

Volume 35
Issue #6

SKYLINE HOUSE

MONTHLY JUNE BULLETIN REPORTS



www.shuoa.org

Treasurer's Commentary

Karen H. Johnson, Treasurer

This month I have a brief report based on preliminary financial data through May 31..

On balance, spending and income in May showed a favorable outcome. For the month, income was boosted by a substantial jump in In-Unit Maintenance income. The monthly figure was well above that budgeted, but as is usual for this category, there was an offset in a jump in cost of goods sold for such maintenance. Other categories of income together were slightly below budget.

For expenses during May, the aggregate amount of spending was slightly below the budgeted amount. Combined spending on payroll, taxes, and benefits recorded a significant surplus over the budgeted amount. Spending on utilities was close to budget, with electricity below budget in May even though it remained above budget for the year to date. Spending on maintenance showed the increase in In-Unit purchases already mentioned. Spending for contracts again showed a saving relative to budget on our security expenses.

After taking into account the funds contributed to our reserve accounts, the net of income less expenses was nearly \$9,000. This figure incorporates both sides of the In-Unit Maintenance account. When a state tax refund received in May is taken into account, the net positive figure for the month is nearly \$12,000. This outcome helped to put us just about back on the path foreseen in the operating budget for this year.

MANAGEMENT REPORT

Board Meeting – June 24, 2015

Emergency Generators & Fuel Tanks Replacement Project

On 6/24/15, both new generators were delivered via crane. Installation is scheduled to be completed by 6/26/15. Testing, Inspections and fuel fill-up are projected to occur June 30th through July 8th, 2015. Webb Gentech scheduled to install the ATS's (automatic transfer switches), but had technical difficulties. Consequently, the elevator shut down was rescheduled for Thursday, June 25th, 2015. During that time all six passenger elevators will be shut down from 11:00pm to 5:00am. Both freight and all 4 garage elevators should remain in service during the outage.

Bridge Project

Weather permitting, WDP is scheduled to conduct the concrete testing on the bridge using a lift, the week of 6/29/15. Once the tests are completed, WDP will analyze the results and advise SHUOA on the next steps for this project.

Water Shut Off Valve Project

On June 9th, 2015, SSI began replacing water shut off valves. Work is scheduled to be done on Tuesday, Wednesday, and Thursdays, in the West building tiers through 6/26/15. Each unit owner was notified of the dates their unit was scheduled. All residents affected by the water shut downs were notified when water in their tier is scheduled to be shut off. The East building's schedule will begin on July 7th. Owners who signed up last year (2014), were sent the schedule on 6/23/15.

Sunset Pool Inc

Changed sand in the pool's filter system since there is no record that it was done in past 5 years. This task should be done and budgeted every 3-5 years. The filter is currently ok, but should be budgeted for replacement within the next year or two (2016 or 2017).

Livingston Fire Protection

On May 6th and 7th, Livingston removed and replaced a leaking pipe at the Fire Department Connections (FDC) and re-hydro tested the FDC at the West mail lobby entrance.

Solutex

Purchased wet vac and a new 3600 psi pressure washer to replace equipment that no longer worked.

Garage Power Washing

The garage is scheduled to be power washed the week of July 13th thru July 17th, 2015. **No cars will be moved this year! Power washing will be done with cars in place.** Residents have the option to move their car out of the garage, or cover their vehicle during this project.

Office Furniture

Management is in the process of selecting and purchasing new furniture from Cort Furniture to replace worn and torn items in the Management and Bookkeeper's (Lucy's) offices. We hope to have all new furniture installed in all of the offices by the first of August.

United Products Distribution

Management purchased a new compressor for the lobby roof top A/C unit. It was installed by in-house staff on 6/24/15.

Newsletter Editor

Lorraine Blackwell was paid for editing, the redesign, reformatting; and creating a new logo for the May monthly newsletter.

