



## 🚧 Parking Garage Renovation – Phase 2 Update 🚧

### Phase 2 of the parking garage work will begin on October 1st.

Watch for changes to which doors and elevators to use. West Garage elevators will be back in service, while East Garage elevators will go out of service.

#### 📍 AFFECTED PARKING LEVELS:

- A-Level: H301E - H336E
- B-Level: P375E - P410E
- C-Level: P449E - P484E (including M010E & M011E)
- D-Level: P523E - P558E

🕒 **Deadline:** Vehicles must be removed from these spaces by FRIDAY, OCTOBER 3rd. Vehicles not removed may be towed at the owner's risk and expense.

#### 📍 ALTERNATE PARKING AVAILABLE:

Spaces are available at the garage across the street under 5109 S George Mason Drive.

✅ Stop by the Management Office to REGISTER YOUR VEHICLE(S) and PICK UP YOUR PARKING PERMIT. This permit must be displayed in your car(s). Have license plate info ready.

#### 📌 ADDITIONAL NOTES:

- If you rent out your parking space, notify the Management Office immediately with the renter's contact information.
- If you have an extra space available that could be used by someone else, please notify the Management Office.

*For questions or assistance, contact  
the Management Office.*

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

**General Manager - Tycia Haight**

**Deputy General Manager –**

**Courtney Pinnock**

**Accountant – Tim Oliva**

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

## GENERAL MANAGERS REPORT

BY TYCIA HAIGHT, GENERAL MANAGER

### Garage repairs

Phase 1 is now scheduled to be completed by the end of September. This is due to additional post-tension cable repairs on the ramp and repairs in the pool pump room. Additionally, there was a void reported under the concrete stairs landing on Level D in Phase 1 of the repairs. This area is being repaired using a grout injection to fill the void, which has resulted in a change in order (#1) for this work. The amount of this change order is \$22,377.00, which has been approved by the Construction Committee. This cost will be added to the end of the 2026 payment plan (December 2026). If there are any additional change orders, they will extend into early 2027. Phase 2, which will cover the upper levels of the East Garage, A, B, C, and D is scheduled to begin on October 1st. An initial email has been sent and more will follow. See details elsewhere in the newsletter.

### Concerning Incident in the Garage:

A resident entered the garage work zone during working hours, initially presenting himself and a colleague as an inspector and then as a contractor. The workers found the structural engineer to better handle the situation. The engineer advised us that the two people started asking questions about the scope of work, shop drawings, etc., stating they could have torn down the garage and rebuilt it cheaper than the cost for the repairs. As a result, a letter was sent to the owner requesting him to refrain from asking questions of the workers, engineers, staff, or others on-site for this project. He was reminded that only authorized personnel may enter the construction areas with proper protection. He has been informed that any questions should be addressed to Management directly via email and he also has been invited to attend the PPOC and Board meetings for future updates on the project.

### Retroactive Approvals for Committees:

During the last Board meeting, there was some discussion about retroactive approvals being presented to the FMC and PPOC members after the board and relevant committee chairs had already approved the emergency work. As a result of discussions and recommendations by the FMC and PPOC earlier this month and Board discussion on 09/24, retroactive approvals will be noted as informational in the Management Report (amounts and contracts will be included in the packets, which are in the Building Link Library), but no discussion and approval will be needed. Committee/Board members and residents may still ask questions or comment if they so choose. This change will allow for both transparency and efficiency.

### Water Leak Incident:

On August 29th, a resident reported a severe water intrusion in their HVAC closet. The Chief Engineer and his team responded and found that a hose ruptured in a unit on the 12<sup>th</sup> floor in the West Building. The water was immediately shut off, and both the Maintenance team along with housekeeping staff started working on water clean-up. Management reached out to Puro Clean to help with the water clean-up and drying-out process. Eleven units have reported damage. A report has been made to our master insurance carrier. The adjustor assigned will be out on Friday, September 26th to inspect as many units as he can get access to. Our Deputy General Manager or a member from the Maintenance department will accompany the adjustor to the effected units.

### Tree Cutting

In late August, Management had some additional trees pruned in the back of the West building. These were a safety concern as some of the branches were dead and could potentially fall during a heavy storm.



## Elevator Repairs Update

The West Freight Elevator was placed back in service on July 16 but later went back out of service shortly thereafter. Our elevator company, VTS, has been trying to locate the software needed in order to get the elevator updated and back in service. Greg was able to assist them with reaching out to our prior elevator consultant. We are still waiting for this software installation.

East Passenger Elevator 3 was repaired, and finally, on Thursday, September 4, Fairfax County's subcontractor came to inspect the elevator and approved the repairs, so this elevator is back in service.

Unfortunately, both the East Freight Elevator and East Garage Elevator 5 required new door opener replacements. Both elevators were placed back in service by Thursday, September 11<sup>th</sup>.

We have to keep in mind that the East garage elevators have had more wear and tear than usual, as these have been the only elevators used for residents to get to their vehicles in the garage during Phase 1.

