

# THE HOUSE SPECIAL

NEWSLETTER OF THE SKYLINE HOUSE UNIT OWNERS' ASSOCIATION

## SKYLINE HOUSE NEWS



**Pool Season is Here!**  
Pick up your Pool Passes today at the Front Desk

## SHUOA Library Now Open

Sunday: 12pm – 6pm  
Monday: 11am – 8pm  
Wednesday: 11am – 8pm  
Thursday: 11am – 8pm  
Saturday: 12pm – 6pm



## Billiard Room Open

Sunday – Saturday  
9am – 9pm

## Party Rooms Are Open



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**Management Office - (703) 578-4855**

**General Manager - Barry Bauman**  
**Deputy General Manager - Tycia Haight**  
**Chief Engineer - Greg Grim**  
**Housekeeping Supervisor**  
**Marvin Bustillo**

**East Building Resident Coordinator**  
**Donte Wilkins**

**West Building Resident Coordinator**  
**Oliver Crusoe**

### NEWSLETTER COMMITTEE

**EDITOR/DESIGN: Bryant Stukes**  
**CO-EDITOR/DESIGN: Donte Wilkins**

Visit [www.shuoa.org](http://www.shuoa.org) or Building Link to find past issues and learn more about Skyline House!

## GENERAL MANAGERS REPORT

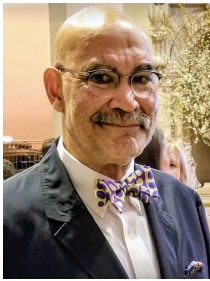
### I. Informational/Discussion Items:

- Annual Meeting Suggestions: At the annual meeting Management was asked to with two follow up on two items.
  - Guest Parking at NOVA: The NOVA GM has let Management know that there is no overnight parking on campus. The parking available to SHUOA would be 6:00 a.m. to 10:00 p.m. Management did not want to have NOVA produce a contract for this if the Board believes these hours would not be beneficial to SHUOA. Management is looking to the Board to determine if these hours are acceptable, and that Management should move forward with discussions on cost and creation of the contract.
  - Traffic Control at the Shared entrance with the Plaza: There is still no response from the Plaza on this.
- EV Charging Stations: This is operational, and we have four residents who have signed up.
- Elevators:
  - East Service Elevator: This is back online
  - Garage Elevators:
    - East: This is back online.
    - West: This is ready to go back online, but Fairfax County has not inspected it yet.
- Façade/Balcony Project Update: If the Board needs to approve anything for this project it will be addressed under Action Items.
  - Progress:
    - The first six drops are complete.
    - The vendor is now working on Tiers 1, 2, 9, 10, 11, 12 15, and 16.
  - Payments: The last payment for Phases 1 and 2 will be \$57,163.00.
- Garage Exit Door: The needed part was received, but it could not be installed because of a manufacturing deficiency. The part has been reordered.
- Garage Inspection: SK&A is drafting the AIA contract.
- Phone System: The NEC 9300 phone system has been ordered. We do not have an installation date.
- Reserve Study: This contract has been signed and DMA will be inspecting the building June 14<sup>th</sup>.
- Structural Inspection of the Building: This contract is being drafted.
- Tree Removal: Management would like to remove three dead trees around the circle at the front of the building. Management would like to have the trees cut as close to the ground as possible and not grind them out at this time. Management is also not recommending replacing these trees at this time but rather have the replacements addressed in the 3-year plan for the landscape replacement on the entire property. Management has asked for a proposal from Potomac Springs Landscaping for the development of the 3-year plan.
- Furniture for the Plaza Deck: The Board approved the purchase of additional furniture for the Plaza Deck.
- Landscaping for the Front Door: The Board approved landscaping upgrades to the front door area of the building.

