



SKYLINE HOUSE NEWS

⚠️ ATTENTION: GARAGE REPAIRS UNDERWAY! ⚠️

🔧 Major Renovation Project Begins – Expect Temporary Disruptions

What's Happening?

We've officially started a **full renovation of our parking garage** to improve safety, structure, and longevity. This critical project is a major investment in our community's future.

What to Expect:

- 🚗 **Parking disruptions** throughout the project duration
- **P** **Alternative parking spaces** have been arranged — details available at the front office
- ♿ **Special accommodations** will be provided for residents with mobility needs — please contact management

✅ Your Patience = A Safer, Stronger Home

We appreciate your cooperation as we make these essential upgrades. Your temporary inconvenience is building a better tomorrow for us all!

For questions or assistance, contact the SHUOA Office.

☎ **Phone:** 703-578-4855

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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: Elizabeth Hubert

DESIGN: Donte Wilkins

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

GENERAL MANAGERS REPORT

BY TYCIA HAIGHT, GENERAL MANAGER

Garage Repairs Update

We are pleased to inform residents that the garage repairs remain on schedule and are expected to begin in **mid-May**.

Phase 1 will focus on the **West Upper Levels: A, B, C, and D**. All residents with parking spaces on these levels should have received a notification on their unit door as of **Friday, April 25th**. If you own a space on one of these levels and are currently renting it out, please contact the Management Office as soon as possible to provide the name and contact information of the person renting your parking space.

Important Travel Advisory:

If you plan to travel between **Spring 2025 and Spring/Summer 2026** and intend to leave your vehicle parked in the garage during that time, it is your responsibility to coordinate with a friend, neighbor, or family member to ensure the vehicle is moved in accordance with the construction schedule. Vehicles that are not relocated in time will be towed to an alternate garage. The associated towing and relocation fees will be charged to the owner's account. **Please note: neither the Management Office nor the towing company will be held liable for any damage incurred during the towing process.**

Call for Assistance

If you have access to an outdoor parking space and are willing to temporarily offer it to residents who may have mobility challenges and are unable to park in the alternate garage, we kindly ask that you contact the Management Office.

In addition, if you require **special accommodations** for parking during the construction period, please reach out to us. We are compiling a list of residents with specific needs and will make every effort to ensure appropriate arrangements are made.



Submitted by Tycia Haight, General Manager

PRESIDENT'S NOTES

BY RICHARD PORTER, PRESIDENT

2025 Annual President's Report **From the Desk of RH Porter, SHUOA** **President** *April 23, 2025*

A Look Back at a Year of Growth

Dear Neighbors,
 As we reflect on the past year, I'm proud to share highlights of our progress, accomplishments, and future plans. Thanks to your continued commitment, we've strengthened our community both structurally and socially. Here's a snapshot of what we achieved—together.

Major Building Improvements

Garage Renovation

We've officially launched a comprehensive **garage repair and renovation project**—a major investment in safety and longevity.



Housekeeping Upgrades

Hallways are cleaner, quieter, and better maintained, reflecting a higher standard of care throughout our property.

Steam Room Repairs

We restored the **steam room sauna**, ensuring another wellness amenity is back in working order for resident use.

Sustainability in Action

-  Continued our **recycling program**, cutting down landfill waste.
-  Maintained **energy-efficient lighting** to reduce electricity use and utility costs.

BOARD OF DIRECTORS



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Community & Resident Engagement

The **Activities Committee** truly outdid itself! With a robust calendar of seasonal and holiday events, we saw record participation and community joy. From festive indoor celebrations to lively outdoor gatherings—2024 was truly a year of connection.


Financial Highlights

Budget & Cash Flow

- Operating expenses stayed **within budget**
- Year-end **operating surplus** boosted owner equity
- Reserve Fund allocations are on track
- A **\$2M emergency line of credit** is being reinstated
- **Insurance policy updated:** Owners now have capped exposure of \$25,000 per event (check your HO6 policy!)

Investment in the Property

Over the past decade, we've invested **\$17 million** in improvements including balconies, concrete, plaza, pool, brickwork—and now, the garage.