### In-Unit Maintenance Charge Proposal Review:

Chief Engineer, Greg Grimm, has updated the in-unit charge price list as well as the labor rate. This was presented to the FMC, PPOC, and Board for review and discussion. The Board will vote on this proposal at their November meeting. As you may recall, our auditor has continued to note that we are not making income from our in-unit maintenance program. This proposal is available in the Building Link Library for resident review.

### No Cash Policy in Management Office:

Effective September 8<sup>th</sup>, Management put in place a no-cash policy since we now offer payments via credit card (+3.5 % convenience fee is charged by the company), Enumerate Engage, ACH, and paper check. If residents have not signed up for Enumerate Engage, I encourage them to do so. If you don't recall seeing the welcome email, contact the office for a new email to be sent.

The front desk will still accept cash for the nominal services purchased there; and the ATM machine outside the Deputy General Manager's office remains in place for residents' use.

### Judicial Lien Foreclosure:

Our attorney has recommended starting the Judicial Lien Foreclosure process that has been with their office for collections for several years. This action was approved by the Board at the 09/24 meeting. The goal for Judicial Foreclosures is to remove the non-paying owner and get a new owner who will pay their assessments each month.

### Building Insurance and Directors & Officers Insurance Policy Renewals:

We budgeted an increase of 15% (industry standard) for our building insurance. However, it came in at 10.9% while maintaining the same property deductible structure: \$50,000.00 for water loss and \$25,000.00 for all other perils. USI, our agent, worked very hard on its negotiations for this renewal. We have been informed that there is a high likelihood that our renewal next year may not be as favorable, which could result in a substantial increase in the deductible and premium. The implication is that unit owners may also want/need to increase their HO6/condo insurance water loss deductible on their policies. Watch for information about this in advance of next year's renewal.

Our agent was able to secure Directors & Officers coverage with Travelers with the same \$2500.00 deductible. They noted that we have a very low deductible, and recommended we consider increasing it in the

future because if we have a Directors and Officers claim this could result in a substantial increase in the premium for our next renewal.

Bottom line: Our current policies totaled \$310,638.00 for 10/2024-9/2025; for 10/2025-9/2026 the total is \$344,527.00; the overall increase is 10.3%. The premiums and deductibles will both rise with our next renewals.

### **Resident behavior towards Staff and Contractors:**

Unfortunately, I must report that we have had four incidents of irate behavior from some residents towards our staff and contractors during August and September. These incidents demonstrate why we need our walk-up windows.

*We know that difficult conversations and challenges are part of the work we staff engage in, but we are here to work FOR the SHUOA owners and the safety of ALL residents. Please keep this in mind when you come to speak with one of us.*

### **Action Items:**

**SHUOA 2026 Operations and Reserve Budgets** – The FMC committee unanimously voted at their August and September budget meetings to recommend an overall 9% budget increase including an additional .75% to reserve contributions. – **This will be voted on by the Board at the October meeting.**

**Brothers Paving and Concrete LLC** – This is for concrete repairs in the back of the East building and two areas of sidewalks, all of which are tripping hazards – **Approved \$7,225.00**

**Precision Doors and Hardware** – To replace the East Boiler Room and East Storage Room #3 doors – **Approved \$5,401.92**

### **Lift Net Elevator Monitoring System –**

Our current Elevator Monitoring software and computer are outdated and no longer available for updates or servicing (2003 vintage). Lift-Net 2.0 is the only fully integrated vertical transportation management solution to empower advanced data collection and instant control of all elevators on-site. This system will also be compatible with any future updates we make to the elevators, including the next modernization.

Installation of hardware and software (one time cost) – **Approved \$39,000.00**

Maintenance & licensing per year (billed annually) – **Approved \$9,204.48**

**Judicial Lien Foreclosure** – **Approved** in open session referencing account # 21886

The next **Board meeting** is on **Wednesday, October 22, 2025**, in the **West Meeting Room at 7 p.m.** It will be a hybrid meeting.

*Submitted by Tycia Haight, General Manager*

## PRESIDENT'S NOTES

BY RICHARD PORTER, BOARD PRESIDENT



Summer winds down, and the pool is closed. I hope you enjoyed both. Autumn brings its own pleasures, and SHUOA committees and the Board are back in full swing.

This month the board will receive recommendations for the 2026 budget and dues [aka monthly homeowners' assessment]. The board will vote on these matters at the October 22nd meeting.

Work continues on the garage project. We are a little behind and a little over budget but basically on track.

All East Building elevators are back in operation, which has reduced congestion.

We have had some issues with civility toward our staff. It is important that you treat our staff politely. Threats to staff will not be tolerated and will result in loss of privileges and referral to the police.

As usual we need more residents to become active in SHUOA Committees, as vacancies open. This is especially important for us as a self-managed condominium association. Committee service is a good way to find out how things work around here, what matters are of particular concern, as well as being helpful preparation if you are considering running for election to the Board.

Warm regards,

**RH Porter**

*Board President, SHUOA*



## In Memoriam: Remembering Heide Fechtman



August 30, 2025

We pause to honor the life of Heide Fechtman, who passed away on August 30th.

As an original Skyline House owner for over 45 years, Heide built lasting friendships and became a familiar presence in our community. She especially loved summers at the pool, where she shared laughter and conversation with neighbors under the sun.

