



INDEPENDENCE DAY - “When in the course of human events...”

It’s the semicentennial or 250th anniversary of the signing of the Declaration of Independence. While the BIG fireworks show will be on the National Mall, there are a number of local, nearby celebrations to join in.

Skyline House:

- *Fireworks Viewing, Saturday, July 4th, East Building Rooftop, 9 p.m.;* weather permitting, bring your own chair, only water is allowed, space is limited.

Falls Church:

- *Civic Jam, Friday, July 3rd, Cherry Hill Park, 6 to 10 p.m.;* features lots of live music, tasty food/drink, and games for all ages, no fireworks, pet friendly, free, <https://www.fallschurchva.gov/civicjam>.
- *Independence Day Readings, Saturday, July 4th, The Falls Church Episcopal, 12 p.m.;* join in the annual group reading of our nation's key Constitutional documents inside the historic, pre-revolutionary sanctuary.



Arlington:

- *Long Bridge Park 4th of July Celebration, Saturday, July 4th, 475 Long Bridge Drive, Crystal City, 3-10 p.m.;* features a crafts market, live music, numerous food trucks, and games—not to mention a great view of the National Fireworks, free, arlingtonva.us.

Alexandria: Note neither of these events take place on July 4th weekend

- *Sail 250 America: Sails on the Potomac/48th ALX Jazz Fest, Friday-Sunday, June 12-14, Waterfront Park and Robinson Terminal South, see website for schedule;* features live music, family activities, and check out the tall ships: *Gazela, Kalmar Nyckel, Providence* and *Sultana*, free, <https://www.alexandriava.gov/arts/alexandria-jazz-fest>.
- *Alexandria 277th & USA 250th Birthday Celebration, Saturday, July 11th, Oronoco Bay Park, 6-10 p.m.;* music starts at 6 p.m. and the grand finale fireworks display is at 9:30 p.m., free; rain date: Sunday July 12, 2026.

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West Building Resident Coordinator
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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 Repair Project Update:

Pool beam work has been completed. We were informed that the work was less extensive than anticipated. Phase 4 will most likely continue through July. The two approved precast panels will be installed during this phase. Then, we will start Phase 3, which was skipped. There are still ongoing discussions about courses of action to perform the sealing and coating.

Change order number four was presented this week. I found some discrepancies in the numbers presented. They were discussed with the Project Manager and Structural Engineer. We are waiting for the updated document.

Pool Opening:

The pool was supposed to open on Saturday, May 23rd, but was delayed due to the rain and cold water temperature. We anticipate the pool opening on Thursday, May 28th.

Elevator Modernization Survey:

The report was included in the April FMC package for review. If the Board has any questions, please let us know. A Foresight Committee meeting is being scheduled, and this will be one of the main topics.

Cox Bulk Proposal Agreement

The 5-year renewal agreement was approved by the Board and signed by President Porter.

Utility billing:

Water/Sewer bills have arrived for both buildings; both are in line with each other and within a normal range – West: \$64, 275.94 and East: \$64,586.38. This would have impacted on our cash flow without the recently approved LOC draw of \$200K. [We will continue to monitor the impact of the garage project, cooling towers, and pool refill on the next bill.]

The common area electric bill for April is \$34,827. [This was a decrease of \$14,337 from the March bill of \$49,164.08 and a big decrease from February.] However, we can expect major increases in the bill as warmer weather approaches. Note that the Chief Engineer has increased the hallway thermostats to decrease the use of air conditioning in the common areas.

Budget Meetings:

Our first budget (Reserve) meeting is scheduled for June 4th. This meeting will include Management, Staff Accountant, Chief Engineer, FMC Chair, PPOC Chair, and the Financial Management Oversight Committee. We will plan the first Operating budget meeting during the June 4th meeting.

As per our normal process, the open budget meetings, which residents can attend, will be held in August. At the June FMC meeting, we will discuss the dates for those meetings. The reserve meeting is always first, followed by the operating budget on two separate evenings. Residents are welcome to come listen and learn. The Board will be updated once those meetings are scheduled.

