

The House Special



NEWSLETTER OF THE SKYLINE HOUSE UNIT OWNERS' ASSOCIATION | JUNE | VOLUME 36; ISSUE# 5 | SHUOA.ORG

PRESIDENT'S REPORT

Richard Porter

Of significance this month was:

- Moving to complete the bridge project contract;
- Meetings of the executive committee on the PCAM report.

Reminder of committees: We have several committees of owners to address specific kinds of issues. If and when you want to bring up policy issues or a specific problem, you can bring that to the attention of the appropriate committee. Our standing committees are: Financial Management, Physical Plant and Operations, Covenants, Security Safety and Neighborhood Watch, Exercise (charged with setting up the new exercise room on the S level in the East building), Recreation and Community Relations. The charter of each committee can be found on our website: www.shoua.org. Click on the condo governance tab and scroll to committees.

As a result of information from our ongoing PCAM report committee meetings, I want to encourage owners and residents to visit the office and get to know staff and staff leadership, for a fresh start.

To help with that I encourage you to let me know in writing about specific issues you have that do not seem to be addressed by staff. (Bad example: the building is going to the dogs.) (Good example: light switches in the trash room on every floor should be cleaned more often so they aren't dirty).

Interesting points:

- Office staff has available a number of translators who can assist residents in several languages, including Arabic and Spanish;
- I have asked staff to put on our website the job descriptions of our three most senior managers. I attached those to my report to the board last month, but those attachments were not in the newsletter.

Thanks to the GM for gathering the information and getting it posted on the website.

Please be reminded that our assessment budgeting process is getting underway for 2017. You are encouraged to participate in the process and to bring ideas for cutting costs, enhancing the property or both.

TREASURER'S COMMENTARY

Karen H. Johnson

For April our financial data show a net income before taxes of about \$7,500 more than expected in the budget. As I reported last month, for the first quarter we also recorded a positive outcome relative to the budget. For this report, I will look to see if the April outcome suggests an explanation and what we might conclude.

Income is reported as nearly \$5,500 more than expected. Of that amount, about \$4,000 results from the In-Unit Maintenance program. For that program, we need to remember that there are offsetting costs of the goods purchased elsewhere in the budget. Both the income items and the cost items vary monthly. And the income and cost items do not necessarily move together in any one month, so one month's outcome is not very informative. At the end of the year, we may realize net income from this program, but much of the extra income is undoubtedly related to the purchase of items such as water heaters or HVAC units. The remaining income surprise is largely accounted for by more interest income than the budget expected. This item relates to our reserve holdings rather than any operations outcome. Although it is good news to receive this income, it does not tell us anything about the Association's management of the building during April. I conclude that the income surprise is not the result of an activity we can control or rely upon to continue. Our income is thus performing about as expected.

Our expenses in April were about \$2,000 below budget. This saving arises from payroll and related items being about \$6,500 below budget owing to vacancies that existed earlier in the year and in April but that we are in the process of filling. Our administrative expenses were about on budget, with legal costs exceeding budget somewhat but insurance costs coming in below budget. Utilities were on budget. Maintenance expenses are about on budget as some excess spending on electrical small repairs was offset by small savings in several other categories. Supplies are about \$4,000 over budget. Here we find the cost of goods sold in the In-Unit Maintenance program as expected. Our costs for contracts taken together are about on budget, despite the fact that we paid the bill for winter snow removal this month. The \$10,000 cushion that we build into the budget to handle unex-

pected expenses contributed \$833 to the measured saving in expenses in April.

On balance, I conclude that the past saving in payroll expenses will stay in the record but will not continue to grow. We have not yet had overruns that consume some or all of our \$10,000 cushion. For other items, on average, we are staying well within our budget plans.

As of April 30, the Association was owed a total of \$33,646 of past due assessments, somewhat more than the amount owed as of the end of March. Most of this amount is due more than 60 days. Our lawyer continues to work on collection efforts of these funds. The number of units that are renter occupied rose again to 155 at the end of the month. This number is 28 percent of the total.