Known for her artistic eye and stylish flair, Heide shared her creativity as part of the Ad Hoc Decorating Committee in the early 2000s, contributing to the design of the building's entrance circle and the beautiful galleries we enjoy today.

Her love of the outdoors, her warmth, and her artistry touched many of us. Heide will be deeply missed, but her spirit and contributions will remain a part of Skyline House.



*She is missed by everyone who knew her at Skyline House.*





## FINANCIAL MANAGEMENT COMMITTEE

BY JoHannah Eklund, COMMITTEE CHAIR



The Financial Management Committee (FMC) met in person and via Zoom for the eighth meeting of 2025 on Monday, September 15, 2025.

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

Total Income	\$	507,689.39
Total Expense	\$	517,815.23
Reserves Contributions*	\$	177,712.00
Federal & State Income Tax	\$	00.00
Net Income	\$	(10,125.84)

Please note that the budgeted amount for net Income was \$14,746 and the year-to-date budgeted income was (\$47, 722); our actual unaudited net year-to-date income was (\$36,383).

Total Income was (\$6,661) less than budgeted with accounts, such as Late Fees/NSF Funds, rental of Assoc Package/Storage, Satellite Radio Antenna, 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 (\$22,976), maintenance (\$7,121), and Contracts (\$7,035), were more than budgeted. All other categories were under budget for the month. August produced a much higher utility bill for water due to either a leak in the system or a problem with the meter along with some additional use due to garage renovation. This leak/meter problem is being investigated by Management. We will be updated next month.

Our General Manager, Ms. Haight delivered the Management report. The information in this portion of her report did not require any FMC action since it was all informational.

**Garage repairs:** The FMC chair pointed out the change order \$22,377.00 will be included in the December 2026 final garage payment. This is the best scenario possible because the December garage renovation payment due to the contractor is the smallest payment of the 24 payments.

**Retroactive approval for emergency work:** See Management Report

**In-unit maintenance charges proposal:** Chief Engineer, Greg Grimm provided the proposed In-Unit Maintenance Charge Schedule, which hopefully will take effect in January 2026. This revision primarily reflects the change in the cost-of-goods with a modest increase in the cost for labor (although the amount is still significantly less than hiring in sub-contractors). FMC members will be discussing and voting on it at the October FMC meeting so that it can be considered by the Board at their November meeting. It was pointed out that this in-unit program is not only for convenience, it is intended to incentivize residents to keep up with repairs and maintenance, which adds to the safety, quality, and value of our units and community. The proposal is available in the 09/24/25 Board packet on Building Link.

**No cash policy:** See Management Report

**The Judicial Lien Foreclosure process:** See Management Report

**Building insurance renewal update:** See Management Report



**The following action items needed FMC approval:**

**SHUOA 2026 budgets:** The FMC unanimously voted and recommends the following motions be forwarded to the Board of Directors:

- Adopt the revised 2026 Operations Budget (\$6,663,876.52) and the draft 2026 Reserve Budget (\$2,370,485.47) as presented.
- Increase the 2026 SHUOA Monthly Assessment a total of 9% - 8.25% for the operating budget and .75% for the reserve budget.

**Brothers Paving Proposal:** The FMC unanimously voted and recommends the following motion be forwarded to the Board of Directors: to fund the concrete repairs in the back of the east building and two areas of sidewalks for the amount of \$7225.00.

**Precision Doors and Hardware:** The FMC unanimously voted and recommends the following motion be forwarded to the Board of Directors: to purchase and install replacement doors in the East Boiler Room and East Storage #3 in the amount of \$5301.92.

**LiftNet – Elevator monitoring upgrade:** The FMC unanimously voted and recommends the following motion be forwarded to the Board of Directors: The purchase from LiftNet of a new hardware and upgraded software elevator monitoring system. The hardware and monitoring software installation is \$39,000.00. The software maintenance and licensing, which is billed annually, is \$9,204.48. The initial expense is thus \$48,204.48. The annual licensing fee is 3-year-price-warranty.

The **next FMC meeting** is scheduled for **Monday, October 20th, at 7 PM** and will be a hybrid meeting.

**FURNISHINGS & DESIGNS COMMITTEE**

BY Maria Elena Schacknies

Eight participants attended the FDC meeting on September 8th.

Urgent replacement of Lobby area plants and enhancements for the West and East Gallery walls were discussed as these areas shape first impressions for potential residents entering our buildings.

Due to budget constraints, artwork will be sourced online and walls painted neutral colors. Artwork selections will be made to complement the earthy tones of the Lobby. Improvements are capped at \$4,000 for galleries and \$1,000 for plants. A visual mockup and voting process will guide our decisions, with consideration for reusing existing frames and maintaining the Lobby's color scheme.

All owners are encouraged to attend FDC meetings. Regular participation brings forth new ideas and cost-effective solutions that continuously enhance the appearance and upkeep of our interiors.