Line of Credit:

As the approved method to help with our cash flow needs, a draw from the line of credit was initiated on Friday, May 8, 2026, in the amount of \$200K. Currently, the interest-only payments will be \$1500.00. These will automatically be withdrawn from our operating account by Burke & Herbert Bank. As discussed, payments to the principal will be made starting in 2027.

Delinquencies:

Our attorneys have become more aggressive with our delinquencies. Recently, they made three recommendations that will be addressed tonight in executive session.

Approvals Needed:

1. **Delinquency Recommendations from Segan & Mason – *Approved w/modifications by the Board (in executive session)***

Three recommended actions: one judicial foreclosure and two payment plans.

The next Board meeting is scheduled for **Wednesday, June 24th at 7:00 p.m.** This will be a hybrid meeting.

Tycia Haight, General Manager

**“To accomplish
great things we
must not only act,
but also dream;
not only plan,
but also believe.”**

ANATOLE FRANCE



PRESIDENT'S NOTES

BY RICHARD PORTER, BOARD PRESIDENT



The big news is that SHUOA has stepped up to deal with its finances. At a special board meeting last month, it was determined to borrow as much as \$330,000 to meet obligations in 2026. The amount will be

repaid in full in 2027. This means we will cover our shortfall that was due to the high rise in operating costs experienced by condos across America. As was stressed at the meeting, this also means dues increases in 2027 must cover both the increased operating costs and the loan repayments with interest.

While the increase in operating costs was not anticipated soon enough, we now have in place new financial oversight by the board that coordinates better with management and our outside accountants. We are also expecting timely updates from the Board Committee advising on likely cost increases well into the future.

I think this is a good time to say that the General Manager has put together the best management team at Skyline House since I have lived here. We have an on-staff accountant, not just a bookkeeper. And we have an experienced Deputy General Manager whose property and MBA background give us a wealth of knowledge to draw from. Now what we need is to smartly harness that expertise, so we stay ahead of the financial curve. We have the tools. Let's do the job.

Warm regards,
RH Porter
 Board President, SHUOA

SPECIAL BOARD MEETING RESULTS

Decision

On May 6, 2026, there was a Special Board meeting to consider and vote on two cash flow proposals: a Mid-year 2026 HOA Special Assessment or a Line of Credit Draw payable by unit owners in 2027.

The meeting room was full and there were many tuned in over Zoom as well. It was heartening to see and hear more involvement than is typical. As one would expect, there were an array of perspectives shared and questions asked. After about 90 minutes of owner participation, the vote was taken:

Line of Credit Draw - 4 votes
 HOA Special Assessment - 2 votes
 Abstention - 1 vote.
 The LOC Draw option passed.

What does this mean for unit owners?

For the time being, it means staying informed via attending FMC and/or Board meetings, and/or reading the Skyline House Newsletter and emails. Updates will be provided as we go through the budgeting process. There will be budget review meetings that owners can attend to listen and learn about the process in August as well as discussion time at the September Board meeting before the 2027 operating and reserve budgets are approved and adopted. When the annual HOA Unit Owners Fee increase letters are sent out in December the specific information for each owner will include the 2027 HOA fee plus the LOC draw cost for that unit. Based upon the current projection of drawing \$330k at 7.5% interest [note: this interest rate has changed due to recent fluctuations in the bond market and is currently 9%], the 2027 range in cost p/unit will be approximately \$400-\$900 proportioned by tier (as are HOA fees) divided by 12 months. *These numbers are best estimates based upon current projections and could be subject to change.* We do not currently know what the HOA fee increase percentage will be for 2027, but we do know it will be higher than 9% as that proved inadequate for meeting this year's expenses.

What are the Financial Oversight Committee's next steps?