 **Note:** To maintain our momentum and meet future obligations, **association dues will continue to rise** modestly in line with inflation and building needs.

Upcoming Challenges

Garage Work Disruption

Garage renovations will temporarily affect parking. Alternative spaces have been arranged, though they may be less convenient. **Residents with special needs** are encouraged to contact the office for tailored solutions.

What's Ahead in 2025

-  **Budget Education:** We're exploring ways to help residents better understand our budgeting process.
-  **Resident Forums:** The board may host informal sessions for open dialogue (not a replacement for our committee process, but a complement).
-  **AI Integration:** We've begun using AI tools for note-taking and translating meeting minutes. Fun fact: February minutes were translated into Arabic, Swahili, German, and Spanish!

Thank You

To our **board members, volunteers**, and every resident who attended meetings, shared ideas, or simply took time to care for our shared spaces — **thank you**. Your involvement powers our progress. I'm honored to serve as your president and excited for what lies ahead.

Warm regards,

RH Porter

President, SHUOA



FINANCIAL MANAGEMENT COMMITTEE

BY JoHannah Eklund, COMMITTEE CHAIR



The Financial Management Committee (FMC) met in person and via Zoom for the third meeting of 2025 on Monday, April 21, 2025.

Financial figures for the month of February 2025 are:

Total Income	\$ 503,409.00
Total Expense	\$ 589,689.00
Reserves Contributions*	\$ 177,712.00
Federal & State Income Tax	\$ 0.00
Net Income	<p>\$ Leaving a Net Income of (\$86,199) for the month of February. Please note that the budgeted amount for Net Income was (\$13,880) year-to-date; our actual, unaudited Net Income is (\$120,349).</p>

Total Income was (\$72,319) 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 for utilities were over \$107,000 more than budgeted and all other categories were under budget for the month. February is a winter month and the electricity, water and sewer is much higher, as expected, than the average cost.

Staff accountant Andrea Galler was present to answer any questions about the financial statements.

The FMC membership approved the FMC February 2025 minutes.

Our General Manager, Ms. Haight, was away from our premises and returned to her office on Tuesday. Therefore, the FMC chairperson asked Ms. Haight if she would permit the FMC chair to deliver the managers' report and from which, the chair would divert from what the manager wrote and include information learned from

the previous PPOC meeting. Except for the last two items in this report, the information in this report does not require any FMC action since it is all informational.

Ms. Haight wrote:

Garage Repairs:

Management met with contractors and Fairfax County to discuss logistics and permits. Permits are still pending, and a virtual meeting with the County's structural team is awaited.

- Charley Roberts will continue to provide construction updates via BuildingLink.
- The final phase (garage floor coating) is expected in 2026 and will require all vehicles to vacate the garage for about 10 days.

PPOC Meeting Additions:

- Residents offered valuable suggestions during the Open Forum.
- Engineers in the community are encouraged to assist the construction committee.
- Emphasis was placed on improving pedestrian safety when crossing George Mason Drive, with recommendations for longer pedestrian signal timing.

Communication & Resident Alerts:

- Management will send regular updates via blast emails through Belinda or Gloria.

Exterior Unit Door Painting:

- Owners are encouraged to repaint their unit doors to maintain aesthetic standards. This is a voluntary, owner-funded initiative.
- The estimated cost is under \$100 per unit (paint + labor).
- A private contractor familiar with the community may be engaged to assist.

Painting Resources:

- Currently, only one in-house painter serves both buildings. Management recommends hiring a part-time painter in the future.

Ride-On Vacuum Replacement:

- High maintenance costs and delays with ride-on vacuums have prompted consideration of a more efficient, self-propelled commercial vacuum.
- A rental trial will be conducted before purchasing.

SHUOA Budget Meeting:

- An educational session on the 2025 budget process will be held on May 14.
- Residents can submit questions in advance; the community accountant will participate.

Garden Club:

- Neil and PJ Sklar will co-chair the Garden Club and are seeking more volunteers.
- The FMC Chair praised their prior community event participation.