## COVENANTS COMMITTEE

BY BERT BARRIOS



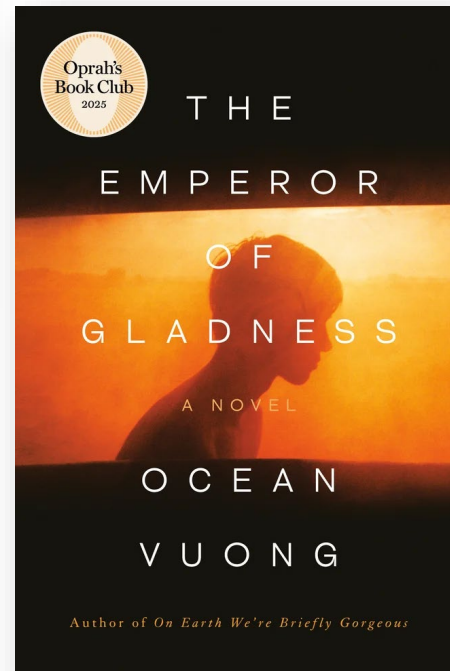
**Revised Noise Rule:** After complaints about several noisy remodeling projects that dragged on for months, the Board had a task force draft a revised rule to address the issue. The task force decided to tighten up the existing rule 13-B by further restricting the allowable work hours and days, and the Board has adopted the recommendation on 09/24/25, effective immediately. The revised rule reads ...

*In order to minimize the nuisance of noise from unit renovations, repairs, or installations, all noisy work shall be performed only between the hours of 8 AM and 5 PM on weekdays, but not on weekends or holidays. Noisy work is defined as any activity that involves hammering, drilling, sawing, or sanding audible from adjacent units or the hallway. (Common examples: bathroom remodeling; installation of ceramic tiles, hardwood floors, or cabinets.) This rule does not apply to emergency repairs undertaken or approved by the association. If the noisy work is expected to last longer than 10 days, notification to and approval by Management is required.*

The basic message to unit owners is this: Some noise during remodeling is inevitable, but don't drag it out. Don't hire one handyman to do the job of a team, and don't authorize work after hours. Let your neighbors enjoy their evenings and weekends in peace and quiet.

## Calling All Readers! Enjoy Autumn Reading with the SHUOA Book Club

by Joan Treistman



*"Ocean Vuong returns with an achingly beautiful novel about chosen family, unexpected friendship, and the stories we tell ourselves in order to survive." -- good reads*

Whether or not you have a chance to read or finish the book, you are welcome to come join our discussion. Also, we will be selecting our next few reads at this meeting.

**Wednesday, October 15th at 7:00 p.m. in the West Party Room**

**Next month: TBD, Wednesday, November 12th at 7:00 p.m. in the West Party Room**

Also, the **SHUOA Library** with items for children and adults is in the **East Building Penthouse**. It is open from **6-7 p.m. on Mondays**, except holidays, and from **1-5 p.m. on Saturdays**.



## TREASURER'S COMMENTARY

BY KAREN JOHNSON, TREASURER



I participated in the FMC meeting on September 18, 2025. As of this date, we have data for the month of August as well as data for the year-to-end of August, [which is two-thirds of our fiscal year].

For the year to date, total income was close to budget at \$4.11m. Components that were below budget were: rental of association parking/storage, move in/refinance, and income to the In-Unit Maintenance program. That shortfall was offset in part by other components, including: rental of association storage room, interest income, and move in/move out fees, which were above budget.

In August, income was somewhat below budget. Total expenses year-to-date were slightly below budget. Spending elements that were below budget included: payroll, payroll taxes and benefits, administration, maintenance, and supplies. Contracts were somewhat above budget, particularly for trash removal, as were utilities. Income taxes paid were also above budget.

Reserve contributions were on budget. Net income for the year-to-date is a small negative total, smaller than the budget was expecting. The balance sheet shows total assets at the end of August at \$2.2m. Total liabilities were \$443k. Reserves were about \$1.1m. Members' equity was \$685k. Total equity was \$1.7m.

Karen H. Johnson, Treasurer

## CHIEF ENGINEER'S ADVICE

BY GREG GRIMM, CHIEF ENGINEER

**Leak Detectors** are highly useful for preventing significant property damage and costs associated with water leaks, mold growth, and wasted water. These devices provide early warnings of problems by detecting leaks as they occur, sounding an alarm and/or sending alerts to your smartphone, so you can act quickly. Multi-pack leak detectors are readily available at hardware stores and online. They are a small investment with a big return.

Benefits of using leak detectors:

- **Prevent property damage:** Detectors catch leaks early, preventing water damage to flooring, walls, and cabinets, and reducing the risk of mold and wood rot.
- **Save money:** Early detection significantly lowers repair costs and reduces high water bills caused by undetected leaks.
- **Provide peace of mind:** Smart detectors offer 24/7 monitoring. You can receive alerts on your phone to act promptly, even when you're away from home.
- **Conserve water:** By identifying leaks quickly, these systems help reduce water waste, contributing to environmental conservation efforts.

How they work:

These puck-like devices have small **sensors that can detect dripping or pooling water** then sound an alarm and send smartphone notifications when a problem occurs.

Considerations:

- **They don't prevent issues:** Leak detectors monitor for issues but don't prevent plumbing problems from occurring, making regular plumbing maintenance still necessary.
- **Power and connection requirements:** Smart detectors require a power source or batteries and will need an internet connection to function properly.