1. Complete the \$200k draw that will see SHUOA through the summer, which was done on May 8th.
2. Continue the monitoring processes that have been set up to make sure we are on track with our projections and take another draw in the fall as needed.
3. Begin working on the projections for the 2027 reserve and operating budgets with our General Manager, Tycia Haight, Deputy General Manager, Courtney Pinnock, Staff Accountant, Tim Oliva, FMC Chair, JoHannah Eklund, PPOC chair, Neil Sklar, Treasurer, Elizabeth Hubert, Chief Engineer and Board Director, Greg Grimm, and former Treasurer and Board Director, Karen Johnson.

FINANCIAL MANAGEMENT COMMITTEE

BY JoHannah Eklund, COMMITTEE CHAIR



The Financial Management Committee (FMC) met in person via Zoom on Monday, May 18, 2026.

Financial figures for the month of April 2026 are:

Total Income	\$	560,643.55
Total Expense	\$	594,878.95
Reserves Contributions*	\$	233,441.02
Federal & State Income Tax	\$	5,150.00
Net Income	\$	(34,235.40)
Reserves Total	\$	818,765.49

Please note:

1) The budgeted amount for Net Income was \$21,167.44 and the year-to-date budgeted income was (\$10,462.99); our actual unaudited net year-to-date income was \$116,211.88 which gives the association a Year-to-Date Variance of \$126,674.87.

2) Total (garage) Reserve Year-to-Date - \$633,626.40, which should have been \$800,370.76, leaving a variance of \$166,744.36, which is the remaining balance of the Feb. reserve contribution.

Total Income was \$5,320.51, more than budgeted. Accounts such as Late Fees, Rental of Facilities, and Interest Income produced less income than budgeted, while Legal Fees Recovered, Move-in, In-unit Maintenance Income, EV Charging Station Income, and Miscellaneous Income showed positive income for the month.

Expense categories for utilities were \$101,901.66, which were (\$34,391.95) more than budgeted. The variance for water was (\$3,611.87), while for electricity it was (\$30,779.98). The total utilities account is (\$93,724.13) over budget year-to-date. Other accounts also over budget included: Legal Fees, Financial Services, Bad Debt, Stationery & Printing, and Licenses and Permits. All remaining accounts were under budget.

The first item on the agenda was approving the minutes. With a nearly unanimous vote of approval the FMC membership approved the FMC April 2026 minutes.

The second item on the agenda was a few words from the FMC Chairperson: This evening our committee became familiar with a new accounting chart which our accountant, Tim Oliva, calls SHUOA Potential Budget Variations. It is based on 2025 budget v. actual, 2026 budget vs. projections, and the 2027 projected budget, which will be filled in as the 2027 budget planning process commences in June. Board of Directors Treasurer, Elizabeth Hubert, explained this new chart and its purpose, which is to keep the Management’s, FMC’s, and Board’s eyes on the key factors that affect our budget projections to facilitate a quick response as needed. The chart was included in the FMC packet and is thus available on Building Link in the Library.

The third item on the agenda was the SHUOA General Manager’s Report for April 2026.

The fourth item on the agenda was a review of the financial statements. The chair asked each individual member present from the FMC if they had any questions or concerns about the delinquencies, and financial reports, which include total income, total expenses and net income. Our accountant, Mr. Oliva was on Zoom to answer any questions.

The fifth item on the evening’s agenda were issues for information and discussion:

1. Garage repairs – Update by Ms. Haight, which included some good news because the beam damage under the swimming pool was less than anticipated.
2. Lerch Bates Elevator Survey – Questions from the Committee will be addressed when the Foresight Committee meets early next week.
3. Judicial Foreclosure Attorney Recommendation – Our attorneys have become more aggressive with our delinquencies. There is a unit they are recommending for judicial foreclosure. The \$206,774 owed by Current Owners in Collections as of April 11, 2026, clearly points out one reason why we needed to draw money from our Line of Credit.
4. 2027 Budget Process – The Management, FMC chair, PPOC chair, Chief Engineer, and BOD treasurer will begin the 2027 process on June 4 at 11 AM. A change this year is that this committee will study the finances for two years at a time (2027 and 2028) going forward.
5. SHUOA Potential Budget Variations Chart – see above.