ATM machine

On 6/9/15, we received a commission check for \$108.55 from Access One, for 167 transactions, for the month of April, 2015. This represents an increase of 20 transactions and \$26.00 more than the prior month's transactions.

SHUOA Owned unit C2W – Real Estate Tax Issue

Management spoke to John Lockard on 6/18/15. John worked with the Assistant Director of The County's Tax Administration Department. They reviewed our responses to their questions regarding our request to suspend tax payments on Unit C2W, SHUOA's Management office. The request is in the chain of command and waiting for a response from the Assistant Director. They're working on budget numbers (for 2016), and should send us a reply when their budget process is completed. Unit C2W has been a commonly held element from the date of purchase. Since common elements are not taxed separately, the Association should not have been required to pay a real estate tax each year, or at least moving forward.

2016 Budget

Management has begun the 2016 budget process. **Meetings are scheduled for the Operating Budget on Wednesday, August 12th (2-5pm); and the Reserve Budget on Thursday, August 13th, (7-9pm) 2015.**

1. Attorney fees - Unit Owners Collections:

\$1355.77 was paid to the Association's attorney in May 2015, for routine delinquency collections.

2. Attorney fees - Regular Legal fees:

\$1,075 was paid to the Associations attorney in May 2015, for legal advice or general legal services.

3. Collections update- \$26,763 (May 2015) Delinquencies

5 units owe \$16,311 for delinquencies that are 60 days past due. 16 units owe \$10,452 for delinquencies that are 10-60 days past due. Collection is being handled by the Association's Attorney.

6/24/15, Board Meeting Action Needed:

1. Approve the owner survey
2. Approve opening the garage doors during rush hours

The next schedule Board meeting is Wednesday, July 22nd, 2015.

CHIEF ENGINEERS REPORT

Purchasing a New Range

When the building was built all the ranges were installed with the electric cable direct connected to the range. Many years ago, the electrical code changed, and this type of connection cannot be used with a new range, the new range has to have a plug that can be unplugged when the range is changed. To check before you purchase a new range, either remove the bottom drawer of your range and look in the back for a plug, or pull your range out and look behind it to see if there is a plug. If you are purchasing a new range, and you have a direct wired cable, call the Management Office and arrange an appoint before your delivery, and we will disconnect the old range and install a plug on the cable for the new range.

Help Us Reduce The Country's and the Association's Water Footprint. What is a water footprint?

The water footprint measures the amount of water used to produce each of the goods and services we use. It can be measured for a single process, such as growing rice, for a product, such as a pair of jeans, for the fuel we put in our car, or for an entire multi-national company. The water footprint can also tell us how much water is being consumed by a particular country – or globally – in a specific river basin or from an aquifer.

From the most help to the least, here are some great examples of how to help us reduce our water footprint here at Skyline House.

1. Fix leaks

Small drips add up to a lot of water. Running toilets, dripping faucets, and other household leaks can waste more than 10,000 gallons of water each year in a single condo. This one should be a no-brainer. Fix your leaks!

2. Use a Water Efficient Washing Machine and Only Run it When Full

Old washing machines, *especially top loading washing machines*, can be one of the worst water wasters in a condo, using as much as 45 gallons of water per load, and accounting for about 20 percent of total indoor water use in a typical condo. A family of four might use 12,000 gallons of water per year doing laundry. Newer energy and water efficient washers, particularly front-loaders, by contrast, can reduce this water use by one half, saving thousands of gallons of water each year. It also makes sense to run

CHIEF ENGINEERS REPORT

your washing machine full and to wear your clothes as many times as you can before washing them. You'll also save energy, use less detergent, and reduce fabric wear.

Be sure to use the correct type of washing machine detergent to prevent soap suds from overflowing.

3. Replace Toilets With Low Flow Models

We use tremendous volumes of treated drinking water to flush our toilets. The typical older toilet uses 3.5 gallons of water per flush or more. Newer, low-flush toilets use 1.28 or 1.6 gallons per flush, reducing water use by more than one half. Replacing our toilets (and flushing less often) could save the Association thousands of gallons of water each year. We offer two types of toilets that use 1.28 gallons of water per flush. We sell both for our cost and install them for free. For more info about replacing your toilets, please call the Management Office.