MANAGEMENT REPORT

Michelle Brown-Slaughter

Heat Pumps - Jim's Electric installed a starter and control transformer for the billiard room heat pump. A heat pump was purchased from HavTech to replace the heat pump located in unit C1E, which serves the East bridge.

Key Fob System - Cam Serv replaced the Keri door access panel #5 for key fob system.

Bridge Project - The bridge contract between SHUOA and Hammerhead Construction was fully executed as of June 1st, 2016.

The Deputy General Manager, Tycia Haight, Richard Porter (Board President), and our insurance company reps met to work out alternate language regarding the insurance issue for the bridge contract. Hammerhead Construction provided the requested additional Builders Risk Insurance, and the Association will pay the \$300 insurance cost in addition to the \$160,045 contract.

Decorating Committee project

The lobby and hall corridor re-decorating proposal was revised due to additional questions asked by the Decorating Committee, and the Associations attorney. Green Owl Design has reviewed the revisions, answered the questions, and included some additional information that was not originally in the proposal. The final proposal was received for full execution.

Pool Repairs The baby wading pool was fully white coated. The big pool had white coat repairs done and will be fully white coated in 2017.

East Party Room Floors - Maintenance removed and repaired the damaged and rotted sub-flooring in the East Party room. Additional flooring to the bar area was completed. Other minor repairs and clean-up are underway. The work was completed in-house. The room is expected to be available for use the end of June 2016.

Balcony Railing Inspections - The 5-year warranty on

our balconies is soon approaching. Management received from SK&A, (the engineering consultant for the balcony restoration project) a multi-year proposal to inspect the balcony railings. PPOC is in the process of reviewing the proposal to determine if the Association will use their services, and when.

Alternate Exercise Room - The painters erected the fire wall between the storage room and the contractor's room to be in compliance with the County Code. Additional work continues which includes: installation of the HVAC system, paint (walls and floors); lighting, and electrical outlets. Conversion of the East buildings S-level contractor room, to an alternate exercise room is expected to be completed by the end of June.

Collections update- \$33,646 (April 2016)

Delinquencies 8 units owe \$29,712 for delinquencies that are 60 days past due. 6 units owe \$3,934 for delinquencies that are 10-60 days past due. Collection is being handled by the Association's Attorney.

Window Washing - is scheduled (weather permitting) for the East building on June 21st. Window screens will be removed June 7th, 8th and 9th. Screens will be replaced June 28th, 29th, and 30.

Window Washing - is scheduled (weather permitting) for the West building on June 22nd. Window screens will be removed June 14th, 15th and 16th. Screens will be replaced July 12th, 13th, and 14th.

Garage Power Washing - is scheduled for July 11th through July 15th, between 8:00am and 4:00pm. No cars will be moved, 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.

Proposals received

Green Owl Design - to redecorate the lobby, first floor gallery corridors, and Penthouse corridors - \$122,800

5/25/16, Board Meeting Action:

- Approved Bridge Contract
- Approved Green Owl Design - redecorating proposal
- Approved PPOC's proposal to move forward with East Billiard Room conversion to kid space
- *The next regular Board meeting is on June 22nd 2016.



REMINDERS FROM MANAGEMENT

1. The next PCAM Executive Committee meeting is Tuesday, June 21st, 2016 at 7:00PM in the West Penthouse Meeting room.
2. Residents that would like a copy of the job descriptions for the 3 top SHUOA Management positions (General Manager, Deputy GM, and Chief Engineer), can request them from the Management office. They will be sent via email.

CHIEF ENGINEER REPORT

Gregory Grimm

Air Conditioning and Leaks

When a preventative maintenance (PM) service is done, we add an algaecide to the drain pan of the air conditioning unit, which helps stop condensate leaks. It does this by keeping the drain pan and drain lines clean of algae that clog them which causes leaks. In addition to the drain packets of algaecide, we also check the Freon level in the unit to assure that it is at the proper level, and the unit is running at peak performance. When Freon levels are low: (1) the unit runs much longer; (2) it does not produce cool air as required; and (3) it costs much more to operate the unit.