There were no action items on the May agenda.

The finance chair closed the regular meeting and opened the forum to residents' solutions, suggestions, and questions on how to improve the finances of our property.

The next regular FMC meeting is scheduled for **Thursday, June 18, 2026**, at 7:00 PM and will be a hybrid meeting.

JoHannah Eklund, FMC Chair

GARDENING COMMITTEE

BY NEIL SKLAR

There soon will be five new planters and plants in the Lobby, and the plants that live outside for the summer will be moved to the Mezzanine. In addition, the landscaper has given us some plants to put into areas that the committee takes care of. Please contact me if you are interested in gardening around Skyline House.



Where Else Can I Find the Newsletter?



Visit the SHUOA website www.shuoa.org for a pdf of the current newsletter or use your BuildingLink Login to get to the most current calendar, current and past newsletters, and important governance documents in the BuildingLink Library.

The Skyline House Newsletter is published in: February, March, May, June, July, August, October, November, and December of each year. April and September are Skyline House News Briefs for annual election results and budget news respectively. January has no issue. Print issues are available at the Front Desk and the mailbox areas, and a pdf is emailed. The current issue is posted on the Skyline House website, and all issues and monthly calendars are available in BuildingLink.

TREASURER’S COMMENTARY

BY ELIZABETH HUBERT, TREASURER

I attended the FMC meeting as a liaison on May 18, 2026. As of that date, we had financial data for the month of April and for the year-to-date ending April 30, 2026.

Monthly:

Monthly Total Income Actual is \$5,320.51 over budget [with \$560,643.55 actual and \$555,323.04 budgeted]. This positive amount is primarily due to an increase in In-Unit Maintenance Income being \$4995.47 over projected. All other income categories are neutral or slightly negatively performing.

Monthly Total Expenses are over budget by (\$60,723.35) [with \$594,878.95 actual and \$534,155.60 budgeted], which is due to a Feb. Reserve Contribution make up payment of \$33,348.33 as well as Income Taxes, Contracts, and Utilities. Payroll, thus payroll taxes and benefits, remain less than budgeted. Additionally, Supplies are also under budget. All other areas are neutral or slightly over budget.

Year-to-Date:

YTD total income is (\$11,753.95) under budget [with \$2,209,538.21 actual and \$2,221,292.16 budgeted]. This negative amount is the result of Miscellaneous Income, Legal Fees Recovered and Move-In over performing with all other income categories neutral or negatively performing.

YTD Total Expenses are under budget by \$138,428.82. However, note that a reserve transfer was not made in February [see net income below], so this total includes the remainder of that amount. Payroll, thus payroll taxes and benefits, continue to be less than budgeted. Additionally, Maintenance and Supplies are also under budget. While Administrative costs are somewhat over budget at (\$10,206.69), the key area of note continues to be Utilities which are now over budget by (\$93,724.13) four months into the FY. Electricity is currently the main driver of this overage. The East and West buildings’ quarterly water bill totals were within an expected range of each other, which is a positive development.

Net Income:

Monthly Net Income is (\$34,235.40) [which is (\$55,402.84) more than budgeted]. This is primarily due to the Feb. Reserve Contribution make-up payment of \$33,348.33. The reserve transfer is being repaid incrementally in the months when the quarterly water bill is not due so that it will be repaid in full by the end of the FY. YTD net income is \$116,211.88.

Balance Sheet:

Total Assets are just over \$2 million, Total Liabilities are \$508 thousand, and Total Reserves are about \$819 thousand. These figures are expected and similar to those for the end of March.

Informational:

1) The Financial Oversight Team, of which I am a member, has created a SHUOA Potential Budget Variations chart to closely track key operating and reserve expense categories using historical (2025 budget v actual), current (2026 budget v projections + additional expenses) and future (2027 projections) data in order to more closely monitor and quickly respond to current budget variations and to project future adjustments as needed. Starting this month, this chart will be included in the monthly FMC and Board of Directors packets, so is available on Building Link.

