



# The House Special

Newsletter of the Skyline House Unit Owners' Association | Nov.—Dec. | Vol. 38; Issue# 9 | Shuoa.org

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## *President's Report*

Richard Porter



The holiday season is all but upon us. Time to prepare for the cold. Here at Skyline House, we are moving ahead with facade leak repairs; Fairfax County has fast-tracked our permit request. We are also continuing our close look at security measures throughout the buildings to ensure resident safety and residents' sense of safety. We are also pursuing malefactors who break our rules, damage our property, and harass other residents or our employees; such like will be fined and their building privileges revoked-- in addition to whatever police and /or court action may also be involved. We are also working to revise our rules so that tenants and owners can be held responsible for bad behavior.

We all have the right to enjoy living here in peace and quiet and safety.

There will be no compromises on any of them.

Happy Thanksgiving!

## POOL DECK / MEZZANINE PROJECT

The pool/mezzanine project is tentatively scheduled to mobilize the week of Monday, January 14, 2019 through Friday, January 18, 2019. The contractors will be on site as early as 7:00am but will not make noise before 8:00am. Work should end by or before 5:00pm.

During this time, parking spots in the East loading dock area will not be available. The pool deck will be off limits during construction for most of the 2019 calendar year.

Move-ins, move-outs, and deliveries in the East building must be pre-scheduled so it's coordinated with construction activity.

We will be sure to keep everyone informed of updates as they occur.

Skyline House Management

## Treasurer's Commentary

Karen H. Johnson



Preliminary data for the month of October and for the first ten months of the year are now available. In this report, I will be reviewing the outcome for the year to date.

Through the end of October, our financial data for the year still show substantial surplus, an amount above that expected in the operating budget. When I remove the unexpected component of In-Unit Maintenance income from total income, the resulting figure for unexpected income of other items for the first ten months of the year is just slightly below \$30,000. When I do the same with respect to the unexpected component of In Unit Cost of Goods Sold, I get that total other expense components are about \$26,000 below budget. Thus we have recorded a better outcome than expected in the budget of over \$50,000 through the end of October for items other than the In Unit Maintenance Program. As you already know, both income and expenditure for that program increased sharply as a result of the inspection done earlier this year. Among expenses, payroll and related items have been below budget while legal fees have been above budget.

With respect to our reserve budget, cash outlays through October 31 were \$388,888.27. For the entire year, planned expenditures are almost \$1.7 million, with large sums planned for work on the garage, swimming pool deck and bathroom renovation. Work has started on these projects. Some funds likely will be paid during the final two months of the year. In addition, much of the expenditure will carry over into next year and the 2019 reserve budget. With the operating budget showing costs well controlled and ample funds remaining in the reserve budget plans for work this year on our major projects, our financial situation now is strong. We should be well able to handle the large expenditures we know are coming.

As of October 31, the total number of units indelinquent status to the Association remained at 10, with \$34,244 in amount due. This number was a bit below that for September. The number of renter occupied units is 143, 26 % of the total.



## Management Report

Michelle Brown-Slaughter



### 2019 Pool and Mezzanine Will Be Closed All of 2019!

A townhall meeting was held on Wednesday, December 5<sup>th</sup>, from 7PM to 9PM in the West Party room. The purpose was to provide an overview of the pool deck and garage repair projects. Contractors discussed what residents should expect (or not expect) over the course of the year-long project through 2019.

Management, ETC (the engineering consultant), Raintree Services (the roof contractor), and The Garland Company (manufacturer of the roof materials and architect of record for the roof project); a Board member and the PPOC Chairperson - were all given an overview of Raintrees proposal. It includes demolition of the pool deck surface, and installation of a new water proofing application at the pool deck, to alleviate water leaks in the garage. **You can expect noise, dust, odors, and a lot of heavy equipment and machinery in the East loading dock area and on the pool deck/mezzanine level. For your safety access in and out of the East loading dock area during the daytime will be heavily restricted!! Move-ins, move-outs, and deliveries at the East building must be scheduled in advance so that Management can coordinate with the contractors. We regret any inconvenience and appreciate your understanding.** The order of the project work is:

- Demolition (6 weeks - weather permitting)
- Water proofing (total of 2 to 3 months-weather permitting which includes demolition period)
- Parapet wall repairs
- Interior garage repairs
- Exterior design of plaza deck (including landscaping)

Ev-Air Tight , a 3<sup>rd</sup> party contractor will demolish the pool deck. In order to achieve the discounts proposed by Raintree Services, a Notice of Award (NOA) was executed. Pricing was contingent upon the first order being placed prior to year-end, 12/31/18.