REMINDER: Residents will be denied night and/or weekend service when your HVAC fails to operate, or leaks, and you have not had a preventative service done! If you do not take care of your unit, it will not take care of you. Additionally, if it fails to operate after hours and you have not had an annual PM service done this year, you may have to wait several days for service . . . with no air conditioning in the meantime! **Call the office (703-578-4855) to schedule a PM service now!**

Your Water heater

The normal life expectancy of a water heater is 10-14 years. Warranties vary from 6 to 12 years, some manufacturers offer more. While the unit may continue to operate normally for years to come, it may be very close to a normal life expectancy. If so, it may fail tomorrow, causing leak damage to your unit and the units below, or you may not have hot water for your unit. When your water heater exceeds the warranty period, we recommend it be replaced. **Call the office (703-578-4855) for approximate pricing, or the vendor of your choice.**

Unit Heat Pumps

Many units still have the original heat pump, which are now more than 32 years old! These units have far exceeded their lifespan, and can fail at any time. We recommend replacement to avoid no air conditioning or heat in the future. The new units are much more efficient, and use much less electricity than the original units (about one third less). More information is available in the Management Office. Units ordered from SHUOA usually arrive within 3 business days, and normally take less than three hours to install. **Call the office (703-578-4855) to schedule replacement of your heat pump now!**

FINANCIAL MANAGEMENT

Wynfred Joshua

The Financial Management Committee met on Monday, May 23, 2016. The financial figures for the month of April were as follows: total income was \$386,921; total expenses were 220,704; reserve contributions amounted to \$122,989; estimated taxes were \$4,250; resulting in a net income after taxes of \$38,978.

The Committee had a few questions on the financial reports, but these were satisfactorily explained by Management.

An update of current projects included the status of the East Building bridge replacement. The insurance issue that was holding up the contract has been resolved and the additional Builders Risk Insurance has been provided for, adding \$300 in costs to the contract. At the time of the meeting, Management was still waiting for the signed contract from the selected contractor for approval by Skyline House. We made clear that we expected movement on the bridge project.

The Committee briefly discussed the status of the alternate exercise room. It was expected that the work would be completed in-house and that the room would be available for use by the end of June.

At the meeting and earlier on Monday via email, the Committee received our attorney's revisions and comments of the Green Owl Design's decorating proposal and contract for \$122,800. An initial 40% deposit would be required. Inasmuch as members did not have a chance to review the changes and comments of our attorney, members were requested to email their approval/disapproval by 3PM on Tuesday to the Management and FMC chair in time for this report to the Board. The result of the vote was approval of the contract for submission to the Board.

Discussing the conversion of the East Billiard room into a space for pre-school children with their caregivers, we stressed that we did not expect any significant expenses. One member expressed skepticism about the use of the room according to rules and regulations that we will require. Other members stated that the use of the room by parents with young children could always be revoked if the room was misused. Management has already checked with our attorney and insurance company and has received suggestions for regulations in the room's usage. We do have appropriate liability insurance, so that Skyline House would be covered against accidents that could occur.

The FMC then discussed several new topics which did not require any funding decision by the FMC at this time. First, the FMC discussed the issue of administrative fees, notably a suggested charge to owners who rent their apartment. The objective would be to limit rentals. Because of 2015 revisions to the Virginia Condominium Act, it appears that Skyline House could only charge a one-time administrative fee of not more than \$50. Since our auditing company had suggested this fee, the Committee asked that the General Manager check with them to see if other Virginia condominium associations were charging fees for rental properties and under which circumstances. We do know that if a condominium's bylaws include a provision to charge fees for renting an apartment, it can be done; however, as we all know, our bylaws do not include this provision.

Second, there clearly is a justification for charging owners for extended dryer vent cleaning which requires our in-house staff significantly more time. There are, however, several apartments in tiers that allow vent cleaning only from the outside by a contractor. Until now Skyline House has borne the costs for this. In addition, cleaning dryer vents is important in preventing fires and is of value to the entire Skyline House community. The FMC would like to discuss this issue more fully at the June meeting and also discuss whether the PPOC, FMC, and Board have to get involved each time a proposed new in-unit service is to be added to the existing list.