4. Use a Water Efficient Dishwasher Instead of Hand Washing, and Run it When Full

Upgrading to a water-efficient dishwasher is another easy way to save water. The rule of thumb is that a dishwasher uses about half as much water as does washing by hand, with the standard dishwasher using about 11 gallons per cycle. Some newer, more efficient dishwashers can use less than 3 gallons per load. Using an efficient dishwasher and running it full saves you time, water, energy and money.

5. Install Low Water Use Aerators on Your Faucets

Faucets account for more than 15 percent of indoor water use. By simply installing water saving aerators on faucets, you can decrease this water use by 30 percent without sacrificing performance. This low-cost solution is so easy, it should be mandatory. Note that most all new faucets bought in the last ten years have this type aerator already!

6. Turn Off The Shower When You Lather and Turn Off The Sink When You Brush or Shave

If you ever spent any time with your grandmother, you've probably been admonished to turn off the sink when you are brushing your teeth, or shut off the shower when you are lathering up. To help you here, you can buy showerheads with built-in shut-off buttons or retrofit your existing shower with a similar gadget so you can easily turn off pre-mixed water while you lather or shave, and turn it back on when you're done. Rather than

CHIEF ENGINEERS REPORT

letting hot water run down the drain while you are not using it, you can save water, energy and money. And, you can do this without sacrificing a beloved shower.

7. Eat Less Meat

Meat on our dinner plates takes a tremendous amount of water to produce. Data from The Water Footprint Network tell us it requires about 1,799 gallons of water to produce one pound of beef, 468 gallons per pound of chicken, 576 gallons per pound of pork, and 880 gallons per gallon of milk. Copious volumes of water are needed to grow feed for animals, and then additional, but smaller, amounts are used to care for animals, process meat, and distribute and sell animal products. By contrast, raising vegetables and grains requires a fraction of the water. Carrots require 6.5 gallons of water per pound; an apple uses 18 gallons of water; peas, 10.2 gallons per pound; blueberries, 13.8 gallons per cup; and potatoes, 119 gallons per pound. Our meat-heavy diet is bad for our health, and it's bad for our water supplies and our lands. Studies suggest that shifting towards a vegetarian diet could reduce our national food-related water footprint by more than a third.

8. Waste Less Food

About 40 percent of all food in the U.S. goes to waste. Much of this food is tossed in the garbage because it is past its sell-by date (which is often mistakenly believed to represent the date food should be eaten by, when in fact it represents the date food should be sold by), not as fresh as it once was, or because consumers purchase more food than they can eat or allow food to spoil. It is estimated that fully one-quarter of U.S. water consumption is used to produce this wasted food. Finally, as estimated in a study by the National Institute of Diabetes and Digestive and Kidney Diseases, the energy required to produce this discarded food is on the order of three hundred million barrels of oil. By being judicious about our food purchases and careful about using food before it goes to waste, we can save water,

9. Conserve Energy

Electricity requires water: one kilowatt-hour of electricity takes about 25 gallons of water to produce. The typical household in the U.S. uses more than eleven thousand kilowatt-hours of electricity per year. About one half of this energy goes towards heating and cooling our homes, and another one quarter to providing hot water. We can change out incandescent to LED bulbs, shut off lights, install energy efficient appliances, and

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insulate water heaters. Less electricity used means less water used, energy, and money, and reduce greenhouse gases and toxic loads to our ecosystems.

10. Be a Responsible Consumer—Reduce, Reuse, Recycle

Consumption is one of the primary factors that determine the total water (and every other) footprint of a nation. We, as Americans, have the highest water footprints in the world. All told, each American consumes about 750,000 gallons of water embedded in products and services—food, clothing, shoes, gasoline, electronics, internet service. Take those beloved blue jeans as an example. If we each purchased one fewer pair every year, bought recycled jeans from a thrift store, or wore them for a longer period of time before discarding them, we would contribute to global savings of hundreds of billions of gallons of water each year.