### Façade Sealant Replacement for Window Leaks

The Atlantic Company of America (the contractor) obtained permits from Fairfax County to proceed with repairs.

### Isolated Balcony Repairs Phase I

Isolated balcony repairs in Phase I will begin after the façade sealant replacement repairs.

### Replacement of 5 - R-22 HVAC Units

The Contract with Dittmar was signed and materials are being ordered.

### 2019 Operating And Reserve Budgets

The 2019 Operating and Reserves Budgets were both approved by the Board in October. Notices were sent to all owners with

additional information. Condo fees were not increased for 2019.

#### Attorney fees - Unit Owners Collections:

\$1,584 was paid to the Association's attorney in October 2018, for routine delinquency collections.

#### Attorney fees - General:

\$6,306 was paid to the attorney for advice on general legal services for the month of October, which included multiple contracts and follow-up services for vandalism and damages to the property.

#### Collections update- \$34,244 (October 2018) Delinquencies

5 units owe \$31,875 for delinquencies that are 60 days past due. 5 units owe \$2,370 for delinquencies that are 10-60 days past due. Collection is being handled by the Association's Attorney.

#### Holiday Packages

Due to the overwhelming number of packages received daily from multiple carriers, please bear with us while the Front Desk staff process packages in and out of our computer systems. The volume of packages is more than normal and takes longer to process. We appreciate your patience and thank you for your understanding!

#### 2019 Annual meeting And Elections

Yes, it's that time again! The Annual meeting and elections is upon us soon. If you or someone you know is interested in becoming a candidate to be on the Board, please see the enclosed 2019 Election Calendar and deadline dates!

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## *~ Reminders from Management ~*

### ◆ ITS THAT TIME AGAIN - HOT WATER HEATER REPLACEMENT

If your hot water heater (or heat pump) are old original equipment, or more than 15 years old, it's time to replace them now!!! Get on the schedule early for January, 2019. Don't wait until your water heater leaks and causes unnecessary water damage down into the unit below, or your neighbors unit next door! Call now (703-578-4855) and schedule a work order to replace it. Be proactive – not reactive! Replace that old equipment now! Pick up the phone now and call Noemi (West building) or Donte (East building) to replace that old worn out inefficient, leaky water heater! You'll feel better after its gone!

### ◆ 911 EMERGENCIES

Staff cannot help anyone with medical issues, including but not limited to someone who has fallen and can't get up. Please call 911 for assistance. If you can call the front desk or office, you can call 911 for professional help. Our staff are not medically trained or equipped to help with medical issues or residents that fall. We appreciate your understanding.

## *Financial Management Report*

### June Baker

The Financial Management Committee (FMC) met on Monday, November 26, 2018.

Financial figures for the month of October 2018 were: total Income of \$395,207; total Expenses of \$243,347; Reserve Contributions of \$125,449; neither State nor Federal tax payments; leaving a Net Income of \$26,411 for the month of October.

The Variance Report showed that actual Revenue was greater than budgeted by \$8,012, because we are now receiving rent for the Association-owned unit; collected a covenants violation fee; and had better than expected interest income, in-unit maintenance income, and party room rentals.

In the Expense accounts, we spent \$5,072 more than budgeted in the Administrative, Utilities, and Maintenance areas.

The Reserves showed \$12,885 spent during October, mainly to replace the broken window in the East penthouse, for other window replacements, and for SK&A's consulting fees.

General Manager Michelle Brown Slaughter provided a brief management report highlighting the status of several projects – most of which are in the contract revision/approval process or awaiting permits from Fairfax County.

FMC members received reports from our engineering company, ETC, based on its extensive evaluations of the exterior and interior of the garage and the pool deck rehabilitation. Embedded in those reports was an estimate of the costs to the Association – anywhere from \$4.5M to \$5M. Fortunately, we have adequate funds in our reserves and will be adding to the reserves monthly in 2019. At the end of the discussion, Committee and Board members who were present had a better idea of the various stages of these projects and the order in which they would be implemented.