Respectfully Submitted by  
Barry Bauman

## PRESIDENT'S NOTES

BY RICHARD PORTER, PRESIDENT



The pool is open, and the facade work is moving along. We continue to have issues with the garage exit door. The EV chargers and the east utility elevator are working. We have added patio furniture on the plaza deck for the convenience and comfort of residents. I have

noticed improvements in the gardening appearance of the property, thanks to our new landscapers; I hope you have too.

Work in earnest has begun on the 2023 budget. Expect an increase in line with last year's, given inflation, and our ongoing projects. We expect inspection of the garage will lead to substantial repair costs, even as we foresee the end of facade work by year's end. We are monitoring rising water costs that exceed our projections.

We are still looking for volunteers for our committees, especially security and activities. Be a good neighbor and step up.

Please remember that SHUOA has the right and the duty to enter all units to prevent and investigate dangerous situations like (but not limited to) water or fire damage.

Enjoy summer!

*Richard Porter,*  
President, SHUOA



## BOARD OF DIRECTORS



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## FINANCIAL MANAGEMENT COMMITTEE

BY JUNE BAKER, COMMITTEE CHAIR



The Financial Management Committee (FMC) met in person and via Zoom for the third meeting of 2022 on Tuesday, June 21.

**Financial figures for the month of May 2022 are:**

Total Income	\$ 421,276
Total Expense	\$ 222,515
Reserves Contributions*	\$ 139,707
Federal & State income tax	\$ 0
Net Income	\$ 59,053

“Other Income” totals were lower than budgeted by \$3,360 for the month and \$16,537 year-to-date. In Expense categories, Payroll, Payroll Taxes & Benefits, Administrative, Utilities, Maintenance, and Supplies were less than budgeted, while Contracts was slightly higher than budgeted.

In addition, Reserve Budget expenditures came to **\$466,840**, for the month of May and included payments for the façade project, pumps & valves, fire detection & annunciator system, pool accessories, computer hardware/software, doors, garage exit door, security camera equipment, office furniture, EV charging stations, plumbing, freight elevator overhaul, parking, and consultants.

The dates for the budget subcommittee meetings are set – Monday, August 15 for the Operating Budget and Tuesday, August 16 for the Reserve Budget. Committee members asked questions about some of the financial statements and General Manager Barry Bauman and Deputy General Manager Tycia Haight were able to answer them.

Mr. Bauman gave updates on the elevators (all now working), façade repair, EV Charging stations (being used successfully by owners of electric cars), garage inspection and structural inspection contracts, phone system update contract, relaxation of COVID-19 procedures, landscaping outside the front entrance, reserve study update, and the garage exit door.

**The next regular FMC meeting is scheduled for Monday, July 18. As always, we welcome all residents to call in or attend the meeting, depending upon circumstances.**



## ACTIVITIES COMMITTEE

If you are interested, please  
send an email to:  
[janicelh21@gmail.com](mailto:janicelh21@gmail.com)

## TREASURER'S REPORT

BY KAREN JOHNSON, TREASURER

We now have financial data for May 2022 and for the year through May 31.

- Total income was slightly below budget both for the month of May and for the year to date. The budget items that were importantly below budget were interest income (as we sell assets), In-Unit Maintenance Income, and rental of facilities. Offsetting above budget income receipts were received from move-in/refinance charges on owners.
- Total expenses for May and for the year to date were also below budget. The figure for May was more than enough to result in a small positive below-budget figure for the year to date. The items that were below budget in May included payroll and related benefits, insurance, utilities, and In-Unit cost of goods sold, which had an offsetting low-income flow. The utilities total was below budget because of electricity costs; water costs were again over budget. Utilities costs remained above budget year to date.

The result of both income and expenses below budget was a net income after taxes relative to budget that was positive in May and a small negative for year to date. The negative year to date figure in part reflected some tax payments made earlier in the year.

The total amount past due from owners at end May was \$40, 808.16 from 27 units. The past due amount rose from that for the month of April. The number of renter-occupied units at end May was 120, 22 % of the total.