2) On May 6th, the Board of Directors approved the Line of Credit Draw option to address our projected 2026 cash flow needs. An initial draw of \$200k was made on May 8th. See the Management Report for further information.

3) Yesterday (May 26th), we found out that Ross, the garage Project Manager from Structural Preservation Systems, is having some banking problems including us and some other customers. Management has been in contact with: our bank, lawyer, insurance company, cybersecurity tech, Fairfax police, and the FBI. We will update you as we get more information.

4): SHUOA Unit Distribution

Description	#	%
Percent Renter Occupied:	121	21.76%
Percent Owner Occupied: (includes vacant)	435	78.24%
Total Units:	556	100%

Elizabeth Hubert, Treasurer

PHYSICAL PLANTS & OPERATIONS (PPOC)

BY NEIL SKLAR, COMMITTEE CHAIR

Due to a lack of topics, there was no May PPOC meeting.

The next PPOC meeting will be on **Thursday, June 11th at 7:00 p.m.** in the West Meeting Room or on Zoom.

Neil Sklar, PPOC Chair



ACTIVITIES COMMITTEE

BY PEGGY MOHL

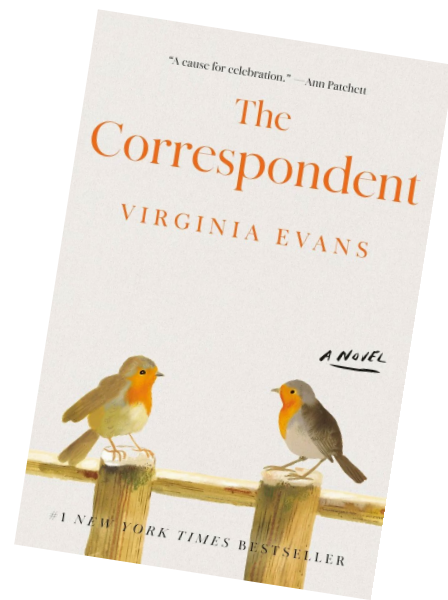
Year-to-date expenses for the Activity Committee are as follows:

Description	Total
February Meet & Greet	\$ 187.50
March Skyline House Orientation Refreshments	\$ 57.50
April Meet & Greet	\$ 192.54
Total:	\$ 437.74

We meet on the **first Tuesday of the month** in the West Meeting Room at **7:00 p.m.** All are welcome to join.

It's summer reading time! Come join the **SHUOA BOOK CLUB**

Wednesday, June 17th at 7:00 p.m. in the West Party Room, Penthouse (P) floor



This month's book is *The Correspondent* by Virginia Evans.

We will also be choosing our next raft of books.

Come for the book, stay for the camaraderie!

Visit the **SHUOA Library** with items for children and adults in the **East Building Penthouse**. It's open from **6:00-7:00 p.m. on Mondays**, except holidays, and from **1:00-5:00 p.m. on Saturdays**, except holiday weekends. Come on by!

SHUOA ACTIVITIES

Make the Most of Your Space **Thursday, June 11th | 7:00 p.m. | West Party Room**

Is your stuff serving you, or is it a part-time job keeping up? Join us for an engaging, judgment-free presentation with a professional organizer. We'll explore what leads to clutter and share practical tips for letting go of what no longer serves you. Make the most of your space — your future self will thank you!

B-I-N-G-O!! **Sunday, June 14th | 7:00 p.m. | Skyline Plaza**

Our neighbors at Skyline Plaza have invited Skyline House residents to join them for Bingo on the second Sunday of each month. Space is limited to **10 residents**, so be sure to sign up ahead of time at the Front Desk.

Bingo cards are **\$1 each**, and prizes will be gift bags, not cash.

Annual Pool Party **Saturday, June 27th | 4:00–7:00 p.m. | Mezzanine**

Details and sign-up information will be coming soon. Watch your email!

Craft Group

The newly formed Craft Group will meet on the **first and third Thursday of each month at 7:00 p.m.** in the West Meeting Room or Party Room, depending on scheduling.

