities for resident to receive quality telecommunications service through the existing providers. All of the potential problems I cite will adversely impact the safety and security of our property and will certainly diminish the bottom line and property rights. Thank you for your attention and concern.

POSTAL ROOM

Sincerely;



Mike Shields  
General Manager

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