There were no contracts to review and recommend for action to the Board. We did receive two pool deck proposals for demolition and waterproofing. FMC members will review the proposals, and, following PPOC's recommendations, will provide our recommendation to the Board. We understand that time is of the essence to order materials at 2018 prices before expected increases next year – but we will leave the logistics to Management.

Recently, President Richard Porter asked Director Roberts and Secretary Shairzay to review opinions made by our Attorney regarding two incidents that occurred earlier this year – the rocks down a pipe during a West penthouse party room event and a fight in the East penthouse that led to a broken window and cleanup conditions. Director Roberts presented 10 possible recommendations for the Board to pursue; these recommendations were discussed by the Committee and guests, and the FMC agreed with them, in general.

The next FMC meeting is scheduled for Monday, January 28, 2019. As always, all residents are welcome to attend.

## Covenant's Column

Bertrand Barrois



Water heaters: I am sad to report that fewer than one-quarter of the over-age and leak-prone water heaters identified in the recent inspection have been replaced. *Zippety doo dah, folks!* If you have one of these *accidents waiting to happen*, ask to have it replaced, before the Association feels the need to undertake the replacement at an inconvenient time and to assess the cost to your unit. You may spare yourself a flood ... *of tears*.

Legal issues: Recent incidents have revealed obscure loopholes in our rules that make it harder to collect compensation and/or take action against troublemakers. The incidents involved vandalism by residents or guests, damage caused by a violent altercation, and accidental damage during a move-out.

Liability of landlords -- Rule 1, as it stands, holds unit owners financially responsible for violations of rules by any family member, tenant, guest, or contractor; but it fails to mention negligent or accidental damages. This loophole will be closed with appropriate legal language.

Party room -- Residents who wish to reserve the party room will have to carry liability or special event insurance. Tenants will have to get the unit owner to co-sign. Residents may also be prohibited from reserving the party room on behalf of non-resident hosts.

Behavior in common areas -- It is hard to enforce a subjective standard such as courtesy, but when common sense fails to restrain misbehavior, we must resort to legalism. The Association has the legal power to require a unit owner to evict a rule-breaking tenant in serious cases, but we must point to an explicit rule. Expect to see new rules addressing insults to and harassment of staff or other residents, breaches of the peace, abuses of furniture, littering, spitting, etc. And finally, as Christmas draws near, remember that St Nick keeps a naughty list. Parents who fail to control their children go at the very top.

The emails referenced in last month's President's report were mistakenly omitted. Here they are. The point of including them was to show the we try to be responsive to resident concerns.

### Email comments regarding Garage inspection notices:

**R. Porter:**

I am forwarding your email to management for review. Not everyone may know that many observant Jews would not drive on that date. Perhaps management can see if that date can change. Alternatively I have Independently determined from management that you really don't have to move your car, it just makes the job easier; and the risk of damage to your car is minimal I was told. So why was the notice worded as it was? Good question.

Thank you for your email. Shanah Tovah

**Undisclosed Resident:**

On Sep 8, 2018, at 10:47, > wrote:

Sadly, the garage inspections fall on a very sacred Jewish holiday which is Yom Kippur on 18 September. I feel an apology is due from Management for overlooking this important holiday and refraining from issuing inspections at this time. I understand it may not be possible since it has been scheduled, future endeavors need to be reviewed.

**R. Porter:**

I am forwarding this to management. There have been numerous criticisms leveled at the announcement.

I am asking management now to rethink the dates, the need to move cars, and the need for alternative parking. Retired people don't want to just drive around all day for three days, and shouldn't have to. The dates also impinge on a religious holiday. So I ask management to rethink this, and clear the rethinking with the board through me.

Thanks for your email.

## 2019

### ELECTION CALENDAR

- ◆ **JANUARY 2** NOMINATIONS OPEN
- ◆ **FEBRUARY 1** NOMINATIONS CLOSE
- ◆ **FEBRUARY 26** MAIL OUT TO OWNERS
- ◆ **MARCH 12** MEET THE CANDIDATES NIGHT
- ◆ **MARCH 26** ANNUAL BOARD ELECTIONS

2 SEATS FOR 3 YEARS EACH AND 1 SEAT FOR 1 YEAR



On Sep 8, 2018, at 09:44, Wayne Krumwiede

<[waynek123@cox.net](mailto:waynek123@cox.net)> wrote:

I received a flyer at my door this morning about moving cars out of the garage on September 17, 18, & 19. The Flyer did not indicate where management has provided parking. Please advise. Hope management did not drop the ball on this important issue.

