

THE HOUSE SPECIAL

NEWSLETTER OF THE SKYLINE HOUSE UNIT OWNERS' ASSOCIATION

SKYLINE HOUSE NEWS

What a great Halloween

This year in Skyline House we tried something new to celebrate Halloween...a door decorating contest and boy, was it great!! Anytime you try something new there is always some trepidation. Would people respond? The bottom line is that if you do not try, you will never know. So, the Activities Committee tried something new and WOW, were we excited with the response. Originally, we had three categories: **Funny**, **Scary** and **Fall** Season. But as the judges walked the halls it became apparent that we had to expand to five categories because of the efforts put into the decorations. So, we added Party and Spirit themes. In addition, the judges also noted honorable mentions. Thank you all for supporting this new endeavor. We have decided that this will become a regular event at Skyline House for Halloween.

Please go to Building Link and the Bulletin Boards by the elevators to see the photos of the winning doors.

- Activities Committee, Sheri Stroud

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NEWSLETTER COMMITTEE

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Visit www.shuoa.org or Building Link to find past issues!



SPIRIT WINNER



SCARY WINNER



FUNNY WINNER



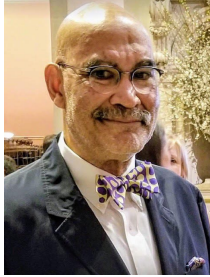
PARTY WINNER



FALL WINNER

PRESIDENT'S NOTES

BY RICHARD PORTER, PRESIDENT



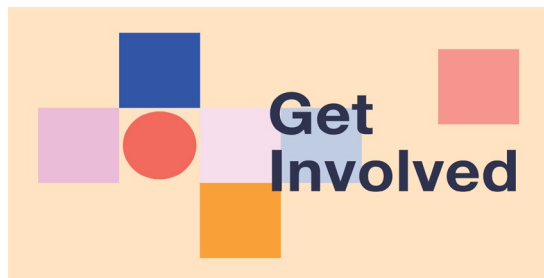
We settle deep into autumn. We enjoy the harvest season and prepare for winter. SHUOA hopes that the façade project is nearing its end. The Activities Committee continues its entertaining program, for which we are grateful.

All of us need to pay better attention to keeping the property clean by not littering. Animal owners are expected to clean up after their emotional support animals (**no pets allowed**).

Management has been working hard to streamline our records.

The 2023 budget was adopted at the October board meeting.

Richard Porter,
President,
SHUOA



**Join a Committee
Today!**

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FINANCIAL MANAGEMENT COMMITTEE

BY JUNE BAKER, COMMITTEE CHAIR



The Financial Management Committee (FMC) met via Zoom for the eighth meeting of 2022 on Monday, October 17.

Financial figures for the month of October 2022 are:

Total Income	\$ 414,075
Total Expense	\$ 359,222
Reserves Contributions*	\$ 139,707
Federal & State income tax	\$ 3,250
Net Income	\$ 54,853 for the month; the year-to-date deficit is negative \$56,628

Accounting problems caused errors in the financial statement sent to the Committee. These errors were discovered and corrected, and revised statements were sent two days later. However, the discussion at the meeting centered around the original statements.

Other Income” totals were lower than budgeted by \$9,881 for the month and \$14,755 year-to-date. In Expense categories, Payroll, Payroll Taxes & Benefits, Administrative, and Supplies were less than budgeted; Contracts were basically on budget; while Maintenance was higher than budgeted. Utilities were adjusted to reflect the changes made because of errors stemming from the move to the new version of TOPS accounting software.

The following paragraph reflects the discussion held with the original financial report. The original financial report showed that the year-to-date deficit was extraordinarily large (at close to \$200,000), and the main driver of our year-to-date deficit is Utilities, mostly Water and Sewage.