Our expenditures on reserve items, including especially the ongoing façade project, have depleted our asset holdings as shown on our balance sheet. Owners' net

worth, which is composed of total equity plus reserve holdings, has fallen below \$1 million.

Consequently, we need to remain especially cautious with respect to spending over the remainder of this year.

Karen H. Johnson,  
Treasurer



## HOUSE RECIPE CORNER



### California Roll Sushi

#### Ingredients

- 1 cup uncooked short-grain white rice
- 1 cup of water
- ¼ cup rice vinegar
- 1 tablespoon white sugar
- ½ cup imitation crabmeat, finely chopped
- ¼ cup mayonnaise
- 8 sheets nori (dry seaweed)
- 2 ½ tablespoons sesame seeds
- 1 cucumber, cut into thin spears
- 2 avocados – pitted, peeled, and sliced the long way

#### Instructions

Wash the rice in several changes of water until the rinse water is no longer cloudy, drain well, and place in a covered pan or rice cooker with 1 cup water.



Bring to a boil, reduce heat to a simmer, and cover the pan. Allow the rice to simmer until the top looks dry, about 15 minutes. Turn off the heat and let stand for 10 minutes to absorb the rest of the water. Bring to a boil, reduce heat to a simmer, and cover the pan.

1. Mix the rice vinegar and sugar in a small bowl until the sugar has dissolved and stir the mixture into the cooked rice until well combined. Allow the rice to cool and set aside.
2. Mix the imitation crabmeat with mayonnaise in a bowl and set aside. To roll the sushi, cover a bamboo rolling mat with plastic wrap. Lay a sheet of nori, shiny side down, on the plastic wrap. With wet fingers, firmly pat a thin, even layer of prepared rice over the nori, leaving 1/4 inch uncovered at the bottom edge of the sheet. Sprinkle the rice with about 1/2 teaspoon of sesame seeds, and gently press them into the rice. Carefully flip the nori sheet over so the seaweed side is up.
3. Place 2 or 3 long cucumber spears, 2 or 3 slices of avocado, and about 1 tablespoon of imitation crab mixture in a line across the nori sheet, about 1/4 from the uncovered edge. Pick up the edge of the bamboo rolling sheet, fold the bottom edge of the sheet up, enclosing the filling, and tightly roll the sushi into a cylinder about 1 1/2 inch in diameter. Once the sushi is rolled, wrap it in the mat and gently squeeze to compact it tightly.
4. Cut each roll into 1-inch pieces with a very sharp knife dipped in water.



## PHYSICAL PLANT & OPERATIONS COMMITTEE

BY BRYANT STUKES, COMMITTEE CHAIR



The PPOC met on Thursday, June 9<sup>th</sup>.

The Chair asked the following of Management:

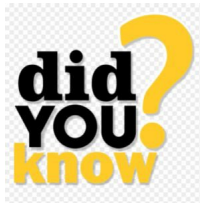
- Update the Building Link monitors in the Lobby and both Mailrooms, to include more than just package delivery information. They should reflect any events, local weather, and announcements.
- Check with our IT company to inquire about the security of our website.
- Update the committee on how many work orders are processed each month.

The rest of the meeting contained updates on the following:

- Elevators
- EV Charging Stations
- Façade Repair Project
- Garage Exit door
- Garage Inspection Contract
- Front entrance landscaping/Tree removal
- Phone System
- Relocation of West Elevator Light Circuits
- Reserve Study
- Structural Inspection

**The next PPOC meeting will be held on July 14<sup>th</sup> at 7pm.**

# Free Shuttle Bus



Did you know that right across the street from Skyline House you can catch a free shuttle bus that will take you to the Ballston Metro subway stop and back to Skyline House? You can also take another

free shuttle bus at the same place that will take you to the Pentagon City Metro subway stop and back to Skyline House.

You can take the free shuttle bus at the back of office building 4 Skyline Place 5113 South George Mason Drive. It is across the street from Skyline House. There is a shuttle bus schedule posted next to the exit door of this building.