FMC Action Items:

- **Cooling Tower Fan Motor Replacement:**
Approved at \$11,044 for West Cooling Tower #1 (the last original motor).
- **Compressor Repair (Reversing Valve):**
Emergency repair of \$5,785 retroactively approved.

See Full FMC report on pages 10-14

The next regular meeting of the FMC will be on Monday, May 19, 2025. As usual, we invite all residents to attend in person or via Zoom depending upon circumstances.

HOUSE RECIPE CORNER

Burrito bowl with chipotle black beans

Ingredients

- 125g basmati rice
- 1 tbsp olive oil
- 2 garlic cloves (chopped)
- 400g can black beans (drained and rinsed)
- 1 tbsp cider vinegar
- 1 tsp honey
- 1 tbsp chipotle paste
- 100g chopped curly kale
- 1 avocado (halved and sliced)
- 1 medium tomato (chopped)
- 1 small red onion (chopped)

To serve (optional)

- Chipotle hot sauce
- coriander leaves
- lime (wedges)

**Directions****Step 1**

Cook the rice following pack instructions, then drain and return to the pan to keep warm. In a frying pan, heat the oil, add the garlic and fry for 2 mins or until golden. Add the beans, vinegar, honey and chipotle. Season and warm through for 2 mins.

Step 2

Boil the kale for 1 min, then drain, squeezing out any excess water. Divide the rice between big shallow bowls and top with the beans, kale, avocado, tomato and onion. Serve with hot sauce, coriander and lime wedges, if you like.

TREASURER'S COMMENTARY

BY KAREN JOHNSON, TREASURER



I participated in the FMC meeting on April 21, 2025. As of this date, we have data for the month of March, as well as data for the year to end March. For year to date at the end of March, total income at about \$1,541k was slightly below budget. Expenses at \$1,586k were somewhat more below budget. As income was below expenses, net income showed a deficit of about \$45k.

This figure is smaller than what was expected for the month in the budget. The components of income that were below budget were In-Unit Maintenance fees, satellite radio antenna fees, late fees, and NSF funds.

The components of expenses that were below budget were payroll (maintenance, reception, and administrative), payroll taxes and benefits (group health and pension contributions), administrative (legal fees, computer expenses, insurance deductible), maintenance (plumbing small repairs, HVAC repairs, fire and sprinkler system), and contracts (snow, and fire alarm system).

Offsetting items above budget included electricity, income taxes, In-Unit payroll, insurance, security contract, and trash removal contract.

Reserve contributions were exactly on budget. Our balance sheet as of March 31 showed total assets of \$2.76m and total liabilities of \$642k. Total equity was \$2.1m, of which \$1.5m was in reserve holdings. The delinquency report, as of March 31, shows total outstanding arrears slightly more than on February 28. In March, there were 121 renter-occupied units, 22 percent of the total.

Karen H. Johnson, Treasurer

SHUOA COMMITTEES



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Neighborhood Watch
Phyllis Alsop



Security Committee
Isaiah Williams
Kurt Kopf



Activities,
SEEKING A CHAIR



Furnishings & Design,
Maria Elena Schacknies
SHUOAdecor@gmail.com



Kiddie Committee
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Skylinetoydonation@gmail.com

KIDDIE COMMITTEE

BY JOE RAHALL, COMMITTEE CHAIR

Kids' Room Committee Report – April 2025

Status Update

The Kids' Room is officially open and fully operational.

Operating Hours

The room is open on Mondays, Wednesdays, and Saturdays from 9:00 A.M. to 5:00 P.M.

Access and Registration

Residents may access the Kids' Room by registering and confirming receipt of the rules.

Toy Donation Process

An email account has been established for toy donations:

Skylinetoydonation@gmail.com

Donation Procedure:

- Take a photo of the toy(s) you wish to donate and email it to the above address.
- Upon approval, a drop-off time will be scheduled.

Ongoing Initiatives

- Raise community awareness of the Kids' Room.
- Continue furnishing the room with quality toys to benefit our children.
- Organize regular activities in the Kids' Room.
- Tentatively launch a 'Reading for Children' program in April, led by Rima.