The September financials had figures for both August and September, so we concentrated on year-to-date figures. According to those figures, we have spent \$169,569 **more** than budgeted and there are still three months left in the year. Both the Treasurer, Karen Johnson and the FMC Chair, June Baker, asked for explanations and a plan going forward; FMC Committee members expressed their concerns as well. General Manager Barry Bauman had several possibilities, but no certainties. Various FMC members made suggestions, such as checking with Skyline Plaza and Skyline Square to see if their water bills had risen dramatically; checking with Fairfax Water; hiring an expert to review the bills from the utility company; checking all units for leaks; etc. The Committee determined that we need to notify the Board of Directors about a possible shortfall in the budget that was presented to them last month; the budget and condo fees may need to be adjusted upward.

The Committee recommended changing four meeting dates in the calendar for 2023, so that we would have the latest financial statements.

The next regular FMC meeting will be changed from the Monday before Thanksgiving to the following Monday – November 28. As always, we welcome all residents to call in or attend the meeting, depending upon circumstances.

TREASURER'S COMMENTARY

BY KAREN JOHNSON, TREASURER



In this report, I will be using revised, corrected data that became available following the FMC meeting on October 17.

The revised data show that through September 30, the operating budget was in deficit by \$56,627.74, a figure that is about

\$42k more negative than budgeted. With respect to our income receipts, the data report a shortfall relative to the budget of nearly \$15k.

This shortfall was more than explained by interest income that was below budget. This reduced interest income was the result of the Association selling assets to meet the costs of our major repair projects. Through September 30, total expenses exceeded budget by almost \$27k. The In-Unit Maintenance Program shows income through September that is close to the associated payroll and costs of goods used in the program and sold to owners. Thus, this program did not contribute significantly to the expense overrun. Legal expenses, including general services and those with respect to unit owners, total \$38k through September, well above the \$21k budgeted for the entire year.

Expenditures on utilities, that is, both electricity and water and sewer, are both still below the annual budget amounts but are \$69k over what the budget expected through September 30. Management is addressing both sources of higher-than-expected spending. Costs of maintenance items is running ahead of budget; and among our service contracts, security costs and snow removal costs last winter are both above budgeted amounts. With three budget months remaining in the year, it seems likely that these categories are likely to show additional spending and to exceed budget yet further. Any deficit experienced this year will reduce our owner's equity, which is the net sum of accumulated past surpluses. Running a deficit is not good but will be manageable if its size does not increase too much.

The total amount past due from owners at end September was \$57,747.14 from 34 units. The past due amount continued to rise over successive months. The number of renter-occupied units at end September was 120, 22 % of the total.

Our balance sheet as of September 30 merits attention. Our total assets are less than \$1 million. Total liabilities are a bit less than \$400k. Owners' total equity is \$533k. This figure incorporates the \$56k deficit in the operating budget so far in the year. Of the \$533k, \$70k has been designated as reserve holdings. The remainder is available for use at the discretion of the Board. Given the low level of our designated reserves, we need to pay careful attention to spending over the rest of the year and our budget for next year.

Karen H. Johnson, Treasurer



HOUSE RECIPE CORNER



17-minute Taco Bowls

Ingredients

- 500g beef mince
- 1 tbsp Moroccan seasoning
- 2 garlic cloves, crushed
- 8 tortilla bowls
- 400g can black beans, rinsed, drained
- 1 small red onion, finely chopped
- 1 small red capsicum, finely chopped
- 200g punnet cherry or grape tomatoes, halved
- 1 corn cob, kernels removed
- 1 avocado, sliced
- 35g (1/3 cup) grated cheddar
- Sour cream, to serve
- Salsa, to serve
- Fresh coriander leaves, to serve
- Mixed salad leaves, to serve
- Lemon or lime halves, to serve

Instructions

1. Preheat the oven to 180C/160C fan forced. Heat a frying pan over medium-high heat. Spray with oil. Add the mince and cook, stirring, for 3-4 minutes, breaking up any lumps with a wooden spoon. Add the seasoning and garlic. Stir for 2 minutes. Remove from heat.
2. Meanwhile, place the tortilla bowls on a baking tray. Bake for 5-8 minutes or until lightly crisp.

