



**SKYLINE HOUSE NEWS**



# Skyline House Unit Owner's Association

Elections and Annual  
Meeting will begin at  
6:30 p.m. on March 25<sup>th</sup>.



**CONTENTS**

SKYLINE HOUSE NEWS.....	1
GENERAL MANAGER'S REPORT.....	2
PRESIDENT'S NOTES.....	4
FINANCIAL MANAGEMENT.....	5
TREASURER'S REPORT.....	7
KIDDIE COMMITTEE.....	8
CHIEF ENGINEERS ADVICE.....	9
HOUSE CALENDAR.....	10
ACTIVITIES COMMITTEE.....	11

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

**General Manager - Tycia Haight**

**Deputy General Manager –**

**Courtney Pinnock**

**Chief Engineer - Greg Grimm**

**Housekeeping Supervisor**

**Marvin Bustillo**

**East Building Resident Coordinator**

**Belinda Jones**

**West Building Resident Coordinator**

**Gloria Dwuma**

**NEWSLETTER COMMITTEE**

**EDITOR/DESIGN: Donte Wilkins**

Visit [www.shuoa.org](http://www.shuoa.org) or Building Link to find  
past issues!

**GENERAL MANAGERS REPORT**

BY TYCIA HAIGHT, GENERAL MANAGER

**from Management:****Parents:**

Parents with school-age children going to the bus stop in the mornings, please remember that this is your home, as well as our offices. This is a friendly reminder that children need to use their inside voices and walk to and from the lobby when going to the bus stop and returning home. Often, our staff have to step out of the office to remind the kids to walk and lower their voices. Thank you in advance to our resident parents for reminding their kids of this request.

**Packages:**

Although we have many residents whom our front desk staff know and see often, there are some that they do not. For your protection as well as theirs, when picking up packages and they do not recognize you as a resident, to verify who you are, they will ask to see the email notification you received from us on your phone or ask for I.D.

We also ask that when you pick up your package (s) that you take a quick moment to verify the shipping label matches your unit number and/or name. During the processing of incoming packages, errors do happen from time to time and this is another way to ensure they are properly processed. Please also remember that if your name is not in our database, packages will be returned to the carrier – so please make sure everyone in your household that receives packages is listed in the database.

If you plan to be away and/or need someone else to pick up your packages, please either leave an instruction on Building Link or leave a note at the front desk.

*Thank you in advance for following this policy.*



**Garage Repairs:**

The garage work is still on schedule to start in late April or early May. If you will be traveling beginning this Spring and plan to leave your vehicle in the garage. You will need to make arrangements with a neighbor, friend, or family to move your vehicle. If your vehicle is not moved when scheduled, it will be towed and relocated to the alternate parking, and you will be billed for this fee. Management nor the towing company will be responsible for any damage resulting from the relocations.

If you have an outdoor space that you can volunteer for our residents who are not able to walk across the street to the alternative parking, please contact the office.

**Planning makes it easier for everyone!** 😊

Meeting the Candidates is scheduled for March 11<sup>th</sup> at 6:30 p.m. in the West Party Room.

Elections and Annual Meeting will begin at 6:30 p.m. on March 25<sup>th</sup>.

Refreshments will be served in the West Billiard Room, and the Annual Meeting will be held in the West Party Room.

*Submitted by Tycia Haight, General Manager*





## PRESIDENT'S NOTES

BY RICHARD PORTER, PRESIDENT



The new year is off to a good start as we appear to close 2024 with an operating surplus which will help replenish our owners' equity.

This positive result is a combination of careful spending by management and income increases mandated by the board. Unfortunately, we have also learned that our backup line of credit has expired. I have directed management to obtain a new one as quickly as possible.

Management has made progress in preparation for our extensive garage repairs which will begin this spring. That includes progress in finding alternative parking and settling on a payment schedule within our budget.

Our housekeeping staff has done a commendable job in handling snow this winter. We all thank them for their service.