June Dates: June 4th and June 18th

Crafts may include knitting, quilting, crocheting, painting, journaling, and more. Please note: **no wet paint.**

For more details, contact **Anna Tong** by phone or text at **503-201-4768.**



What do you know about... Disposing of Unwanted Furniture?

Summer is often the season for moving. Whether you are moving into or out of Skyline House, you may discover some furniture that you no longer need or that just doesn't fit. What to do?



1. Advertise on the Building Link Bulletin Board. Your item will not only be posted on the portal, but an email to residents will be generated as well. Describe your item as completely as you can. Name a price, best offer, or free. Include your contact info. Easy.
2. Advertise on local social media: Buy Nothing Project, Facebook Marketplace, Nextdoor, or Craigslist.
3. Contact local agencies that offer FREE pick-up services:
 - a. Salvation Army, <https://satruck.org/donate/choose> or 1-800-SA-TRUCK (1-800-728-7825)
 - b. ACCA (Annandale Christian Community for Action) prefers that you review their guidelines, <https://accacares.org/acca-furniture-donation-guidelines/>, then fill out a form online, <https://accacares.org/furniture-donation-form/>. Their volunteers generally schedule pickups on two Saturday's p/month between 8 a.m. and noon. If you want to call, their # is: 703-256-0100, weekdays only.
4. Residents must contact Management in advance to schedule a time and are responsible for bringing the item to the loading dock for disposal. The disposal service will cost \$50/item. This option is most useful for large, heavy items that cannot be donated.

Whatever you do, DO NOT leave your unwanted items on the loading dock or in the trash/recycling rooms. You will be charged for doing so.

SUMMER BERRY LEMONADE



Ingredients

- 1 cup fresh lemon juice (about 4–6 lemons)
- 4 cups cold water
- 1 cup strawberries, sliced
- 1 cup blueberries
- ¼–½ cup honey or sugar (to taste)
- Ice cubes

Directions

1 Mix the Lemonade

In a large pitcher, combine:
Lemon juice, Water, Honey or sugar
Stir until sweetener dissolves.

2 Add the Berries

Add sliced strawberries. Add blueberries.
Gently stir.

3 Chill

Add plenty of ice and refrigerate for 30 minutes for the best flavor.

4 Serve

Pour into glasses and garnish with:
Fresh mint, Lemon slices, Extra berries



JUNE 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 6:00 PM-7:00 PM Library is open	2 Activities Committee Meeting 7PM	3	4 SHUOA Craft Group West. Meeting Room 7PM <i>Bridge 3-5PM</i>	5	6 1:00 PM – 5:00 PM Library is Open
7	8 Decorating Committee 7PM 6:00 PM-7:00 PM Library is open			11 PPOC Meeting 7 PM (TBD) <i>Bridge 3-5PM</i> Lecture: Professional Organizer 7PM	12	13 1:00 PM – 5:00 PM Library is Open
14 BINGO @ Skyline Plaza (Must sign up)	15 6:00 PM-7:00 PM Library is open	16	17 Book Club 7PM	18 FMC Meeting 7 PM SHUOA Craft Group WPR- 7PM <i>Bridge 3-5PM</i>	19 June-Teenth Office Closed  Federal Holiday	20 Library Closed
21 <i>Father's Day</i>	22 6:00 PM-7:00 PM Library is open	23	24 Board Meeting 7PM	25 <i>Bridge 3-5PM</i>	26	27 SHUOA Pool Party  4PM- 7PM
28	29 6:00 PM-7:00 PM Library is open	30	JULY 1	2	3 Independence Day Office Closed Federal Holiday 	4 Library Closed



The Pool is Open! Let's Make It Safe and Fun for All! ☀️

The Skyline House Pool is now open! Before diving in, please stop by the Front Desk to pick up your pool passes and a copy of the pool rules.

🕒 Pool Hours

☀️ **Monday – Friday**
11:00 a.m. – 8:00 p.m.