Future Planning: Space Over the Garage

At the Board's request, the committee is brainstorming ideas for the unused space next to the pool above the garage. Suggestions include:

- Chalk art and free play area for children.
- Bike riding zone.
- Permanently painted games such as tic-tac-toe, hopscotch, and checkerboard.

Current Costs and Operational Setup

- No additional cost for housekeeping, as current staff are scheduled during open hours.
- The room required no new furniture or painting.
- Most toys were pre-existent or donated by community members.
- Initial small items (clock, hand sanitizer, keys, etc.) were provided by management.

Potential Future Costs

- If room usage increases, expanding opening hours may require additional housekeeping resources.
- A small maintenance budget may be needed for toy upkeep and a few strategic larger toy purchases.

Contact Information

For registration, questions, or more information, please contact Joe Rahall at: jrahall.iv@gmail.com.



CHIEF ENGINEER'S ADVICE

BY GREG GRIMM, CHIEF ENGINEER



HVAC SPECIAL

The seasonal HVAC maintenance offer is available until the end of May! Schedule now to receive the \$35.00 special rate. Please note that if you request service without prior preventive maintenance and your unit is leaking, repairs may be costly.

GARAGE WORK STARTING SOON

Our garage renovation project is beginning shortly. Please stay alert for notices, updated traffic patterns, and signs with additional directions.

AVOID LAUNDRY SUDS FLOODS

When doing laundry—especially in top-loading machines—please avoid using too much detergent. Excess soap can create suds floods that affect lower-level units.

CALLING ALL NEIGHBORS!

Get Involved – Join a Community Committee Today!

Want to make a real impact where you live? Do you have ideas, energy, or just a willingness to help?

We're looking for volunteers to join any of our vibrant community committees! Whether you're into planning events, improving building services, enhancing sustainability, or boosting resident engagement—**there's a place for you!**


No Experience Needed – Just Enthusiasm!

Volunteering is a great way to:

- Meet neighbors
- Share your talents
- Make your voice heard
- Strengthen our community spirit

Sign Up Today!

 **Contact the SHUOA Office** 703-578-4855

 Or stop by during office hours to learn more!

Let's build something great—together



May 2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3 1:00 PM- 5:00 PM Library is Open
4	5 <i>Activities Committee Meeting 7PM WPR</i> 6:00 PM – 7:00 PM Library is Open	6 3:00- 5:00 Bridge	7	8	9	10 1:00 PM- 5:00 PM Library is Open <i>Mothers and Others Coffee event 11 am</i> 
11	12 Furnishing & Decoration Committee Meeting 7:00 PM- 9:00 PM	13	14 SHUOA Learning Session: Operations Budget 7:00PM	15 SHUOA Book Club 7:00 PM	16	17 1:00 PM- 5:00 PM Library is Open
18	19 FMC Meeting 7:00 PM-9:00 PM 6:00 PM – 7:00 PM Library is Open	20 3:00- 5:00 Bridge	21	22 PPOC Meeting 7:00 PM- 9:00 PM	23	24 
25	26 Office Closed Memorial Day 	27	28 Board Meeting 7:00 PM- 9:00 PM	29	30	31

FINANCIAL MANAGEMENT COMMITTEE (FMC) REPORT

The Financial Management Committee (FMC) met in person and via Zoom for the third meeting of 2025 on Monday, April 21, 2025.

Preliminary financial figures for the month of February 2025 are:

Total Income - \$503,490;

Total Operating Budget Expenses - \$589,689;

Included in Total Expenses were Reserve Contributions - \$177,712;

Federal and State income tax payments - \$0.00;

Leaving a Net Income of **(\$86,199)** for the month of February.. Please note that the budgeted amount for Net Income was (\$13,880) year-to-date; our actual unaudited Net Income is (\$120,349).

Total Income was (\$72,319) 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.

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Staff accountant Andrea Galler was present to answer any questions about the financial statements.