For more information about water footprints, visit this website: <http://waterfootprint.org>



GARAGE NEWS!!

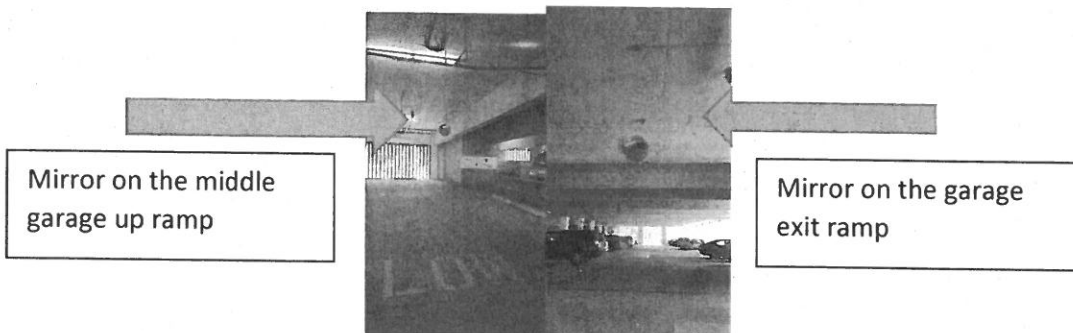
GARAGE TRAFFIC MIRRORS!

Many years ago, The Association installed traffic safety mirrors in the garage to prevent accidents at intersections. The mirrors are mounted to the ceiling, and are located in the middle ramp on several garage levels. As you drive up the ramp, look up to view the mirror. You can see at a glance, any on-coming traffic that without the mirrors would not easily be visible. The convex mirrors magically allows you to see around the corner!

Likewise, as you leave the garage and prepare to turn right at the middle ramp, the mirror will show cars or people that are approaching, or currently on the incline.

Start a new habit today. Always look up to check these mirrors as you enter or exit the garage. It will help you and others to avoid slamming on the brakes, or startling other drivers when a car rapidly appears unexpectedly.

Thank You!



GARAGE DOOR OPENINGS

In an effort to extend the useful life of our two garage doors, the Board voted to allow Management to open the garage doors during peak rush hours, weekdays only. Effective the week of July 6th, as follows:

Exit door will open from: 6:00 AM to 9:00AM – Monday through Friday only

Entrance door will open from: 4:00 PM to 7:00PM – Monday through Friday only

PPOC Newsletter Article (June 2015)

Greetings:

On June 11, the PPOC convened its monthly meeting in the West Card Room at 7:00 p.m. The following events occurred:

Painting of the façade railing on the Mezzanine: Recommended the railing not be painted as scheduled in the Reserve Fund. The present condition and appearance of the railing should last another five years.

Garage Doors: In the morning the garage door exit be opened continuously on weekday hours from 6:00 a.m. through 9:00 a.m. In the evening hours the garage door entrance be opened on weekday hours continuously from 4:00 p.m. until 7:00 p.m. through October 31, 2015 on a trial basis.

Common Area Amenity Survey: Recommended the survey developed by the PPOC Sub-Committee be approved for dissemination to all Owners for input regarding current and desired common area amenities.

Recommended the Garden Club remove discarded flowers, grass clippings, and shrubs in the soiled area behind the East Building along the NOVA chain link fence at the property boundary between Skyline House and Skyline Plaza.

The next PPOC meeting will be on Thursday, July 9 at 7:00 p.m. As always, I welcome your feedback on this article or any matter pertaining to the PPOC. This is your home! We welcome you to join us. Thank you!