Placement recommendation:

- Place at least one leak detector on the floor of your utility closet.
- Place additional detectors under your kitchen sink, beside your washing machine, inside vanities, and any other locations you may experience a water leak.

## PHYSICAL PLANTS & OPERATIONS (PPOC)

BY BRYANT STUKES, COMMITTEE CHAIR

### Opening:

The PPOC met on September 17, 2025. The Chair reported that the FMC approved the 2026 Reserve and Operating Budget in August, establishing the 2026 Condo Fee increase at 9% to fund projects planned for the coming years. Additionally, the Chair stated that he will step down in October and asked community members to volunteer for the role of Chair.

### Informational/Discussion:

The committee reviewed the following:

- Work Orders for August and In-Unit Maintenance Price Change Proposal
  - The committee discussed this, as we do each year, and saw no issue with raising the fees, as they are still lower than outside vendors charge.
- 2025 Garage Project
  - See Management Report
- No Cash Policy - Effective September 8
  - The committee was informed of this new policy, which we had no issue with.
- Retroactive Approval for Emergency Work
  - The committee discussed and felt we do not need to approve emergency work that has already been authorized. Simply acknowledging it in the Management Report would suffice in the future.
  - See Management Report
- Building Insurance Renewal Update
  - See Management Report
- SHUOA 2026 Reserve/Operations Budget
  - The committee discussed and had no reservations; forward to the Board.

### Action Items:

PPOC Approved Items:

- Brothers Paving and Concrete LLC - \$7,225
  - Concrete repairs at the back of the east building and two areas of the front-side sidewalks.
- Precision Doors and Hardware - \$5,401
  - Replace the East Boiler Room door. Replace the East Storage Room #3 door.
- LiftNet - \$48,204
  - Elevator monitoring software and hardware upgrade for all elevators.
- Removal of the unrepairable "Lobby" sign next to the bus stop on S. George Mason

### Open Forum:

We had a spirited open forum, during which misinformation was addressed yet again, while acknowledging that everyone should have a chance to be heard.

The next **PPOC** meeting will be on **Thursday, October 9th at 7 p.m.**



## ACTIVITIES COMMITTEE

BY PEGGY MOHL

### Activities Committee Report

#### Paper Shredding Event – August 2

Our Paper Shredding Event outside the East Loading Dock was a huge success! Residents showed strong interest, so we'll likely host this again.

#### National Night Out – August 5

Residents gathered with our Skyline Plaza neighbors for National Night Out. Everyone enjoyed ice cream, lively conversations, and the chance to meet local police and fire officers.

#### IN Taste of India – August 16

Hosted by Aakriti Aswani, our Cultural Awareness Event was an unforgettable 'Taste of India.' Residents learned about Indian traditions while cooking and enjoying delicious Indian street food.

#### Neuropathy Seminar – Sept 4

About 50 residents attended a health seminar on neuropathy presented by staff from Full Motion Integrated Medicine. Informative and engaging, this session highlighted new ways to improve wellness in our community.

#### Happy Hour – Sept 20

Our most recent big social event was a Happy Hour on the Mezzanine to welcome autumn! We shared food, drinks, laughter, and community fun.

#### Book Club & Bridge Group

Both the Book Club and Bridge Group met as usual, keeping our traditions alive and giving members a chance to connect and unwind.

### Activities Committee Financial Report 2025 YTD – 9/17/2025

#### Opening Balance: \$1399.10

Sweet Social expenses: (\$384.85)

Dementia Lecture expenses: (\$42.45)

Dumplings Cooking Class expense: (\$230.33)

Mothers and Others expenses: (\$296.04)

Summer Pool Party expenses: (\$348.63)

National Night Out expenses: (\$198.11)

Indian Street Food Cultural Event expenses: (\$239.89)

*Expenses subtotal: (\$1740.30)*

Donation from Inge Chilman: \$20

Mothers and Others revenue: \$80

Summer Pool Party revenue: \$211

Donation from Adriana Torres: \$100

*Income subtotal: \$411.00*

**Closing Balance - \$69.80**

## GARDEN CLUB NEWS

BY NEIL SKLAR

The Gardening Club had its first walk-about meeting on September 19th looking at areas in the Lobby and outside from the entry driveway and around the Octagon.

Our initial effort will be to improve the look of the Lobby with some new planters and plants that will complement what is working, maintain the security flow, and add beauty/visual interest. Our ideas will be forwarded to the FDC for their review.

And, for you dirt diggers, yes, eventually we actually will be gardening too!

Anyone interested in joining us please contact me, Neil [neilsklar167@gmail.com](mailto:neilsklar167@gmail.com).

## SECURITY SAFETY & NEIGHBORHOOD WATCH

**Handling Unwanted or Incorrectly Addressed Mail****✉ Unwanted Mail**

Please do not leave unwanted mail—whether specifically addressed to you or labeled 'Resident'—on the shelf beneath the announcement box. Even if you think others might be interested (such as magazines or sales flyers), this is not permitted.



If you do not want it:

- Place it in the disposal box located below the shelf, OR
- Recycle it yourself.