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Our executive manager, Ms. Haight, was away from our premises and returned to her office on Tuesday. Therefore, FMC chairperson asked Ms. Haight if she would permit chair to deliver managers report and from which, chair would divert from what manager wrote and include information learned from previous PPOC meeting. Except for the last two items in this report, the information in this report does not require any FMC action since it is all informational.

Ms. Haight wrote:

Garage Repairs:

Management and the construction committee met with the Atlantic Company, SKA, and subcontractors on April 8th. At this meeting, we discussed the logistics of parking, façade repairs and the outstanding permit review with Fairfax County. We do not have a definite date to start the work because we do not

have the permits approved by the County as of that meeting. We are also waiting for the county to schedule the critical Structures meeting (via Teams meeting). Management along with the contractor and structural engineer must attend this meeting virtually. Charley Robers has volunteered to provide updates on the garage work and submit them to the office to upload them to Building Link where a blast email will go out to alert the community that there is a new document posted for review. The final work on the garage will be the coating. This will require all vehicles to be out of the garage. Management continues to update the SP Plus Parking across the street.

At this point FMC chair added information learned at the PPOC meeting from either the chairman, other committee members or residents during the Open Forum. Always remember, Skyline House has 556 individual homes, and the time allocated during open forum is an opportunity for residents to voice their opinions and give suggestions for improvements. The PPOC chairperson received several excellent ideas for community improvements, and he thanked the attending residents for their excellent ideas.

First, Charley Roberts is currently leading the construction committee and the last time we heard Mr. Roberts speak he was urging engineers who reside on this property to step forward and lend him a hand. This is not a long commitment, but the committee needs some expert input.

Second to management report: start watching for blast emails to be regularly sent by either Belinda or Gloria who email residents at Ms. Haight's request. Residents received several blast emails this past week and again today.

3rd item discussed at PPOC meeting was the final work on the garage will be the coating. In the previous garage renovation, to save money, the construction committee did not include garage floor coating at the end of the garage renovation and the committee now knows the garage floor would have lasted longer had the floor been sealed with this final coating. Saving money does not always mean saving money. If the task must be repeated more often the result is more expensive. This final floor coating will require all cars to be removed from the garage for approximately 10 days. This will occur in 2026.

Finally, updating the SP Plus Parking across the street affirmed our management has secured parking for all residents. Several residents made meaningful suggestions for how our committees and management need to focus on making crossing George Mason Drive Street a safe endeavor by requesting longer walk times between lights. This focus must be completed immediately.

From Management:

Exterior Unit Door painting

Please see the attached draft letter to the owners. This would be at the expense of the owner and would have to be coordinated when the resident can be home to leave the door open for several hours for the door to dry.

The FMC chair read the letter, and the Exterior Unit Door Painting introduced to the PPOC by management and some suggestions made by residents during open forum.

NOTICE TO OWNERS: DOOR AND FRAME PAINTING**Maintaining Property Values and Aesthetics**

Dear Owners,

Given that it will be several years to complete the redecoration of the corridors, we are suggesting that you look at your unit door and frame to see if it needs to be painted. As you know, windows and doors are the responsibility of owners and to paint the door is a cost to be assumed by owners. Management can issue a work order, if you request it. The cost would be (to be determined).

When the time comes to re-decorate the corridors, the doors will be painted, and a new floor covering will be placed. But, because it will take some time for this to happen, we urge you to consider this offer. As you know, property values go way down when a property appears not to be well maintained. Skyline House has always focused on ensuring that the infrastructure is a top priority, but when potential buyers come to the property the first thing, they see is how the corridors and galleries look.

So, that is why keeping doors looking good really makes a difference, even if you don't plan to sell. It makes us feel that we live in a place where we all care about our home.

Best regards,

Association In-House Painter from management report:

We only have one in-house painter. His tasks consist of common area repairs and painting indoors and outdoors for both buildings. He also prepares damage estimates for in-unit damages, for example for a leak from a unit. When this type of work is scheduled, it does take time for him to perform common repairs. He does a good job of taking care of our painting needs; however, he is only one person, and we have two buildings that constantly need care. In the future, Management suggests that we investigate hiring at least a part-time painter.