Financial Management Committee

June 2015

Wynfred Joshua

The FMC met on Monday, June 22, 2015. Let me start with presenting the financial update for the month of May: total Income was \$380,251; total expenses were \$223,082; the monthly Reserve Contributions were \$122,989; Net Income before Taxes was: \$34,179 or some \$8,300 more than we had expected. There were no estimated taxes this month.

In-Unit maintenance income was some \$9,000 more than expected. This plus more than budgeted Move-in fees/Refinance Income and Interest Income allowed us to offset accounts where income was less than budgeted. As a result total income was roughly \$7,500 more than budgeted.

Regarding the expenses, the May financial statements indicated that Supplies were some \$8,400 over budget. Most of this – some \$7,400 -- was due to the acquisition of supplies for in-unit maintenance and will eventually be compensated for by owners requesting repairs or replacement of items in their apartments. Other expense accounts provided few surprises, but were generally in line with the budgeted accounts or were under budget because of unused funds.

As to the Reserve Budget, except for the replacement of the Emergency Generators, no contracts for new projects were initiated and required funding. We are still waiting for the outcome of concrete testing on the bridge from the East Building into the garage, so we can proceed. Weather permitting this may occur shortly.

We note that there are 16 owners who are between 10 and 60 days late with paying their condo fees and owe some \$10,000. There are 5 owners who are more than 60 days overdue with paying their condo fee which amounts to \$16,322. Another owner who owed Skyline House \$11,767 filed for bankruptcy, causing us, at the advice of our lawyer, to write his arrears off as a bad debt.

We were pleased to learn that there were 167 ATM transactions the month of April. Thus, we met the requirement of a minimum of 150 transactions per month, which will allow us to keep the ATM machine. Our committee believes that the ATM capability on Skyline House premises is clearly a convenience for residents and should be kept for that reason.

We are scheduling the session on the draft 2016 Operations Budget for Wednesday, August 12 (afternoon) and on the draft 2016 Reserve Budget for Thursday, August 13 (evening). The latter will be a joint session with PPOC. There will be no regular FMC session in August.

Our next FMC meeting is on Monday, July 20, 2015. Please join us and give us the benefit of your thinking on how we can maintain our standards at Skyline House.

Skyline House
Community Relations Committee
Thursday, June 18, 2015

The Community Relations Committee (CRC) hosted a town hall meeting Thursday, June 18, 2015 with Delegate Alfonso Lopez. Del. Lopez is Skyline House representative, 49th District, to the Virginia House of Delegates. Del. Lopez gave an excellent overview of significant legislation considered by the 2015 session of the General Assembly. He highlighted the legislation he sponsored and discussed some of the unique aspects of the 49th District. For example, did you know that the 49th District's resident speak more than 100 languages? In addition, he answered the residents' questions as well as offered suggestions for how to get government assistance.

There will not be a July or August CRC meeting. The next CRC meeting is Thursday, September 17, 2015. The meeting agenda will be posted to the bulletin boards in September. Please join us at our next meeting! We are interested in your thoughts and ideas.

GARDEN CLUB REPORT: June 2015

What is happening?

The sweltering summer heat is upon us and most of our flowers are holding their own between the heat and torrential rain storms. The soil is heavily clayed and lacks organic matter (humus) and nutrients.

Watering of the plants through our sprinkler system is frequent with short durations to prevent run-off. However, the sprinkler heads become misaligned when the lawn mower travels over them or people walking on the grass step on the nozzle. Whenever, one observes a malfunctioning sprinkler head please report it to the Management Office so that corrective action can be undertaken and the water is applied to our grounds and there is minimum run-off.

The hydrangeas are in bloom and can be seen when exiting the garage and looking to the right upslope toward the west building. In addition, the club removed the oriental grass adjacent to the walkway used to activate the street crosswalk traffic signal for S. George Mason Drive. The grass had grown tall and precluded individuals from being able to use the crosswalk signal. In place of the grass, begonias have been planted.

During the month of July the club focus will be on replaced aging and distress shrubs in the front and rear of both buildings. Thank you!