**Incorrectly Addressed Mail**

If you receive mail that is not yours and is specifically addressed to another resident:

- Turn it in at the Front Desk.
- Staff will ensure it is returned to the mail carrier for proper handling.



Do not throw it away unless it is bulk mail (e.g., sales flyers addressed to 'Resident').

*Reminder: Properly handling mail helps keep our community organized and ensures everyone receives what is intended for them. Thank you for your cooperation!*

**Halloween is Coming!**

**Saturday, October 25th**, Bring Your Own  
Pumpkin Decorating Activity

**Friday, October 31st**, Decorated  
Pumpkin & Door Display Contest along  
with Trick-or-Treating


Watch your email and the  
Announcement Boards near the  
elevators for more details.







## OCTOBER 2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3	4 <i>Blindness Awareness/Kids</i> 1:30-3:00 PM  1:00 PM- 5:00 PM Library is Open
5	6 6:00 PM – 7:00 PM Library is Open	7 Bridge 3-5 PM Activities Committee 7:00 PM	8	9 PPOC Meeting 7:00 PM	10	11 1:00 PM- 5:00 PM Library is Open
12	13 Furnishings & Designs Committee 7 PM  6:00 PM – 7:00 PM Library is Open	14 Bridge 3-5 PM	15 Book Club 7:00 PM WPR	16	17	18
19	20 FMC Committee 7:00 PM  6:00 PM – 7:00 PM Library is Open	21 Bridge 3-5 PM	22 SHUOA Board Meeting 7:00 PM	23	24	25 <i>Pumpkin Decorating Day</i>  1:00 PM- 5:00 PM Library is Open
26	27 6:00 PM – 7:00 PM Library is Open	28 Bridge 3-5 PM	29	30	31 <i>Halloween Pumpkin Decorating Contest</i>	

***Taste of India - Street Food Experience by Sheri Stroud***

The West Penthouse was buzzing with activity way before 11:00 AM on August 16th. Tables and chairs were set up to accommodate 60 + residents to sample Indian Street Food. Your Activity Committee members worked hard getting the tables set with bowls of various munchies, spices and sauces.

We far exceeded the limit of 40 sign-ups and were concerned if we had enough food for all. But in good old Skyline House fashion we shared and managed to accommodate all who attended. Phew!!

The event leader, Aakriti, promised tastings of spicy, sweet, and exotic Indian street food and she delivered. We had fun assembling the different puris and tasting them.

It was another successful Cultural Awareness event! Looking forward to where we will “travel” next.





***Art Gallery Tour by Sheri Stroud***

July 26th was a special day for a group from Skyline House. We visited the National Art Gallery and had a private tour given by Yvonne Porter, a Gallery docent. Yvonne explained along the way what we should look for and why the artist stood out. For many of us this opened mental doors regarding art and created a new fascination. After the tour we all gathered for lunch and conversation in the Museum's Garden Café. Thank you so much to Yvonne for giving us your time and sharing your knowledge. What a fabulous day!



### *The Community Shred Event!! by Sheri Stroud*

It was finally here! On August 2nd, we had a truck here from 10 a.m. To noon. By 9:30, people were lining up along the east loading dock with their boxes and bags of papers to shred. It was quite the social engagement! Precisely at 10 the line began to move. And it was fast! Dominick, the driver, said he had the bigger truck with the bigger containers so more could be loaded and at a quicker pace. A couple of people made multiple trips to the truck with their loaded boxes. One person commented that it was nice to see her closet floor again. Everyone was very happy to have their items securely removed. A big thank you to the Board of Directors for sponsoring this event, to Chesapeake Paper Systems for coming to us all the way from Baltimore, and to Dominick, who engaged with our residents and really made it much more than just a paper shred event.





## *SHUOA 101 – 2026 Budget Suggestions with the Budget Planning Committee's Responses*

Each year, in the spring/early summer, the Budget Planning Committee, the Financial Management Committee (FMC), the Physical Plant & Operations Committee (PPOC), and the Board of Directors solicit suggestions for the upcoming budget year. All suggestions are reviewed for their feasibility, cost (initial and over time), and impact on the whole Skyline House community.

Thank you to all who submitted suggestions to consider while we were in the 2026 budget process. We received suggestions from 15 or so owners out of 559. The cutoff to receive these suggestions was July 15, 2025. Note: suggestions submitted and not funded for 2026 can be resubmitted for 2027.

Below are our responses to this year's suggestions.

**Parking:** Lack of parking was a concern for one person, either for guests or for people with more than one car. This is a question that has been raised and addressed every year since the buildings have been developed. In the late 1970s and 1980s, builders provided space they thought would be adequate, and that turned out to be wrong. Original owners quickly purchased additional garage or outdoor spaces, so there are none available for the Association to rent. Guest parking has always been lacking, and, although various Boards have looked at ways to get additional spaces (e.g., before office buildings were turned into small apartments across the street), a permanent solution has never been found. Lack of adequate parking has and will remain a problem.

**Additional EV Chargers:** Perhaps in 2027, after the garage work is done, we will be able to install additional chargers. That will depend on adequate space and adequate electricity.