**R. Porter:**

Going forward, I direct management to become familiar with religious holidays affecting our residents (obviously including Jews and Muslims)(and assuming you are probably aware of Christian dates), and determine whether any of our operations need to be modified in light of them. Thank you.

**Michelle Brown Slaughter:**

Good morning!

Residents may leave their cars in place and the garage inspection will still be done. It is not mandatory they move their cars for this inspection, just as it is not mandatory to move them during power washing.

The inspection could be completed in one day vs 3 days if everyone moved their cars. But we've already advised ETC that won't happen. If we move the dates to complete this inspection, the start of the pool deck project will be delayed!!

If the Board wants to reschedule the dates, let me know ASAP so I can advise the contractor, and obtain alternative garage inspection dates. My apologies for not sending the notice to June Baker first. It was my oversight while trying to get the notice out for the weekend.

Michelle Brown Slaughter

General Manager

**R. Porter:**

How does delaying by one week delay the project beyond the one week change?

**R. Porter:**

Btw never a good idea to pit one set of important goals against another when the problem can be avoided. In fact operational work isn't in the same category as religious obligation, and I'm sure we don't want to suggest otherwise. Sometimes there may be things to iron out.

**Since in fact the cars don't have to be moved we need to ask if that resolves this matter so the current dates can be kept.**

**Bryant Stukes:**

All,

Last Thursday Michelle, Greg and myself met with the Project Managers from ETC, Raintree and Garland to review/plan first phase of the Garage Inspection and Garage Roof Project. From that meeting the following decision was made:

**The garage will be inspected on September 17, 18 and 19 ( a makeup day if necessary).**

The initial thought was to make it mandatory that all cars be removed for one day, as to allow the most accurate inspection possible. However, that was deemed to be expensive/not prudent and our compromise was to extend the test dates. Unfortunately, we did not take into account that one of the dates (the makeup date) fell on Yom Kippur, which was an error on our part.

We have asked this request in the past and the majority of residents complied. **I reviewed the notice that went out and felt it was clear and direct, as it came from the PPOC.** Residents who cannot move their vehicle can easily call the management office and seek guidance, I did not want the flyer to offer an option of not moving your vehicle. ETC is a new company and I want them to have clear access to the garage.

The current inspection dates will stand as they currently are and as stated earlier religious dates and such will be taken into account. However, this project will inconvenience residents and we as a community will need to understand that.

If any resident or Board member has questions regarding the timeline/proves of this project, please attend the next PPOC meeting on September 17 as I will speak on it.

Best,

Bryant

**R. Porter:**

Thank you for your insight. Of course the final decision is mine, and the board's. We will make a determination soon.

**R. Porter:**

I have now ascertained that since the cars don't have to move, our inspection days can remain as they are without religious objection. That will also resolve issues for retirees.

This experience should make us more alert to cultural and religious norms that we should observe where possible.

I repeat management has assured me there is minimal risk of damage to cars.

I'm afraid there remain differences about the tone and accuracy of the inspection notice.

I direct manage to post today notices that cars do not have to be removed and that there is minimal risk of damage to cars from inspection.

**Bryant:**

Mr. President,

I request that new notices not be posted. As stated in my previous email, it would be best for all cars to comply with the directive, as much as possible, in order for ETC to complete their inspection.

There is a process where chains are dragged in the garage and having clear access to the parking spaces helps significantly. I do not want ETC to have work around cars.

Again, residents have been asked to move their vehicles in the past with successful compliance. Residents are going to be inconvenienced during this inspection/mezzanine/pool deck process, which will be more so starting in early 2019.

Bryant

**R. Porter:**

The general manager is sending further notices any way this week. These will incorporate the two points which were to be made by special post. So there will be no special post but the critical information will be included in the notices coming later this week.

On Sep 10, 2018, at 12:46, Nilda Viqueira <[nviqueira@yahoo.com](mailto:nviqueira@yahoo.com)> wrote:

Hello Mr. Porter,

I'm sure there must be a good reason for asking 500+ residents to move their cars out of the garage from 8:00 am to 5:00 pm, during three consecutive days (Sept. 17, 18 and 19). However, it doesn't make sense. I'm an original owner, living in Skyline House since December 1979. There have been many instances of having work done in the garage, but it always was done by levels and/or a solution was found to provide parking elsewhere.