**First time leaves 6:25 AM and goes to the Ballston Metro (subway stop).**

**First time leaves 6:35 AM and goes to Pentagon City Metro (subway stop).**

**It runs Monday, Tuesday, Wednesday, Thursday, and Friday.**

**The shuttle bus says, "Chariots for Hire."**

**On the side there is a sign that says "Ballston" or "Pentagon City."**

**Coming back the sign says, "Skyline House."**

If you get off at the Ballston subway stop (It is in north Arlington, Virginia.) and walk four blocks east on Fairfax Drive, you will come to Fairfax Drive and North Quincy Street. You should turn left and walk-up North Quincy Street. On the right-hand side, you will see the large Arlington Central Public Library. Its address is 1015 North Quincy Street, Arlington, Virginia. You may take books out of this library for free.



## CREATIVE CORNER

### Little Things

by Catherine Pulsifer



**Simple things are the  
little things  
Such happiness they  
can bring  
From watching a sunrise  
To giving a child a  
simple surprise.  
If we stop and look and  
see  
How simple things in life  
can be  
The best and happiest  
times  
During our life journey  
climb.**

## SHUOA COMMITTEES



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SEEKING A CHAIR



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**Please consider joining  
one of the committees  
above!**

**SHUOA committees  
make an impact on the  
quality of life here!**

PLEASE DO NOT  
THROW / PLUCK  
YOUR  
CIGARETTES,  
DISPOSE OF  
THEM PROPERLY  
TO AVOID  
CIGARETTES  
LANDING ON OTHER BALCONIES.



PUT TRASH DOWN  
THE TRASH CHUTE,  
NOT ON THE  
FLOOR.



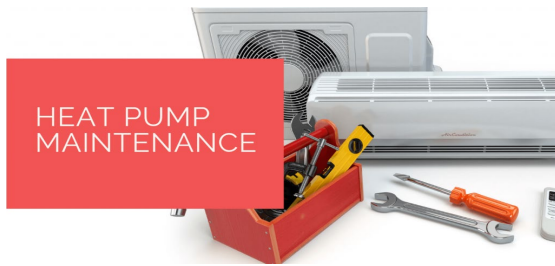
Let's keep Skyline House  
Clean!!





## CHIEF ENGINEER'S ADVICE

BY GREG GRIMM, CHIEF ENGINEER



### Air Conditioning and Leaks

When a preventative maintenance (PM) service is done, we add an algacide to the drain pan of the 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 algacide, 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!

**Please call the office to schedule your heat pump maintenance and be ready for summer!**

**703-578-4855**

Also, remember, if you have an original heat pump that was installed when the building was built, we no longer service these units.

**Did you know you can sign up for Pest Control and its FREE of charge?**



**Sign Up at the Front Desk!**

**FREE!!!**

**Pest Control Service takes place every Wednesday!**

# RECYCLE ALL TOGETHER

PLEASE EMPTY OUT ALL FOOD AND LIQUIDS

## PLASTIC

Bottles, containers and jugs



## METAL

Aluminum steel or tin cans and **EMPTY** aerosol cans



## PAPER

Mixed paper, newspaper, cartons, phone books, envelopes, magazines, junk mail and **FLATTENED** cardboard



## NO GLASS

Jars and bottles



### PLEASE DO NOT BAG YOUR RECYCLABLES!

Return bags to grocery stores and participating retail stores for proper recycling.



### NOT ACCEPTED IN MIXED RECYCLABLES

Please keep the following out to avoid contamination.



- Plastic bags
- Styrofoam
- Household trash
- Receipts
- Hardcover books
- Disposable food trays, cups or cutlery

- Clothing or fabric
- Light bulbs
- Electronics
- Hazardous waste
- Tires
- Dishes or cookware (plates, cups, ceramics)

- Garden hoses
- Window or mirror glass
- Liquid waste (paint, cleaners, etc.)
- Construction debris
- No glass products







## PICKLES®/ by Brian Crane