**Association fees kept at par:** The person who suggested that Association fees be kept at par "if we don't need to use the funds" has probably not read the Foresight's Committee report which lists major repairs for the next 5-10 years. We suggest that every owner should read the report to understand the repairs needed in 40-some year-old buildings. (See instructions for how to find the report at the end of this column.)

**Paying for facilities:** A resident voiced concern about paying for facilities or amenities. The only amenities that a resident must pay for are the party room rental fee, damage deposit, fee from their insurance provided for the required event insurance, security guard(s), and cleanup charges if the room is not returned in the same condition as rented. All other amenities, such as fitness equipment, the swimming pools, use of common areas, billiard room, etc., are included in the monthly condo fee.

**Pool table resurfacing:** This is being budgeted.

**Additional gym equipment:** This is being budgeted.

**Changing corridor carpet and unit door trims:** The Furnishings and Design Committee has begun to discuss various aspects of modernizing residential corridors and galleries. We suggest that you join the Committee which meets regularly.

**Window Washing:** Both commercial and private use of robots has increased, and SHUOA is actively pursuing looking at both aspects. For those who may not be aware, OSHA changed the rules on how external window washers could do their jobs about 5 years ago. Installing equipment on both roofs would be prohibitively expensive. Robots may be the solution, so fingers crossed!

**East and West Galleries Walls:** The Furnishings and Design Committee's request is being budgeted.

**Installing Grills on the Garage Roof:** Two people suggested installing grills on the mezzanine (garage rooftop) that residents could rent. First, using propane gas is dangerous if not carefully attended to, and some residents do not know how to handle equipment with propane gas. Our insurance rates would be negatively affected if we allowed its use in a common area (or in private areas). And, Housekeeping would have to be responsible for cleaning the grills and the areas surrounding the grills, because people may not clean up after themselves. A suggestion from long-term owners is to purchase a small **electric** grill for use on your balcony.

**Adding a sidewalk in front of the building:** Several people expressed concern about walkers who do not have a safe sidewalk. Underneath the grass in front of the West building lie water pipes that feed the West building, sprinklers, and other utilities. Moving the pipes/utilities is a major job. In addition, any sidewalk that we install will have to conform to ADA requirements (wheelchairs) and simple tile installation would not work. Meanwhile, there is a way to safely get into/out of the complex – by using the ramp path next to 3711, the Main Lobby, which does go down to S. George Mason Dr. next to the bus stop.

**Kiddy Room – Air Conditioner Control:** The SHUOA Maintenance team controls the Kiddie Room AC via computer on our energy management system and the Kiddie Room does not require a timer that users can control. The temperature for that room is on a schedule.

**Playground on Mezzanine:** What age group is this playground meant to accommodate? For children: it is too dangerous for children to play on the roof top – the cost for liability insurance alone would be staggering. For middle and high schoolers: they have other options including participating in sports, clubs, and activities. For adults: the number of residents taking advantage of this amenity would make the cost for construction, liability insurance, and noise pollution for all residents on the garage side of the buildings most undesirable.

**Business Center:** During the pandemic, one of the party rooms was turned into a quasi-business center. Afterward, people no longer used the room. PPOC asked whether a business center was needed, and the consensus was overwhelmingly – Meh!

**Two-Year Mandatory Inspections for Water Leaks:** This suggestion should be made to the PPOC committee and not the budget planning committee. It can be made in-person at a meeting or via email to the PPOC chair. Engineering has carried out such inspections in the past and will do so in the future.

**Green Space Adjacent to S. George Mason Dr.:** We are not sure which green space (or portion of space) adjacent to S. George Mason Dr. is referred to in the request. A more specific idea could be addressed to the Gardening Club.

**How to access the Foresight Committee documents mentioned above:**

1. Log into Building Link either via the web or the mobile app.
2. On the homepage, click on the Building Library.
3. In the text search box type: foresight
4. Click on the + sign, there are the three documents.

*Most months SHUOA 101 will feature some aspect of Skyline House that is useful to know about. If you have a question or an idea, please email: [shuoa-news@googlegroups.com](mailto:shuoa-news@googlegroups.com). We may not be able to publish all of them, but they all will be read.*

## Join the Skyline House Community Relations Committee!

### Help Shape Our Association's Relationship with the Wider Community

The Board is seeking enthusiastic owners who are interested in making a difference by joining the Community Relations Committee.

### About the Committee

The Community Relations Committee's charter is to establish and maintain strong relationships with the community-at-large and to advise the Board on issues that may be of interest to the Association. The committee plays a vital role in keeping the Board informed about external affairs (district, city, county, private development, safety) that could impact on our Association, property values, and all our members.

### Why Join?

- Engage with the wider community and promote positive connections.
- Be informed about developments and external issues that may affect our neighborhood.
- Advise the Board on matters important to members and the Association's future.
- Make a meaningful contribution and have your voice heard.

### Get Involved

If you are interested in becoming a member of the Community Relations Committee, please reach out to Maria Elena Schacknies, Vice President of the Board, at [mariaelena.shuoa@gmail.com](mailto:mariaelena.shuoa@gmail.com).