The notice was put on resident's doors late on Friday afternoon, by 5:00 pm. So people did not have a way to find out what was going on until today.

I respectfully ask you and Management to reconsider this move. Thank you so much.

Nilda Viqueira

715W

Good afternoon Nilda, I hope all is well, and thank you for stating your concerns!

The request to move cars from the garage for the inspection, is similar to when we ask residents to move their cars to power wash the garage. It is requested but not mandatory! And there is minimal risk of damage to cars that remain during the garage inspections. The more cars that are moved from the garage, the quicker and more efficiently the garage can be inspected. If you are unable to move your car, that's fine. Additional notices will be posted later to clarify this request.

Thanks again and I hope this explanation was helpful!

Michelle Brown Slaughter

General Manager

**R Porter:**

**Resent-From:** <[rporter@shuoa.org](mailto:rporter@shuoa.org)>

**From:** Rhp <[rporter325@aol.com](mailto:rporter325@aol.com)>

**Date:** September 10, 2018 at 13:04:25 EDT

**To:** Nilda Viqueira <[nviqueira@yahoo.com](mailto:nviqueira@yahoo.com)>

**Cc:** Richard Porter <[rporter@shuoa.org](mailto:rporter@shuoa.org)>, Michelle Brown Slaughter <[michelle@shuoa.org](mailto:michelle@shuoa.org)>, Tycia Haight <[tycia@shuoa.org](mailto:tycia@shuoa.org)>

**Subject: Re: Garage inspections**

There have been many complaints. I think by now it's clear to me this should have been better handled, although not everyone agrees. In any event a new notice is coming noting that cars do not have to be moved and the risk of car damage is minimal.

Dear Richard,

I was surprised to receive the flyer on Friday regarding the garage inspection. Have arrangements been made to make this project successful and for residents to move their cars to another location, as has been done in the past?

Best,

María Elena

Good afternoon Maria Elena, I hope all is well, and thank you for stating your concerns!

The request to move cars from the garage for the inspection, is similar to when we ask residents to move their cars to power wash the garage. It is requested but not mandatory! And there is minimal risk of damage to cars that remain during the garage inspections. The more cars that are moved from the garage, the quicker and more efficiently the garage can be inspected. If you are unable to move your car, that's fine. Add'l notices will be posted later to clarify this request.

Thanks again and I hope this explanation was helpful!

Michelle Brown Slaughter

General Manager

**R. Porter:**

I'm sorry to say complaints about this have consumed my weekend and now Monday. I'm too tired to forward again all the back and forth emails. Suffice to say you don't have to move your car and the risk of damage to your car is minimal. A new notice saying that is coming. The notice and planning should have been different in my view. Thank you for your email.

**Marie Elena:**

Thank you, Michelle for the explanation. I believe that it would be helpful to explain to residents what the inspection entails and to encourage residents to move their cars, if possible. Assurances must be given that no damage will happen to cars. Otherwise, I can't imagine the outcry.

**R. Porter:**

It is now beyond dispute that this has caused widespread concern and consternation. I really do wish a notice were posted now. But management thinks it can wait. I acquiesce unhappily

To clarify the garage inspection notice, please review the attached notice that explains the request in more detail. If this notice is acceptable, we will post it and send out to each unit. If it needs revised, please note the revisions needed.

Thanks much.

Michelle Brown Slaughter

General Manager

**CLARIFICATION**  
**of GARAGE INSPECTION NOTICE!**

**SEPTEMBER 17, 18, & 19**

**8:00am – 5:00pm**

**GARAGE INSPECTIONS ARE SCHEDULED FOR THE  
ENTIRE GARAGE**

Please move your car from the garage from 8:00am to 5:00pm on Monday, Tuesday, and Wednesday - September 17, 18, and 19, 2018. If you are unable to vacate the garage during these dates, the inspection will proceed with cars in place. There is minimal risk of damage to your vehicle during the garage inspection process.

**We regret any inconvenience this may cause, and we  
THANK YOU in advance for your cooperation.**

– Skyline House Management

**R. Porter:**

Ok with me. Please get other reactions.

**June Baker:**

Although this notice is OK and a lot more polite than the first one, what is meant by “minimal damage?” That doesn't make me feel at all secure.