🌴 **Saturday, Sunday & Holidays**
10:00 a.m. – 8:00 p.m.

🎫 Guest Passes

👥 **Limit:** Up to 4 additional passes per unit

💰 **Weekdays:** \$2 per pass

💰 **Weekends & Holidays:** \$5 per pass



🍔 Food & Drinks

✅ Food and beverages are permitted **ONLY** in the picnic area on the Mezzanine.

❌ No food or drinks are allowed in the pool area.

👶 Safety Rules for Children

🚫 Chaperone Requirements

Children **under age 12** must be accompanied by a qualified chaperone:

✓ Age 18 or older, OR

✓ Age 15 or older if they can demonstrate adequate swimming and supervision skills.

🔴 **One (1) chaperone is required for every three (3) minor children.**

🔴 Chaperones must remain in the pool area with the children at all times.

Pool Use Based on Age

Children Age 3 and Older

If a lifeguard determines that a child's swimming skills are not strong enough for the main pool, they may be directed to use the wading pool.

- ✓ A qualified chaperone must supervise them in the wading pool.

Children Age 2 and Younger

Children age two (2) and under are **not permitted in the main pool**, but may use the wading pool if:

- ✓ They wear non-permeable swim pants (such as Splashers)
- ✓ They are supervised at all times by a qualified chaperone

Diaper Policy

Regular cloth diapers and disposable diapers are **strictly prohibited** in both pools under all circumstances.

- ✓ Non-permeable swim pants (Splashers) are required for eligible children using the wading pool.

Pool Rules & Regulations Available

You can find the complete Pool Rules and Regulations:

- 📍 In the Pool Area
- 📍 Inside the Pool Restrooms
- 📍 Included with your Pool Passes

Enjoy the Summer!

Let's work together to keep the Skyline House Pool:

- 🧼 Clean
- 🛡️ Safe
- 😊 Fun and Enjoyable for Everyone

Have a wonderful summer at the pool!



SHUOA 101: How to Ask a Question, Bring Up a Concern, or Share an Idea Related to Governance or Operations by Elizabeth Hubert

Our community thrives when everyone participates. Recently, there has been an increase in participation, and we want to foster more! Below are several ways for residents to share their input on SHUOA governance and operations:

Attend a Board or Committee Meeting

- Find a committee aligned with your topic of interest or if you aren't sure come to a Board meeting where each committee chair gives a report. The standing committees are: Activities (which include the Kids subcommittee), Covenants, Financial Management (FMC), Furnishings & Design, Physical Plant & Operations (PPOC).
- Meeting dates are available in this newsletter and regularly updated on Building Link. You can attend all meetings in person. The FMC, PPOC, and the Board all have a Zoom option as well.
- Each meeting includes an open forum, where residents can raise questions, concerns, or ideas. Each speaker has three (3) minutes, and can get up (or if on Zoom, raise a hand) to speak a second time only after all others who wish to speak have had a chance to do so and if time permits.
- If needed, the Committee Chair or Board President may refer you to another committee better suited to address your topic.

Email or Leave a Note at the Management Office

- Contact the Committee Chair(s), Board President, or General Manager by email. A chart with names and emails is published in the newsletter, is posted on the bulletin boards near the East and West elevator banks and is at the Front Desk.
- Or, leave a written note addressed to the appropriate party at the Management Office.

Meeting Tips:

- Prepare your topic in writing beforehand.
- Bring note-taking materials.
- At in-person meetings, use the microphone if one is available.
- On Zoom, use the hand raise icon, and ensure you're unmuted when called on.
- Always state your name and unit number when speaking.

What Is Governance All About? Effective governance follows this thoughtful model:

1. Identifying and clarifying the problem or concern with a focus on developing understanding.
1. Exploring potential solutions (which often requires gathering more information or data).
2. Assessing associated costs, risks/benefits, capabilities, and timelines.
3. Planning when and how to implement solutions if needed and feasible.