Third, our Treasurer, with support of a small committee, prepared an analysis and update of our reserves. We have been questioned for keeping a relatively large reserve holding which ostensibly could allow us to limit an increase in the condo fee. The reason we have these large reserves is because we have postponed some major maintenance and replacement projects beyond the time period recommended by the Mason & Mason Reserve Study. Indeed, our reserve holdings, had we followed the Mason & Mason study, will fall short at the end of this year with approximately \$400,000. We are reporting this at this point to alert the Board and owners that we have to take this into account when working on the budget for 2017.

Fourth, our committee endorsed PPOC's recommendation to protect our planter area near our entrance by placing boulders at the corners of the island that are closest to the front doors of the building. We have on the grounds four boulders which would be removed to the planter area. Because the price for this would be only \$631, our committee did not vote on it, although it fully approved of the effort. The project would be undertaken by Shenandoah Landscape Services.

The next session of the FMC will be on June 20th, 2016. We urge owners to attend the session and make clear to us how they view the issues and give us the benefit of their advice.

PHYSICAL PLANT & OPERATIONS

COMMITTEE (PPOC) REPORT

Al Lambert

The PPOC convened its monthly meeting in the West Card Room on May 12, 2016 at 7:00 p.m. The first order of business was to review a proposal from Shenandoah Landscaping to install four fieldstone boulders (a large worn rock) typically in color shades of faded brown and gray on the outer edges of the circle by the main lobby. The size and unique look of an individual boulder gives the stones the ability to serve in landscaping both functional and decorative purposes. The association has several boulders throughout the property which go unnoticed because of their location or have become an integral part of the landscape and are unobserved. In addition to providing a new esthetic view the boulders will serve a functional purpose which is to preclude vehicles (trucks and cars) when navigating the circle from driving up and over the outer circle of flowers. The committee recommended to the Board that Shenandoah relocate four boulders from their current location to the main circle.

The committee then discussed the washing of windows workflow issue when the windows are washed and residents request their window screens be removed prior to the activity and reinstalled thereafter. It is important to realize that our employees are being diverted from the cleaning of common areas and appointments are made at specific times for removal and installation of the screens to permit a timely return to their normal tasks. Secondly, when screens are removed the resident is informed which screens have broken or inoperative attachment clips and their responsibility to purchase new ones *prior* to reinstallation. When residents do not purchase replacement clips this becomes an issue for timely reinstallation and precludes meeting the next scheduled appointment for other residents. Beginning next year if residents have not procured replacement clips prior to the scheduled time of reinstallation or are not in their unit at the appointment time the resident will have to reschedule a future date with a possible service charge.

Thereafter the committee discussed the Owner balcony maintenance responsibilities which is a *shared* ownership with the association. The association has recently put on the website the owner manual responsibilities pertaining to the balcony. There are basically three areas owners should be aware of: 1) tile/carpet installation, 2) cleaning, and 3) protecting the railings from things such as planter boxes. Next month the association will have extracts of the owner responsibilities on the bulletin board to heighten awareness.

On Thursday, February 26, 2016 the committee will assemble at the front lobby to conduct a walk around of the new physical fitness room on the S-Level of the East Building at 7:00 p.m. Please join us as we review the status of the project. Currently, the goal is to open the facili-

ty in late June.

The next PPOC meeting will be on Thursday, June 9 at 7:00 p.m. As always, we 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!

GARDEN CLUB

Al Lambert

In between our wet and somewhat cool spring weather the garden club is gradually planting flowers throughout the association. The flowers complement our association exterior and draw the eye to a landscaped area. Ideally the flowers blend in with the trees, shrubs, and ornamental grasses on the association grounds and draw wildlife such as butterflies and birds. Color is one of the main reasons people are attracted to flowers and the club attempts to select a variety of colors throughout the grounds for visual appeal. A secondary benefit of flowers is the creation of a mood with a feeling of calm and graciousness. Red and yellow suggest cheer and draw the eye quicker, while pink is soothing, white evokes crispness and blue calming.

