

MASS MAILING

The attached document is part of a mass mailing received in Docket Nos. 96-83 and 95-59. The following list specifies the names of the parties filing formal comment. The number of identical documents as specified in the File Number/City, St. field have been received by the Commission on this same date. You may contact an information technician in the Public Reference Room, Room 239 or 230 to view the documents.

Docket Number	Receipt/Adopted/Issued	Name of Applicant
95-59	9/20/96	ADMIRAL FARRAGUT
95-59	9/20/96	AQUAHART MANOR
95-59	9/20/96	ARTCRAFT COMPANIES, THE
95-59	9/20/96	BAYVUE
95-59	9/20/96	BEAUREGARD HEIGHTS
95-59	9/20/96	BRYANT MANAGEMENT COMPANY
95-59	9/20/96	BURNS PROPERTIES, INC.
95-59	9/20/96	CAPITAL VIEW
95-59	9/20/96	CAPITOL MANAGEMENT COPROR
95-59	9/20/96	CAPITOL MANAGEMENT CORPOR
95-59	9/20/96	CAPITOL MANAGEMENT CORPOR
95-59	9/20/96	CAPITOL MANAGEMENT CORPOR
95-59	9/20/96	CAPITOL. MANAGEMENT CORPO
95-59	9/20/96	CARLYLE
95-59	9/20/96	CARRIAGE HILL
95-59	9/20/96	CASFOX, INC
95-59	9/20/96	CAVALIER CLUB
95-59	9/20/96	CENTURY 21 COMMONWEALTH
95-59	9/20/96	CHARLES TOWERS
95-59	9/20/96	CHARTER PROPERTIES, INC
95-59	9/20/96	CHARTER PROPERTIES, INC.
95-59	9/20/96	CHARTER PROPERTIES, INC.
95-59	9/20/96	CHARTER PROPERTIES, INC.
95-59	9/20/96	CHATEAU
95-59	9/20/96	CHERRY ARMS
95-59	9/20/96	CHESTNUT RIDGE
95-59	9/20/96	CLARIDGE HOUSE
95-59	9/20/96	COLONY AT KENILWORTH, THE
95-59	9/20/96	CONTINENTAL REALTY CORPOR
95-59	9/20/96	CORPORATE PROPERTY INVEST
95-59	9/20/96	COURTYARDS OF KENDELL APA
95-59	9/20/96	CSA FRATERNAL LIFE
95-59	9/20/96	DANIEL'S RUN
95-59	9/20/96	DEERTREE
95-59	9/20/96	DEL LAGA APARTMENTS
95-59	9/20/96	DONA
95-59	9/20/96	EWN PROPERTIES, INC
95-59	9/20/96	FOOTHILL VILLAGE APARTMEN
95-59	9/20/96	FOUNTAIN CLUB
95-59	9/20/96	FOUNTAIN PARK
95-59	9/20/96	FREEMAN WEBB CO. REALTORS
95-59	9/20/96	FREEMAN WEBB CO. REALTORS
95-59	9/20/96	FREEMAN WEBB CO. REALTORS
95-59	9/20/96	FREEMAN WEBB CO. REALTORS
95-59	9/20/96	FREEMAN WEBB CO. REALTORS
95-59	9/20/96	GATEWAY GARDENS
95-59	9/20/96	GLENEAGLES APARTMENTS
95-59	9/20/96	GRADUATE GARDENS/ GRADUAT
95-59	9/20/96	HAMPSHIRE VILLAGE
95-59	9/20/96	HAMPSHIRE WEST
95-59	9/20/96	HAYSTACK APARTMENTS
95-59	9/20/96	HIDDEN VILLAGE APARTMENTS

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95-59	9/20/96	HIGHVIEW
95-59	9/20/96	HOLLOWBROOK APARTMENTS
95-59	9/20/96	HORIZON HOUSE
95-59	9/20/96	INTEREAL CORPORATION
95-59	9/20/96	JOHN R. KENGER REAL ESTAT
95-59	9/20/96	JOHN R. KRENGER REAL ESTA
95-59	9/20/96	KENT VILLAGE
95-59	9/20/96	KINGS GARDEN
95-59	9/20/96	KRENGER REAL ESTATE
95-59	9/20/96	LAKESIDE NORTH
95-59	9/20/96	LAKESIDE NORTH
95-59	9/20/96	LANDMARK RIDGE
95-59	9/20/96	LAUREL PARK
95-59	9/20/96	LAURELTON COURT
95-59	9/20/96	LONGVIEW
95-59	9/20/96	LOS ALTOS APARTMENTS
95-59	9/20/96	LOS AROLITOS APARTMENTS
95-59	9/20/96	LOST ARBOLITOS APARTMENTS
95-59	9/20/96	MARBOROUGH HOUSE
95-59	9/20/96	MARBRISE APARTMENTS
95-59	9/20/96	MERION
95-59	9/20/96	MIDDLETOWNE
95-59	9/20/96	MIRAMONT
95-59	9/20/96	MS. DIANA M. JOHNSON
95-59	9/20/96	NOB HILL
95-59	9/20/96	NORTH FOREST
95-59	9/20/96	OAKS APARTMENTS, THE
95-59	9/20/96	OAKWOOD VILLAGE APARTMENT
95-59	9/20/96	OXON HILL VILLAGE
95-59	9/20/96	PAPERMILL SQUARE APARTMEN
95-59	9/20/96	PARK RITCHIE
95-59	9/20/96	PARLIAMENTS
95-59	9/20/96	PELICAN POINTE APARTMENTS
95-59	9/20/96	PENN SOUTHERN
95-59	9/20/96	POWDER MILL VILLAGE
95-59	9/20/96	PRENTISS PROPERTIES LIMIT
95-59	9/20/96	ROLAND RIDGE
95-59	9/20/96	SANSOME ASSOCIATES
95-59	9/20/96	SEBEL CLUB APARTMENTS
95-59	9/20/96	SENATOR, THE
95-59	9/20/96	SILVER SPRING TOWERS
95-59	9/20/96	SOUTH HILL
95-59	9/20/96	ST. CHARLES
95-59	9/20/96	STERLING APARTMENTS HOMES
95-59	9/20/96	STEWART MANOR
95-59	9/20/96	SUKMMIT CREST
95-59	9/20/96	SUMMERWALK APARTMENTS
95-59	9/20/96	SUMMIT HILLS
95-59	9/20/96	SUMMIT PROPERTIES INC.
95-59	9/20/96	SUN LAKE APARTMENTS
95-59	9/20/96	SYCAMORES
95-59	9/20/96	TEXAS SQUARE MANAGEMENT
95-59	9/20/96	TIFFANY OAKS APARTMENTS
95-59	9/20/96	TIMBERLAKE APARTMENTS
95-59	9/20/96	TIMBERS APARTMENTS
95-59	9/20/96	TIMBERS APARTMENTS, THE
95-59	9/20/96	TODAY MANAGEMENT INC.
95-59	9/20/96	TOP OF THE PARK
95-59	9/20/96	TOWERS OF WESTCHESTER PAR
95-59	9/20/96	TOWNE PROPERTIES ASSET MA