GOOD NEIGHBORS VOLUNTEERS

The purpose of the Good Neighbors Program is to help residents of Skyline House who need assistance for health reasons, including residents who are housebound. This service is NOT available for medical emergencies. In the event of a medical emergency, the resident MUST call 911 for help. Good Neighbors volunteer to help in the following ways: - Taking residents to medical appointments within the radius of approximately 10 miles. If the Good Neighbor wishes to wait for the resident at a hospital or doctor's office, this can be arranged in advance. If the Good Neighbor goes back home, pickup time can be determined between the two parties. - Picking up prescriptions at local pharmacies. - Picking up mail or packages at the Front Desk or the mailbox. - Picking up groceries at the local supermarkets. Any requests of an unusual nature not listed above should be directed to Alina Gonzalez (703-379-5391) or Virginia Fissmer (703-379-2901).. If you want to help neighbors in need, and to make the Skyline House Community even better, please contact Alina or Virginia.

July's Good Neighbors are:

Wayne Krumwiede	606W	703-998-0251
Judith York	514W	703-671-2267

Garage Power Washing

between 8:00 am - 4:00 pm (see schedule below)

MONDAY, JULY 13, 2015 LEVEL A. UPPER & LOWER LEVELS

TUESDAY, JULY 14, 2015 LEVEL B. UPPER & LOWER LEVELS

WEDNESDAY, JULY 15, 2015 LEVEL C. UPPER & LOWER LEVELS

THURSDAY, JULY 16, 2015 LEVEL D. UPPER & LOWER LEVELS

FRIDAY, JULY 17, 2015 MAKE UP DAY to finish any levels not completed.

No cars will be moved this year! Power washing will be done with cars in place. Residents have the option to move their car out of the garage, or cover their vehicle during this project. Neither Management nor the Association assumes responsibility for any damage to your vehicle if left in the garage.

We regret any inconvenience this may cause, and we thank you in advance for your cooperation.



SURVEY

Very soon, a survey will be mailed to every Owner. The Survey was initiated by the PPOC. Its purpose is to give Owners an opportunity to tell the Association which existing common area amenities you would like to see changed, repurposed, or upgraded. These are indoor areas such as the billiard room (pool tables), party rooms, the exercise room, and the library. You will also have a chance to suggest new amenities.

Each Owner will receive a copy of the survey in the mail. You will remain anonymous, and it can be filled out and returned to the box at the Front Desk; or completed on line (website link in letter).

So Spread the word and begin thinking!



WANTED

SHUOA BOARD MEMBER

POSITION TERM: JULY 2015–MARCH 2016

*APPLICATIONS ARE AVAILABLE
AT THE FRONT DESK*

COMPLETED APPLICATIONS ARE DUE
TO THE MANAGEMENT OFFICE IN A
SEALED ENVELOPE BY JULY 17TH, 2015.

QUESTIONS: ASK ANY BOARD
MEMBER AT: BOARD@SHUOA.ORG



SKYLINE HOUSE CALENDAR

July 2015



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3 Office closed	4
5	6 Recreation 7:00 – 8:00 p.m. Meeting Room Library Open 7:00 – 8:00 p.m. East Penthouse	7	8 Secur/Safety & NW 7:00 PM Meeting Room	9 PPOC 7:00 PM Meeting Room	10	11
12	13 Library Open 7:00 – 8:00 p.m. East Penthouse	14	15	16 CRC 7:00 PM Meeting Room	17	18
19	20 FIN MGT 7:00 PM Meeting Room Library Open 7:00 – 8:00 p.m. East Penthouse	21	22 BOARD 7:00 PM Meeting Room	23	24	25
26	27 Library Open 7:00 – 8:00 p.m. East Penthouse	28	29	30	31	

BOARD OF DIRECTORS

Pres., TBD

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GARDEN CLUB

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GOOD NEIGHBORS COORDINATORS

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