If there is enough interest, the Board will re-instate the Committee at the October 22, 2025, Board Meeting, and the important work of fostering our community connections can begin.

We look forward to your participation and commitment to strengthening our Association's presence and influence in the broader community!

# CALLING ALL BALCONY GARDENERS!

By Yvonne Porter



Please take photos of your container gardens before they go to sleep for the winter! Next spring let's share your photos and tips about what plants thrive on different sides of skyline house. We will use your photos to illustrate your gardening tips. Many of us know about a certain prodigious gardener who has a bountiful harvest of basil and herbs on a south-facing balcony, but we "heard tell" that someone has succeeded in growing corn with a northern exposure! If that's possible, who knows what we can do? Sometimes it takes years of experimentation to succeed in finding the right plants for your balcony. Let's try to shorten that learning curve by sharing our successes.

Joys of a balcony garden:

- Adds footage to your living space  $\frac{3}{4}$  of the year
- Provides a space for refuge and contemplation
- Adds beauty to you home
- Enhances the overall exterior appearance of skyline house

Forward your photos and tips to Yvonne: [ypshuoa@gmail.com](mailto:ypshuoa@gmail.com). You will be contacted, and your photos and tips will be published in late May/early June as the growing season begins anew.



**In My Opinion by Maria Elena Schacknies***Why Increasing the Homeowners' Association Fee Is Critical Now*Overview

Our condominium community is currently facing several financial challenges: our reserves are low, elevator repairs are needed regularly (For people on the higher floors, the elevators are a fundamental matter of habitability. If our buildings were only four stories high, we would not have to worry so much about elevators going out of service for months on end because they can no longer be serviced.), and the final cost for our garage work is uncertain. Given the situation, raising the condo fee supports our property's long-term stability.

Importance of Funding Our Reserve Fund

A healthy reserve fund is crucial for the financial health and future of our condominium. Presently, our reserves are insufficient to cover upcoming major expenses such as elevator replacements and essential upgrades to the corridors, gallery flooring, and wall paint. Addressing this now will help us avoid financial strain in the future.

Key Reasons to Support the Increase

- **Future-Proofing Our Property:** By adequately funding our reserves, we prepare for inevitable major expenses. Without this preparation, we risk facing financial difficulties that could result in special assessments, which are often burdensome for owners, or loans, which are more expensive in the long run.
- **Maintaining Property Value:** The condition of our common areas and infrastructure directly affects property values. A well-maintained property with a robust reserve fund increases attractiveness to prospective buyers and helps sustain higher resale values for current owners.
- **Avoiding Special Assessments:** Insufficient reserves can force us to impose special assessments to cover unexpected costs. These assessments can be significant and inconvenient. A well-funded reserve minimizes the likelihood of these sudden expenses.
- **Ensuring Safety and Compliance:** Upgrades such as elevator repairs are essential not just for aesthetics, but for safety and regulatory compliance. Keeping these systems in good working order is vital for everyone's safety.
- **Financial Stability and Planning:** Maintaining a strong reserve fund demonstrates responsible financial management and planning. It reassures owners that we are prepared for future needs and are managing our resources proactively.
- **Community Well-being:** A well-maintained property enhances the living experience for all residents, fostering pride and a sense of community.

Call to Action

I ask for your support in increasing the condo fee for 2026 by 10%. This measure will help us properly fund our reserves, ensuring the long-term financial health, safety, and well-being of our community. By working together, we can keep our property safe, attractive, and valuable for everyone. The fee will be discussed at the next Board meeting on October 22nd, please consider attending.

# BOARD OF DIRECTORS & COMMITTEES 2025-26

Position	Name	Unit	Email	Phone #	Term
<b>PRESIDENT</b>	Richard Porter	1005E	<a href="mailto:Rporter325@aol.com">Rporter325@aol.com</a> , <a href="mailto:Rhporter@gmail.com">Rhporter@gmail.com</a>	(414) 870-0499	2025
<b>VICE PRESIDENT</b>	Maria Elena Schacknies	1302W	<a href="mailto:Mariaelena.shuoa@gmail.com">Mariaelena.shuoa@gmail.com</a>	(703) 225-8569	2025
<b>TREASURER</b>	Karen Johnson	1511W	<a href="mailto:Kjohnson1@verizon.net">Kjohnson1@verizon.net</a>	(703) 379-0322	2025
<b>SECRETARY</b>	Linda Councill	1404W	<a href="mailto:Lec22041@gmail.com">Lec22041@gmail.com</a>	(703) 217-5184	2026
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<b>DIRECTOR</b>	Sarah Kreger	301W	<a href="mailto:sak22041@gmail.com">sak22041@gmail.com</a>	(703) 593- 3806	2025
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<b>PHYSICAL PLANT &amp; OPERATIONS</b>	Bryant Stukes (thru Oct. 2025)		<a href="mailto:Tbstukes@gmail.com">Tbstukes@gmail.com</a>	(703) 824-9293	
<b>KIDDIE COMMITTEE</b>	Joe Rahall & Aakriti Raswanti	0802E & 1710W	<a href="mailto:skylinetoydonation@gmail.com">skylinetoydonation@gmail.com</a>		
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