Using this approach can help you present your ideas clearly and constructively. It also implies that you may not get an "answer" right away but rather will be engaged in the collaborative process of self-governance, which is a defining feature of Skyline House.

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. We may not be able to publish all of them, but they all will be read.

FRAUD BASICS AND AVOIDING ONLINE SCAMS SUMMARIZED

by Elizabeth Hubert

On Thursday, May 21st, the Activities Committee sponsored a presentation by Deb Cohen, PhD from the AARP Speakers Bureau on **“Fraud Basics and Avoiding Online Scams.”** Additional information is from the *AARP Watchdog Alert Handbook* (04/22).



A few interesting facts:

- Younger people (age 20-29) are more likely to report losing money to fraud than older people (age 70-79). However, when people 70+ had a fraud loss, the median was much higher (\$1,000 compared to \$417).
- Consumer and identity fraud theft is estimated to be \$47 billion annually. The most common is cyberfraud. Cryptofraud is the fastest increasing type of fraud.
- Fraud is an action with an intent to deceive for monetary gain, while exploitation is taking advantage of a person through embezzlement, coercion, denial of access, and/or falsifying records.

Common Scams:

Tech Support Imposter – Claims there’s a problem with your computer/phone, operating system, or software; usually online, but may be a phone call.

Business Imposter – Claims there’s a problem with your account or payment; often a phone call asking you to click 1 or call a certain number; online or text may want you to click a link.

Government Imposter – Claims they are from a local, state or federal agency and that you must contact them immediately; typically, a phone call, but could be an email or a text.

Financial Grooming/ Do Me a Favor – A call or message from an acquaintance asking you to purchase gift cards then reveal the pin and send photos of the front and back of the card; usually have an elaborate story about why they need you to do this now.

Online Friendship/Romance – You meet someone online and strike up a conversation, which leads to friendship/romance; eventually, they ask for money and may become very demanding and manipulative.

Grandparent Heartstrings – Someone calls claiming to be your grandchild or claiming to know your grandchild and states there’s an emergency/crisis requiring you to send money right away; typically asks for wire transfer, gift cards, or cash.

How to Handle a Potential Scam:

1. Recognize that scammers play on emotions by creating a sense of fear, excitement, and /or urgency, all of which block logical thinking.
2. Be alert for these key elements:
 - a. Receiving an unexpected contact, or a familiar contact using a different method to reach you (e.g. someone who usually emails you calling you instead).
 - b. Asking you to do something out of the ordinary: sharing personal information or important numbers; getting gift cards or a money order, making peer-to-peer payments (Venmo, Zelle), or wire transferring funds; sending money or a financial instrument through the mail; withdrawing funds from a crypto ATM.
 - c. Setting a deadline and reminding you of it.
3. Take your time! Pause. Reflect. Protect. Smart choices do not need to be rushed.
4. It's okay to hang up. It's okay to say no. It's okay to do your own research and verify that someone is legitimate.

**Eight Proactive Actions:**

1. Better passwords, changed often, including your internet router are important.
2. Use multi-factor authentication or passkeys for your online accounts.
3. Do NOT transact ANY business on a public wi-fi; if you do, use a virtual private network (VPN).
4. Review your credit report and other financial documents regularly. Consider setting up a credit freeze if you suspect identity theft.
5. Do the software updates on your phone, tablet or computer regularly, as they often contain security patches.
6. Do NOT click on links or attachments in emails or texts that you aren't expecting. For example, if you receive an e-vite from a legitimate email double check that the person actually sent it. Go to a website or app by typing it in yourself or call using a number from a statement.
7. Add your number to the Do Not Call Registry, [donotcall.gov](https://www.donotcall.gov) or 888-382-1222. And don't answer calls from unknown numbers or return calls from unknown callers.
8. Pay with a credit card as these offer the most consumer protections. And TAP, don't swipe or insert, as skimmers could be on the machine.

For more information go to the AARP Fraud Watch Network, [aarp.org/fraudwatchnetwork](https://www.aarp.org/fraudwatchnetwork).

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