With that background what follows is a status update:

- The urn in the lobby circle has wave petunias in multi-colors.
- The urns at the main lobby doors and the West Building entrance door have New Guinea Impatiens. Sweet Potato vines were planted only in the main lobby urns and have variegated color.
- Around the last two trees as one approaches the garage entrance are New Guinea Impatiens.
- As one makes the final turn to the garage entrance in the lawn area a White Pine has been planted as the replacement tree for the Maple tree at the corner which is in distress.
- In front of the West Building near the entrance and within the buildup area of slate stones Walleriana Impatiens have been planted.

Weather permitting the larger areas where the fall/winter pansies reside around trees near the garage entrance and exit will be replaced with spring flowers. The Club requests that everyone refrain from sitting on the urns in front of the west building which causes damage to the flowers. Similarly please ask family members and guests to not discard cigarette butts, food, and toys from the balcony which cause damage to the landscape and attract rodents. Thank you!



WEEKLY PEST CONTROL SERVICE

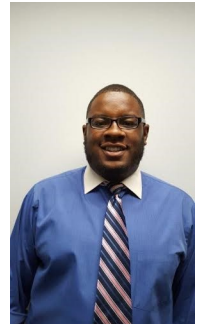
Tycia Haight

The Association is contracted with American Pest Management, Inc. Our technician is on site every Wednesday. The contract provides a free inspection and treatment service for Skyline House residents for the following pests: Roaches, Ants, Rats, and Mice.

Please contact the front desk to be added to the weekly list if you have an issue in your unit. Either prepare to be home, or leave a key and admit slip for the pest control technician to enter your unit.

WELCOME DONTÉ WILKINS!

Please welcome Donté Wilkins, our new Resident Service Coordinator. Donté served as a Security Supervisor for Securitas for 7 years at the Bella Vista Condominium in Arlington, Virginia. During his tenure at Bella Vista, his main responsibility was customer service as the Concierge. He has high standards on how residents, guests, and contractors should be treated. He believes that the response or welcome you give to those you serve will either promote a conducive or contentious environment. His goal is to make everyone's experience pleasant, while helping to facilitate the needs of Skyline House Unit Owners Association. Stop by and introduce yourself to Donté!



GOOD NEIGHBORS

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.

JUNE 2016 VOLUNTEERS are:
SONYA LIVINGSTON 814W 703-931-6923

MARILYN SILVER 601E 703-256-0775

RIDDLES

- 1. Mr. Blue lives in the blue house, Mr. Pink lives in the pink house, and Mr. Brown lives in the brown house. Who lives in the white house?
- 2. If a blue house is made out of blue bricks, a yellow house is made out of yellow bricks and a pink house is made out of pink bricks, what is a green house made of?
- 3. A man leaves home and turns left three times, only to return home facing two men wearing masks. Who are those two men?
- 4. Which weighs more, a pound of feathers or a pound of bricks?
- 5. If an electric train is travelling south, which way is the smoke going?

SUDOKU

	8					2		
				8	4		9	
		6	3	2			1	
	9	7					8	
8			9		3			2
	1					9	5	
	7			4	5	8		
	3		7	1				
		8					4	

ANSWERS

Answers:

- 1. The president
- 2. Glass
- 3. A Catcher and Umpire.
- 4. Neither, they both weigh one pound!
- 5. There is no smoke, it's an electric train!

5	6	8	2	3	9	7	4	1
4	3	2	7	1	8	5	6	9
1	7	9	6	4	5	8	2	3
6	1	3	8	7	2	9	5	4
8	4	5	9	6	3	1	7	2
2	9	7	4	5	1	3	8	6
9	5	6	3	2	7	4	1	8
3	2	1	5	8	4	6	9	7
7	8	4	1	9	6	2	3	5

WINDOW WASHING NOTICE

PLEASE BE ADVISED THAT THE **EAST BUILDING** WINDOWS WILL BE WASHED ON TUESDAY, JUNE 21, 2016 WEATHER PERMITTING. IF **YOUR WINDOW HAS NOT BEEN SATISFACTORILY WASHED BY CLOSE OF BUSINESS ON TUESDAY, JUNE 21, 2016 PLEASE CONTACT THE MANAGEMENT OFFICE BY WEDNESDAY MORNING.**

THE REMOVAL OF THE WINDOW SCREENS WILL TAKE PLACE ON TUESDAY JUNE 7 THRU THURSDAY, JUNE 9, 2016.