In the past we had two painters and with a building of this size we needed at least another part-time helper for day-to-day help and also when our painter is on vacation.

The FMC chair addressed these two topics in the management report simultaneously with suggestions made during the open forum from residents.

During the open forum the realization to hire another painter for the corridor-doors project is not likely to get board approval, but we know a painter who many residents use to update their own apartments who may be willing to take on this door project as a private contractor. Management is comfortable, this painter's painting skills are excellent.

Also, it is estimated the door painting project will take at least ¼ gallon paint at \$63/gallon and 1 hour of labor which would result in approximately \$16 for paint and \$70 for labor or less than \$100.

Ride-on Vacuums

The manager wrote: Due to the high cost of maintaining these ride-on vacuums, management is looking into replacing these with a self-propelled wide commercial vacuum. The batteries for the ride-on (each take 2) are \$1900.00. They only last about two years and there is only one authorized repair facility in the area. It takes a month to get an appointment for them to come out to inspect the vacuum and another month or longer to order the parts and come on-site to repair. We are currently only using one ride-on, as it was going to cost \$3800.00 to repair both. These have become more trouble than they are worth. We plan to rent a self-propelled commercial vacuum for a week to see if it fits our needs. If so, the plan would be to purchase one, try to sell both ride-ons and then purchase an additional self-propelled one.

The committee immediately wanted to know what a self-propelled wide commercial vacuum looks like and how does it work. It is not a robot vacuum like what many residents use in their homes rather it looks like a hand propelled lawn mower which has a hydraulic drive to make vacuuming the halls a task one person can perform walking behind and steering through the corridors. It could clean corners. Since we are going to rent the machine, we will get a chance to decide if it meets our needs.

SHUOA budget processing meeting.

Management wrote: Board President Porter has requested that Management along with the Board Treasurer and the FMC chair plan a meeting (which will be held in May) as a learning session for owners to understand the budget process. We are planning to hold this meeting on May 14th in the West Meeting room. We will be reviewing the process of how the 2025 operating budget was prepared. We plan to send a blast email to invite residents to the meeting as well as submit questions in advance of the meeting. Our accountant, Andrea Galler, will be part of this meeting as well.

New FMC Chair has total support from previous chair, June Baker, for support.

Garden Club: Management wrote

We have two new members who have volunteered to chair the garden club. Neil and PJ Sklar. They will be working with Management and our landscaper to enhance our grounds.

Thank you Neil and PJ; we look forward to working with you both. They are looking for more members to join them!

FMC chair made a plug for Neil and PJ. These are the same people who served you hot dogs at the opening pool party, pizza on the 4th of July, coffee at the sweets party, etc. They are a fun couple to work with and encourage anyone who enjoys the out of doors to join this fun group..

This is the end of the April 2025 Management Report.

The following two action items needed FMC approval to move to the Board.

1. CT/HX – West cooling Tower #1 Fan Motor replacement which cost \$11,044.00. We have four towers, and each one has a motor. This motor is the last original motor, more than 25 years old. One motor was replaced in 2024, one in 2023 and one about 8 years ago.

By a unanimous show a hands the FMC approved to fund the cooling tower #1 fan motor replacement for the cost of \$11,044.00 with CT/HX to the Board.

2. Service Mechanical Inc. To replace the reversing valve on the East Compressor recently replaced in the amount of \$5785.00. This was approved by the members of the Board as an emergency repair and requires retroactive approval.

By a unanimous show a hands the FMC retroactively approved to fund the reversing valve on the East compressor recently replaced by Service Mechanical Inc., as an emergency, in the amount of \$5785.00?

The FMC chair closed the regular meeting and opened the Forum to residents' comments and/or questions.

The next FMC meeting is scheduled for Monday, May 19, 2025, at 7 PM and will be a hybrid meeting.

FMC attendees: Marie Aziz, June Baker, Inge Chilman, JoHannah Eklund, Grace Krumwiede, Wayne Krumwiede, (Diane Yeager, Bryant Stokes, Tremayne Bunaugh) absent

Board Liaison: Karen Johnson

Management Representatives: Courtney Pinnock, Andrea Galler