As usual we experience occasional trouble with washing machine backups. Please remember to use HE detergent, and not much per load. Also remember that we recommend using front loader washers, not top loaders.

Our association elections are coming up. Time to enter the race has passed. As you consider your vote, I urge you to look for candidates who are familiar with association procedures, who have proven activity with our committees, and who are familiar with our financial situation, along with the steps needed to keep it healthy. Also welcome: an ability to be a team player and bring new ideas to the table.

Richard Porter, President



## BOARD OF DIRECTORS



President, Richard Porter, 1005E  
414-870-0499  
[rhporter@gmail.com](mailto:rhporter@gmail.com) or  
[rporter325@aol.com](mailto:rporter325@aol.com)



Vice President, Norman Philion, 1605W  
703-434-9596  
[normanphilion@gmail.com](mailto:normanphilion@gmail.com)



Treasurer, Karen Johnson, 1511W  
703-379-0322  
[kjohnson@shuoa.org](mailto:kjohnson@shuoa.org)



Secretary, Linda Councill, 1404W  
703-217-5184  
[lec22041@gmail.com](mailto:lec22041@gmail.com)



Director & Chief Engineer,  
Gregory Grimm, T08E  
703-477-3656  
[greg@shuoa.org](mailto:greg@shuoa.org)



Director, Janice Hill, 511W  
[janicelh21@gmail.com](mailto:janicelh21@gmail.com)



Director, Maria Elena Schacknies,  
1302W, [cultura@att.net](mailto:cultura@att.net)

## FINANCIAL MANAGEMENT COMMITTEE

BY JoHannah Eklund, COMMITTEE CHAIR



The Financial Management Committee (FMC) met in person and via Zoom for the second meeting of 2025 on Tuesday, February 18, 2025.

### Financial figures for the month of January 2025 are:

Total Income	\$ 518,632.00
Total Expense	\$ 552,767.00
Reserves Contributions*	\$ 177,712.00
Federal & State Income Tax	\$ 0.00
Net Income	\$ Leaving a Net Income of <b>(\$34,135)</b> for the month of January. Please note that the budgeted amount for Net Income was (\$78,751) year-to-date; our actual unaudited Net Income is (\$34,135).

Total Income was \$44,616 less than budgeted with accounts, such as Late Fees/NSF Funds, Move-In/Refinance Income, In-Unit Maintenance Income and Miscellaneous Income producing less income, with other accounts showing positive income for the month.

Expense categories Administration and Contracts were slightly more than budgeted, and all other categories were under budget for the month.

A committee member asked several pertinent questions about the financial statements; Staff Accountant Andrea Galler, due to illness, responded on Zoom to the questions.

The FMC membership approved the FMC January 2025 minutes. General Manager Tycia Haight gave the Management Report which included an update on the scheduled garage repairs proposal payment plan which began with first payment of \$175,000 for January and a February invoice of \$250,000 from the Atlantic Company of America.

We learned at the PPOC committee meeting the SHUOA complex has 12 of these compressors, 6 for each building, and the East center compressor is the one of six needing replacement. These compressors are never shut down which means these compressors run continuously, and when they need replacement, they need it immediately. We do not order these as spare parts, and we are grateful they last a long time. The FMC is recommending the expenditure of \$11,495.00 for an East center compressor replacement to be sent to the board.

3. The Atlantic Company Proposal Payment plan needs the FMC to request board approval

Earlier this month the FMC, PPOC, construction chairpersons along with SHUOA board treasurer and staff accountant meet with Ms. Haight to evaluate the projected payments for Phases I and II presented to SHUOA by The Atlantic Company of America, Inc. SHUOA's garage repair contractor, the Executive Vice President, Ross Rassuli. This payment projection is based on reducing the existing crew from a total of 15 swing stages down to 8 crew.