SCREEN REMOVAL	-	JUNE 7, 8 & 9
WINDOW WASHING	-	JUNE 21
SCREEN REPLACEMENT	-	JUNE 28, 29 & 30

A SIGN UP SHEET WILL BE AVAILABLE AT THE FRONT DESK FOR THOSE THAT WILL REQUIRE ASSISTANCE IN REMOVING THEIR SCREENS.

THE SKYLINE HOUSE STAFF WILL NOT BE RESPONSIBLE FOR BROKEN SCREEN CLIPS. THE REPLACEMENT SCREEN CLIPS (pack of 4) MAY BE PURCHASED FOR \$7.18. **THE CONTRACTOR WILL NOT REMOVE THE SCREENS FROM THE UNIT AND WINDOWS WITH SCREENS REMAINING WILL NOT BE CLEANED!!!**

NOTE

IF YOU ARE REQUESTING MANAGEMENT TO REMOVE YOUR SCREENS, YOU MUST PROVIDE A MINIMUM OF 3 FEET OF SPACE IN FRONT OF THE WINDOWS WHERE THE SCREENS ARE BEING REMOVED!!!



WINDOW WASHING NOTICE

PLEASE BE ADVISED THAT THE **WEST BUILDING** WINDOWS WILL BE WASHED ON WEDNESDAY, JUNE 22, 2016 WEATHER PERMITTING. IF **YOUR WINDOW HAS NOT BEEN SATISFACTORILY WASHED BY CLOSE OF BUSINESS ON WEDNESDAY, JUNE 22, 2016. PLEASE CONTACT THE MANAGEMENT OFFICE BY THURSDAY MORNING.**

THE REMOVAL OF THE WINDOW SCREENS WILL TAKE PLACE ON TUESDAY JUNE 14 THRU THURSDAY, JUNE 16, 2016.

SCREEN REMOVAL	-	JUNE 14, 15 & 16
WINDOW WASHING	-	JUNE 22
SCREEN REPLACEMENT	-	JULY 12, 13 & 14

A SIGN UP SHEET WILL BE AVAILABLE AT THE FRONT DESK FOR THOSE THAT WILL REQUIRE ASSISTANCE IN REMOVING THEIR SCREENS.

THE SKYLINE HOUSE STAFF WILL NOT BE RESPONSIBLE FOR BROKEN SCREEN CLIPS. THE REPLACEMENT SCREEN CLIPS (pack of 4) MAY BE PURCHASED FOR \$7.18. **THE CONTRACTOR WILL NOT REMOVE THE SCREENS FROM THE UNIT AND WINDOWS WITH SCREENS REMAINING WILL NOT BE CLEANED!!!**

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To: All Residents of Skyline House
From: Management
Date: MAY 25, 2016
Re: Garage Power Washing

The garage will be power washed from Monday, July 11, 2016, through Friday, July 15, 2016 between 8:00 am - 4:00 pm (see schedule below).

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.

MONDAY, JULY 11, 2016 LEVEL A. UPPER & LOWER LEVELS

TUESDAY, JULY 12, 2016 LEVEL B. UPPER & LOWER LEVELS

WEDNESDAY, JULY 13, 2016 LEVEL C. UPPER & LOWER LEVELS

THURSDAY, JULY 14, 2016 LEVEL D. UPPER & LOWER LEVELS

FRIDAY, JULY 15, 2016 MAKE UP DAY TO FINISH ANY LEVELS NOT COMPLETED.

SKYLINE HOUSE CALENDAR

JUNE 2016

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3	4
5	6 Recreation Committee 7:00 PM Meeting Room Library Open 7:00 – 8:00 p.m. East Penthouse	7	8	9 PPOC 7:00 PM Meeting Room	10	11
12	13 Library Open 7:00 – 8:00 p.m. East Penthouse	14	15 Covenants 7:00 PM Meeting Room	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		

BOARD OF DIRECTORS

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GARDEN CLUB

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GOOD NEIGHBORS COORDINATORS

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