All,

Attached is what I hope will be the final revised notice that clarifies, in further details -the reason for the garage inspections.

And explains the little to no risk - if vehicles are left in the garage. If this final revision meets w/your approval, we will post it and deliver to every unit again – as a clarification and reminder. Sorry for consuming your time on this effort!

Thanks much.

Michelle Brown Slaughter

General Manager

**CLARIFICATION**  
**of GARAGE INSPECTION NOTICE!**

**SEPTEMBER 17, 18, & 19**

**8:00am – 5:00pm**

**GARAGE INSPECTIONS ARE SCHEDULED FOR THE  
ENTIRE GARAGE**

Please move your car from the garage from 8:00am to 5:00pm on Monday, Tuesday, and Wednesday -

September 17, 18, and 19, 2018. If you are unable to vacate the garage during these dates, the inspection will proceed with cars in place. There is little to no risk of damage to your vehicle during the garage inspections. The more cars that are out of the garage, the more efficiently the inspection will be to determine repairs needed due to water leaks.

**We regret any inconvenience this may cause, and we  
THANK YOU in advance for your cooperation.**

– Skyline House

Thank you, Mr. Porter, for your prompt reply. I hope the inspections can be efficiently done without moving the cars. This is what was done for the last power washing of the garage but, in my opinion, the results are not the same. I wish you and Management good luck.

Nilda (715W)

**R .Porter :**

I am forwarding your email to management. There have been many complaints. A new notice will be forthcoming saying you don't have to move your car and there is minimal likelihood of damage to your car.

I think this could have been better handled and I have so informed management.

Thank you for your email

> On Sep 10, 2018, at 16:47, Ray <[raylum@metronets.com](mailto:raylum@metronets.com)> wrote:

>

> Outrageous!! We are being ordered out of our garage for three days with no options as to where we can park in the meantime. Are we to roam the streets for a parking space?

>

> Reconsideration/ explanation/solutions required!

>

> **Ray Lum @ 1702W(owner since'86)**

Good afternoon Mr Lum, I hope all is well, and thank you for stating your concerns!

The request to move cars from the garage for the inspection, is similar to when we ask residents to move their cars to power wash the garage. It is requested but not mandatory!

The more cars that are moved from the garage, the quicker and more efficiently the garage can be inspected for leak repairs. And there is little to no risk of damage to cars that remain during the garage inspections.

If you are unable to move your car, that's fine. Addt'l notices will be posted later to clarify this request.

Thanks again and I hope this explanation was helpful!

Michelle

Michelle Brown Slaughter

General Manager

**R. Porter:**

I answered your initial email. I see the gm did too. This your second email doesn't seem to show you saw either. I refer you to them. Please let me know if your email service isn't accepting our responses.

Sent from my iPhone

> On Sep 10, 2018, at 17:43, Ray Lum <[raylum@metronets.com](mailto:raylum@metronets.com)> wrote:

>

> Requiring me to vacate my space for three business days with no options as to where to park is unacceptable.

> Roaming the neighborhood to find a space is outrageous!

> I am an owner of 1702W since 1986.

> Some solutions are required.

> My email address is : [raylum@metronets.com](mailto:raylum@metronets.com) Thank you

**R. Porter:**

There have been many complaints. As of now cars can be left in place and the risk of damage is minimal. I wanted notice of that posted yesterday but management insisted that it go out later this week under the door, which was planned anyway. I reluctantly acquiesced.

By now it is beyond dispute that the notices sent were insufficient for a variety of reasons, given the many complaints. The best that can be said is that we now have fair warning about preparing for the more serious displacement coming with garage roof replacement.

I can assure you that going forward the board and I will be more directly involved in these notices. I was not consulted about this notice, nor was any nonemployee director.

Thank you for your email which I am forwarding to management. There have been many others.

On Sep 11, 2018, at 10:48, Carol Cataldo <[cataldo2@ix.netcom.com](mailto:cataldo2@ix.netcom.com)> wrote:

Good Morning Richard . . . I understand the need for a garage site inspections. As well as its seriousness.

What I fail to understand is the careless way in which management has directed the displacement of cars and what appears to be a callous disregard of resident interests/needs. (And frankly wonder how long the Board is going to continue is going to put up with a Manager who repeatedly demonstrates poor management skills/judgment.)