### The initial invoices to cover indirect costs until project mobilization are as follows:

- **January 2025 invoice** \$175,000
- **February invoice** \$250,000
- **March invoice** \$280,000
- **April invoice** \$310,000
- **May invoice** \$280,000
- **June invoice** \$280,000
- **July invoice** \$180,000
- **Aug 2025 - Nov 2026** \$155,000
- **December 2026 invoice** \$120,207

The committee moved to recommend the scheduled payment plan presented by The Atlantic Company.

Ms. Haight said the date for the scheduled annual and board elections for the three open seats for the 2025 elections is set for March 25, 2025, to meet in the West Penthouse and Party room at 6:30 PM. The Meet the Candidates is set for March 11, 2025, to meet in the West Penthouse and Party room also at 6:30 PM. All SHUOA members are urged to attend these very important meetings. Of the three open seats for the Board, two positions have a three-year term, and one position has a term of two years. We have five candidates running for these three positions.

Our manager also reported that management has secured the same parking across the street as SHUOA used in past years and at the same cost as the last time we needed garage repairs, when we rented spaces at \$75.00 per space, per month. Residents are urged to be vigilant to read all notices regarding the project and the time their vehicle will need to be removed from the garage. This project is expected to begin in late April to early May.

Ms. Tycia Haight will provide any additional updates on the use of Amazon Lockers. Mr. Courtney Pinnock is scheduled to meet with the Amazon representative on Friday, February 21, to discuss these lockers and how these lockers can benefit our community.

Action items include:

1. Coates Heater Company, Inc – Replacement of (5) Boiler elements \$8410.00 -Approval is needed

This request is for 5 boiler elements, for which 3 are immediately necessary and 2 are important to keep in reserve for spares. Chief Engineer Gregg Grimm needs to replace 3 boilers immediately. The cost for these 5 boilers is \$8410.00. The FMC is recommending this expenditure to the Board.

2. Service Mechanical, Inc \$11,495.00 East center compressor replacement - Approval needed

4. Madison Taylor Environmental Retroactive Approval needed. This was an emergency expenditure.

This expenditure is the result of water leakage of shared pipes between T15W and T16W resulting in sever mold damage done to T16W. SHUOA is responsible for this expenditure because this damage was caused by shared plumbing pipes not individual pipes.

The FMC voted to affirm retroactive recommendation in the amount of \$6504.00 to the board so the Bard can update its approval for this expenditure at its Feb 26, 2025, meeting.

Several questions asked during the open forum were answered by the management and the SHUOA accountant.

**Meet the Candidate Night is March 11. Please join us on March 11, in the West Penthouse and Party Room, at 6:30 PM.**

**The next regular meeting of the FMC will be on Monday, April 21, 2025. As usual, we invite all residents to attend in person or via Zoom depending upon circumstances.**





## TREASURER'S COMMENTARY

BY KAREN JOHNSON, TREASURER



I participated in the FMC meeting on February 18, 2025. As of this date, we have data for the month of January, which corresponds to data for the year to date.

For January 2025, income was slightly above budget. Expenses were somewhat below budget. Income was below expenses, resulting in a net income deficit of about \$34k. This figure is less than what was expected for the month in the budget. The components of income that were above budget were rental of facilities, interest income, and move-in/refinance income. Expenses were below budget for almost all categories, with utilities showing the most positive outcome. Electricity expenses account for that saving. Other line items that were below budget were In-Unit OCGS and the maintenance payroll. There were numerous smaller amounts saved across many line items. Offsets were recorded for miscellaneous administration and insurance. Reserve contributions were exactly on budget. As planned, we paid no income taxes in January.

Our balance sheet as of January 31 showed total assets of \$3.02m and total liabilities of \$398k. Members' total equity was \$2.6m, of which \$1.9m was in reserve holdings.

The delinquency report as of January 31, shows total outstanding arrears somewhat less than on December 31.

The audit report is underway. Once it is complete, we will have firm data for 2024.

In December, there were 123 renter-occupied units, 22 percent of the total.