3. Arrange the mince mixture, beans, onion, capsicum, tomato, corn, and avocado in the bowls. Sprinkle with the cheese. Top with sour cream, salsa, and coriander. Serve with mixed salad leaves and lemon or lime halves if you like.



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



**Sign Up at the Front
Desk!**

Our FREE!!!

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

PHYSICAL PLANT & OPERATIONS COMMITTEE

BY BRYANT STUKES, COMMITTEE CHAIR



The PPOC met on Thursday, October 13th

The Chair stated that 2023-2025 Reserve Projects will need to be closely watched due to budget constraints.

The committee was given the following information from Management.

- Façade/Balcony Projects Update
- Contracts Update
 - Garage Inspection
 - SHUOA Structural Inspection
 - Elevator RFP status
- Phone System Modernization
- Reserve Study Update
- Foresight Committee
- Work Orders for the Month of September

Top Maintenance Requests by Type

Description	Number	Percent
Common Areas	13	8%
In-Unit Work	107	66%
Plumbing	19	12%

The next PPOC meeting will be held on October 13, at 7pm.

CREATIVE CORNER

Forgiveness

By Jane Eyre



Forgiveness
 Is the mightiest sword
 Forgiveness of those
 you fear
 Is the highest reward
 When they bruise you
 with words
 When they make you
 feel small
 When it's hardest to
 take
 You must do nothing at
 all.....

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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.



Its Fall Season!

Please call the office to schedule
your heat pump maintenance and
be ready for the Fall/Winter!

703-578-4855



Replace your filter every 3 three months!
Purchase from the Front Desk!

CHIEF ENGINEER'S ADVICE

BY GREG GRIMM, CHIEF ENGINEER

When Stop Valve Replacement Is Needed

Well First, What Is an Angle Stop Valve?



Angle stop valves are the [emergency shutoff valves](#) located under each water-using appliance and fixture in your home.

They are used for two reasons:

- If you are upgrading fixtures or need to make a repair to a single appliance or fixture in your home that requires water, instead of having to turn the water off to your entire home, you can simply use the angle stop valve to turn off the water to just that single appliance or fixture alone.
- If your appliance or fixture springs a leak or even completely bursts, turning the emergency shutoff valve to that appliance or fixture will help keep you from hefty water damage until the proper repairs are made.

Why Do My Angle Stop Valves Need to Be Replaced?

1. Leaking
2. Hard to turn off and on, or cannot turn off or on
3. Age

We replace these valves for \$60.00 each, call the office to arrange a replacement.

Washing Machine Valves

These valves almost never get exercised, they are usually left on all the time. To replace these, you will need a licensed plumber to do the job. Check your valves, if you find them hard to turn or you cannot turn the valve, it needs to be replaced. If you find small leaks, they should also be replaced.



ACTIVITIES COMMITTEE

BY SHERI STROUD, COMMITTEE CHAIR

The Activities Committee would like to remind everyone of the following events for November:

BOOK CLUB: November 16th at 7:00 pm in the West Party Room
Book is: THE MEASURE by Nikki Erlick, Contact Deanna with any questions, 703-626-4648, Anyone can join at any time.

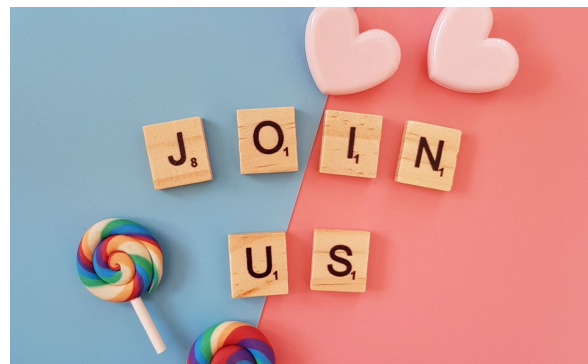
KNITTING CLUB: Every Wednesday from 6:00pm-8:00pm, West Party Room, except the 16th will be in the Board Room on the West Penthouse level. Contact Anna with questions, 503-201-4768, Anyone can join at any time.