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95-59	9/20/96	TRIANGLE TOWERS
95-59	9/20/96	UNIVERSITY GARDENS
95-59	9/20/96	VENTURA LANDING APARTMENT
95-59	9/20/96	VIENNA PARK
95-59	9/20/96	VILLA CAMINO LTD
95-59	9/20/96	VILLAGE GREEN APARTMENTS
95-59	9/20/96	WALDEN RESIDENTIAL PROPER
95-59	9/20/96	WALDENGREEN APARTMENTS
95-59	9/20/96	WALTERS/ GOTTLIEB PARTNER
95-59	9/20/96	WARD ASSOCIATES REAL ESTA
95-59	9/20/96	WILDERCROFT TERRACE
95-59	9/20/96	WOODBIDGE FOREST
95-59	9/20/96	WOODLAND LANDING

TOTAL : 125

QUAKER HILL PLACE

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Wilmington, Delaware 19801-2359
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September 17, 1996

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

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SEP 20 1996

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

Dear Mr. Caton:

We write in response to the FCC's report and Order and Further Notice of Proposed Rulemaking released on August 6, 1996, which asks for comments "with regard to placement of antennas on common areas or rental properties, property not within the exclusive control of a person with an ownership interest, where a community association or landlord is legally responsible for maintenance and repair and can be liable for failure to perform its duties properly." We enclose six (6) copies of this letter, in addition to this original.

Quaker Hill Place is in the residential real estate business. Owned and managed by Boston Land Company Management Services, Inc., Quaker Hill Place, an eight story, 150 unit, highrise apartment building providing Section 8 housing to the elderly and handicapped/disabled is located at 200 Washington Street in Wilmington, Delaware. There are currently 173 residents/tenants.

Granting persons who do not have an ownership interest in the property they rent a presumptive right to install a satellite dish or to demand a community-based signal will adversely affect the conduct of our business without justification and needlessly raise additional legal issues. We question whether the Commission has the authority to require us to allow the physical invasion of our property. We must retain the authority to control the use of our property, for many reasons.

The FCC should not extend regulations implementing Section 207 of the Telecommunications Act of 1996 to situations in which the viewer does not have exclusive use or control and a direct ownership interest in the property where the antenna is to be installed, used and maintained. There are many factors such as safety, security, aesthetics, liability, and insurance costs that a private property owner must consider and manage on a day-to-day basis. All of these factors are vital to the operation of an apartment community and cannot be discounted or properly compensated for on a uniform basis.

A Boston Land Company Community

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List A B C D E

Mr. William F. Caton
September 13, 1996
Page 2

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SEP 20 1996

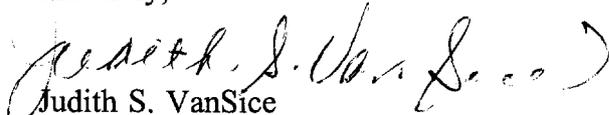
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The weight or wind resistance of a satellite and the quality of installation may create maintenance problems and -- more importantly -- a hazard to the safety of residents, building employees, and passers-by. Damage to the property caused by water seepage into the building interior, corrosion of metal mounts, or weakening of concrete could lead to safety hazards and very costly maintenance and repair. Slipshod or faulty contractors could create all kinds of safety problems. Even good installers cannot guarantee against weather damage.

The technical limitations of satellite technology create problems because all of our residents may not be able to receive certain services. It is our understanding that satellites are only positioned in certain areas, thus limiting access. And a community-type satellite dish or antenna mounted on the roof of our property is not necessarily the answer because of the great variation in condition and quality of roofs and it may be totally impractical and uneconomical to provide service to a small universe of potential subscribers.

In conclusion, we urge the FCC to avoid interfering in our relationships with our residents. All of the potential problems we cite will adversely affect the safety and security of our property as well as our bottom line and our property rights. Thank you for your attention to our concerns.

Sincerely,


Judith S. VanSice
Property Manager