**Karen H. Johnson, Treasurer**

## HOUSE RECIPE CORNER



### Bang Bang Chicken Bites

#### Ingredients

- 24 ounces frozen crispy chicken nuggets
- 1/2 cup of mayonnaise
- 3 tablespoons sweet chili sauce
- 1 tablespoon Sriracha hot sauce, plus more if desired
- 1/4 cup sliced green onions

#### Directions

1. Preheat the air fryer to 300 degrees F (193 degrees C).
2. Add nuggets in a single layer to the air fryer basket, and fry until hot and crisp, about 10 minutes, shaking the basket halfway through cooking time. You may need to work in batches. (Alternately, preheat the oven to 400 degrees F. Place nuggets in a single layer on a baking sheet, and bake in the preheated oven until golden, about 12 minutes.)
3. Meanwhile, stir mayonnaise, chili sauce, and hot sauce together in a large bowl until well blended. Toss hot chicken nuggets in sauce until well coated. Top with green onions before serving.

*Bon Appétit* 

## KIDDIE COMMITTEE

BY JOE RAHALL, COMMITTEE CHAIR

### Kiddie Committee Report: Feb 2025

- Kids Room is Opened and Functioning.
  - Hours: Monday, Wednesday, Saturday  
Time: 9 A.M to 5 P.M.
- Open enrollment to access the room. Residents just need to register and confirm receipt of rules.
- Email has been set up for Donations to Kids Room, [Skylinetoydonation@gmail.com](mailto:Skylinetoydonation@gmail.com)
  - Process:
    - Take a picture of toy/toys and email to above address
    - Once toy is approved for the kids room a time is set to drop the toy off.

### Ongoing Efforts

- Awareness of Kids Room
- Fill Room with quality toys for the benefit of the children of the community.
- Activities to be scheduled for kids at the kids' room.

For information/registration/questions please email:  
Joe Rahall... [jrahall.iv@gmail.com](mailto:jrahall.iv@gmail.com)



## SHUOA COMMITTEES



### Covenants,

Bert Barrois, 512E

703-931-2395

[Bert.Barrois@gmail.com](mailto:Bert.Barrois@gmail.com)



### Financial Mgmt.,

JoHannah Eklund

703-824-3619

[JoHannaheklund@yahoo.com](mailto:JoHannaheklund@yahoo.com)



### PPOC,

Bryant Stukes, 1605E

703-824-9293

[tbstukes@gmail.com](mailto:tbstukes@gmail.com)



### Neighborhood Watch

Phyllis Alsop



### Security Committee

Isaiah Williams

Kurt Kopf



### Activities,

SEEKING A CHAIR



### Furnishings & Design,

Maria Elena Schacknies

[SHUOAdecor@gmail.com](mailto:SHUOAdecor@gmail.com)



### Kiddie Committee

Aakriti Raswant, Joe Rahall

[Skylinetoydonation@gmail.com](mailto:Skylinetoydonation@gmail.com)



## CHIEF ENGINEER'S ADVICE

BY GREG GRIMM, CHIEF ENGINEER



Heat Pumps, just like any home HVAC system, needs routine maintenance and a yearly check-up to continue operating as efficiently and safely as possible. This will help prevent several problems with your heating system. It can also help lower your utility bills.

**Heat Pump Maintenance**—While there are some things you can do as a homeowner to extend the life of your heat pump and lower your energy bills, regular maintenance visits from a professional are an important part of keeping your system running as it should for the long haul.

The single most important thing you can do is check and change your air filter as often as needed. During the annual exam, one of our HVAC technicians will also check the refrigerant level in your unit. The amount of refrigerant, when it is low, or too high, can adversely affect performance and potentially lead to a breakdown. The compressor in a heat pump works whether you are heating or cooling your home. In the winter, the compressor reverses the flow of the refrigerant, and in the summer, it supplies the refrigerant to cool the home. Having the right amount of airflow keeps the compressor operating at optimal performance levels. Changing or cleaning the filter often will prevent improper airflow. Dirty coils, fans, and debris around the outside components can also restrict airflow and lead to an overworked compressor. When the compressor breaks, it can cause major repair costs and other damages. When there are clogged components, or damaged parts, a heat pump's efficiency levels can be significantly decreased. Not only does this increase the potential for a breakdown, but it will also increase your heating and cooling energy bill. This is why it is important to maintain your heat pump by cleaning it regularly and calling for repairs as soon as you notice any issues. Don't wait until your heat pump breaks down, call us to schedule your yearly check-up or if you need any repairs.