BRIDGE CLUB: The 1st and 3rd Tuesdays of the month, 7:30p-9:30 pm, West Party Room, Contact Karen with question at 703-379-0322. Anyone can join at any time.

MOVIE CLUB was held on Nov. 5th with Beetlejuice, watch for the December date and title.

LECTURE SERIES hopes to begin in January.

WATCH THE CALENDAR ON BUILDING LINK AND THE BULLETIN BOARDS FOR INFORMATION.





NOVEMBER 2022

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1	2	3	4	5
6	7	8	9	10 PPOC 7:00 PM Call in meeting	11	12
13	14	15 Bridge Club @ 7:30PM	16 Book Club @ 7:00PM Knitting/Fiber Arts @ 6:00PM	17	18	19
20	21 FIN MGT 7:00 PM Call in meeting	22 BOARD 7:00 PM Call in meeting	23 Knitting/Fiber Arts @ 6:00PM	24	25	26
27	28	29	30 Knitting/Fiber Arts @ 6:00PM			



BEETLEJUICE, BEETLEJUICE, BEE.....

For those who missed our Saturday night film BEETLEJUICE, let me explain the above title. You cannot say BEETLEJUICE 3 times or something bad happens. So, with that let me say, it was a scary, crazy evening. The first time we tried movie night, we had sound problems which caused us to cancel and reschedule the movie. On Saturday night, Nov 5th we tried again with a new speaker. The sound was wonderful. But this time the picture was too dark. You could barely see what was happening on the screen. We had about 15 people attending and tried to fix the situation during the screening but to no avail. When the event was over, we worked on the projector, and we think it has been fixed. Let's hope the third time is the charm. To those who came by to see BEETLEJUICE, our sincerest apologies.

Please come back in December. Hopefully all the kinks will have been worked out and we will have a great evening. Free popcorn to all. Watch for date and film title information soon.

Activities Committee



Washington-Virginia Airport

From 1947 to 1970 there was a small airport at Skyline. There are three 15-story buildings across the street from Skyline House at 3711 South George Mason Drive in Falls Church. These buildings face in the direction of Seminary Road. They are across from the Onelife Fitness Health Club at 5115 Leesburg Pike. These buildings are: 5205 Leesburg Pike (1 Skyline Place), 5203 Leesburg Pike (2 Skyline Place) and 5201 Leesburg Pike (3 Skyline Place). The runway for the airport was where these buildings are now. On Leesburg Pike next to Auto Stop (5635 Leesburg Pike) there is one building that is round in shape, like half of a barrel. It is a hangar from the airport. On the building it says Extra Space Storage.

On the roof of the Burke and Herbert Bank at 5705 Seminary Road Falls Church, Virginia there are red lights. These lights are from the airport.

In 1896 Mr. Luther Payne bought land at Columbia Pike and Leesburg Pike (Route 7). He built three stone houses. It is where the Crossroads Shopping Center is located. Staples and Marshalls are in this shopping center. There is a blue color windmill at the intersection of Columbia Pike and Leesburg Pike by the overpass. It is all that is left of Mr. Payne's property. Water from the windmill was used to water the beautiful Victorian flower garden of Amanda Payne. In the early 1970s the Payne family sold their properties. At that time the overpass (where Leesburg Pike or Route 7 crosses Columbia Pike) was built. In 1990 the Payne family donated the windmill to Fairfax County, Virginia.

Special thanks to Susan Grady for supplying us with some history of Bailey's Crossroads, look to see more inserts like this in future newsletters!