At a minimum the following questions need to be answered: ! What discussions were held (with the site inspector) re alternative inspection plans - which would not require displacement of all cars on all floors for three continual days?

What attempts did management make to secure an alternative garage space for resident vehicles, as has been successfully done in the past? Why were residents given so little advance notice?

I had been led to believe that a clarification notice (from the office) would be issued - that would allow resident cars to remain housed in the garage during the site examination without fear of damage. **In absence of that, I am requesting that the you (as board Chair) provide residents with a situation update.** Given the pending site inspection schedule and possibility of a major storm, it would appear there



is some urgency here.

Carol Cataldo

307E

**R. Porter:**

I'm sorry to disagree with you that the board is somehow unserious in its work. And yes, per force, management does call the shots except when the board steps in to set policy or correct mistakes.

Management tells me that minimal risk equates to no more than leaving your car in place during garage washing. Please ask management for more information if you need it.

On September 11, 2018, at 11:24 AM, Carol Cataldo <cataldo2@ix.netcom.com> wrote:

Richard appreciate your quick response. But think the wording "risk of damage is **minimal**" requires further clarification. Also based on what you said, it appears management "calls the shots." That's extremely troubling. I would hope that in the future the Board takes its responsibility more seriously.

Carol

Richard . . . . I understand the respective roles of management and the Board. I also understand that being on the Board is not easy and that sometimes members are called upon to make very serious and consequential decisions. From my vantage point, it often appears the Board is unwilling to either entertain or make those hard decisions.

Enjoy your afternoon.

Carol

**R. Porter:**

From my vantage point I daily balance management issues and volunteer issues that require diplomacy and leadership. No doubt occasions arise where something better might have been done. This is one of them. But you have to be careful not to demoralize committee members and/or staff as they grapple with problems. In other words, they have to be given the chance to develop things. It isn't always successful. At the same time, it isn't always unsuccessful. In fact it works more often than not. That is why we have a generally well-run building with large reserves facing the prospect of assessments next year at or approaching zero.

I would not be in a hurry to disrupt that success story, while at the same time I willingly concede there is room for improvement.

That said, as I said before the board and I will be holding a tighter rein on future notices. Thank you for your cooperation.

**R. Porter:**

Thanks. Good idea. We have also leased parking in the last across the street on Geo mason

Sent from my iPhone

On Sep 11, 2018, at 16:36, Steve <butlersa@cox.net> wrote:

Greetings distinguished board members! I have brought up the logistics issue several times regarding the parking problem we may face with this garage project. Thinking out the box, using a small portion of our reserve funds to "lease" parking space in the NOVA parking garage adjacent to us during their school winter/summer breaks is a proposed option. If they go for it, we can build a temp passage way to our building at minimal cost. That parking lot is hardly ever full during these periods that can be used for pre-inspection and repair cycles. Just a thought.

Steve

Sent from my iPhone

**Wayne Krumwiede:**

Not sure I understand the logic here. If the inspection cannot be done properly without moving the cars. Why doesn't management provide parking across the streets as in the past. We are paying out a lot of money for the project why not do it right. The cost of moving the cars is part of the project.

**R. Porter:**

Good point. As I understand it the job can be done right with the cars on site but it just takes longer.

**R. Porter:**

Since I take the blame, going forward all notices are to be cleared through me before being sent. As is my practice if possible I will share them with the board first.

**R. Porter:**

You're right. Cars do not have to be moved and the risk of damage is minimal. At management's request corrective notices will come later this week, although I had suggested a posting on Monday. There have been many complaints. I'm forwarding your email to management. Thank you for your email.

On September 12, 2018, at 11:54 AM, Judy Mayrose <mayrosejlc@gmail.com> wrote:

Richard,

I waited a couple of days before writing to you expecting a revision to the garage inspection notice from the management office. Surely there's a less burdensome way to accomplish the inspection than removing all cars for 3 days. West side one day, east side the next? By levels?

Please advise.

Regards,

Judy Mayrose (1406E)

# December 2018

## *Calendar*

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2	3	4	5 TOWN MEETING WPR	6	7	8 SHUOA Holiday Party WPR
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24 OFFICE WILL CLOSE AT 2:00 PM.	25 OFFICE IS CLOSED	26	27	28	29
30	31 OFFICE WILL CLOSE AT 2:00 PM.					

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