**Our Routine Heat Pump Maintenance Services**—During a heat pump inspection and maintenance service, the technician will give your heating and cooling system a comprehensive inspection and cleaning. We check the refrigerant levels, clean all the coils, and flush the condensate drain lines, add an algicide to the condensate drain pan, and make any necessary repairs, and test your heat pump to ensure that it is working safely and efficiently. We do not change filters!

We can also make heat pump replacement recommendations if it is time to replace your old heat pump with a new high-efficiency heat pump.

Last, if you have an original heat pump that was installed when the building was built, it is time to replace that old unit, as we no longer service these units for any reason.

For the months of April and May, we have a special...instead of the regular \$45.00, we will do this maintenance for \$35.00. To get this price, this has to be scheduled in April or May, no exceptions.

Call the office (703-578-4855), and schedule your heat pump's seasonal service today.





## March 2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1 1:00 PM – 5:00 PM Library is Open
2	3 6:00 PM – 7:00 PM Library is Open	4 3:00 PM – 5:00 PM Bridge	5	6	7	8 1:00 PM – 5:00 PM Library is Open
9	10 6:00 PM – 7:00 PM Library is Open  Design Committee Meeting 7:00 PM	11 Meet the Candidates @ 6:30 PM	12		14	15  1:00 PM – 5:00 PM Library is Open
16	17 6:00 PM – 7:00 PM Library is Open  	18 3:00 PM – 5:00 PM Bridge	19 7:00 PM – 9:00 PM Book Club	20	21	22 1:00 PM – 5:00 PM Library is Open
23	24 6:00 PM – 7:00 PM Library is Open	25  SHUOA Annual Meeting and Elections 6:30 PM West Party Room	26	27	28	
30	31 Dementia Lecture 7 PM					

# SAVE THE DATE

## **Planned activities for 2025: (Subject to change)**

*(Subject to change)*

**Saturday, February 15 - Skyline House Sweet Social** (Donuts and danish with coffee on a Saturday morning) Sign-up will be required, but there will be no charge. Games will also be available. East Party Room, Time: 10:00 am to noon

**Monday, February 24 – WELCOME CHAT** - This is an opportunity to speak with an original owner who will share how our community has changed over the years and how wonderfully diverse we are. New owners are encouraged to attend to find out what Skyline House offers them. West Party Room, Time: 7:00 pm

**Tuesday, February 25 - MOVIE NIGHT - POSTPONED**

**Saturday, April. 26 - Cultural Awareness. Chinese Dumpling Making and Eating**  
East Party room, Time: (TBD)

**Saturday, June 21 - Welcome Summer Pool Party, Food provided.**  
Pool Mezzanine, Time: 4:00 pm to 6:00 pm

**Friday, July 4 - Watch the fireworks from the East building rooftop**  
No activities are planned. This is just a notice for people to know they can watch fireworks from the roof.

**Sunday, September 21 - International Day of Peace.** Residents will bring delectable foods from their home culture West Party Room, (TBD)

**Saturday, October 4 - Blindness Awareness Day for Kids, (TBD)**

**Saturday, October 25 - Pumpkin Decorating** (Bring your own pumpkin; we'll supply the paints) Party Room, (TBD)

**Friday, October 31 - Decorated Pumpkin display; winner of best decorated pumpkin announced.**  
Pumpkins from the 25th displayed in Lobby, (TBD)

**Saturday, December 6 - Holiday Party! West Party Room, (TBD)**