

SHUOA 101: Resident Questions About the Budgets and HOA Fees

As announced at the budget and FMC meetings in August and September, here are the questions received and the replies. A grateful thank you to the person who took the time to ask these thorough, well thought out questions on behalf of all of us. Hopefully, this article is helpful to you in understanding where we are and what we are facing as a community.

1. *The 2026 budget increased assessments by 9%, but SHUOA still needed to borrow approximately $200,000 for operating expenses. What specifically caused the shortfall, and which major expense categories were significantly underestimated in the 2026 budget?*
2. *In August 2025, SHUOA reported that unexpected expenses could generally be covered through accumulated excess operating funds. What changed between then and May 2026 that required the Association to borrow money to fund operations?*

Several factors came together to create the shortfall flowing from 2025 into 2026:
1) The annual audit was completed and showed an operating net negative of ~$133k for 2025 primarily due to higher than anticipated utility costs for November and December. There also had been higher than expected repair costs, primarily to the elevators. Thus, there were no accumulated excess operating funds for 2025 to put toward 2026.
2) The February 2026 electricity bill was significantly higher than expected. Further investigation by management revealed that this was a combination of the January 2026 rate increase being applied for January and February along with increased usage by the garage project.
3) And, one of our liability insurance payments was due early in 2026, which was expected, but there was no remaining "cushion" in the operating budget to cover it.
In conclusion, a payment from our operating budget to reserves was skipped with board approval.

Continued in SHUOA 101 later in the newsletter...

CONTENTS

SKYLINE HOUSE NEWS.....1
GENERAL MANAGER'S REPORT.....2
PRESIDENT'S NOTES.....5
FINANCIAL MANAGEMENT.....6
TREASURER'S REPORT.....8
PHYSICAL, PLANTS, & OPERATIONS.....10
ACTIVITIES COMMITTEE.....11
CHIEF ENGINEER'S ADVICE.....13
HOUSE CALENDAR.....19
BOARD OF DIRECTORS & COMMITTEES.....20

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 or Building Link to find past issues!

GENERAL MANAGERS REPORT

BY TYCIA HAIGHT, GENERAL MANAGER

Garage Accident:
We received a payment from our insurance company in the amount of $180,542.00 for the damage. This amount is reduced by our $25K deductible. We have made a payment to our garage contractor (SPS) in the amount of $50K. This amount was for the "make safe" temporary repairs until the panels could be fabricated. The panels have now reached their curing time, and installation has been scheduled for Saturday, October 10th. A crane will be on site for this work, and vehicles in the immediate area will have to be relocated for about one week to allow for the heavy equipment set up and panel installation. If we have extreme weather conditions during that time, the make-up date is Saturday, October 17th.

Garage Repairs:
Phase 3 of the garage project started on August 10th. At the last progress meeting, held on September 15th, we were informed that Level A is nearly finished, and they are currently working on Level B. The subcontractor for the sandblasting, three-coat sealant, and painting of walls and railings attended the meeting. They plan to start this work in March 2027. The plan is to have half of the garage done at a time. This work will take about five months to complete [~March-July]. About 200 additional parking spaces are needed during this time. We continue to request additional spaces with the parking garage we are using now but have yet to receive a firm commitment. The additional parking cost has been factored into the 2027 Reserve budget.

Reserve Study:
The next full reserve study is scheduled for 2027 and is expected to cost approximately $13,000.00. Their on-site visit will be conducted sometime in February, with the full report completed to us by March 2027.

2027 Budgets:
Both the operating and reserves budgets are being presented at the FMC meeting on September 23rd for vote recommendation to the Board for approval. Based on the results from the Special FMC meeting held on September 9th, it was decided to reduce the proposed emergency fund from $125K to $62.5K and make a 7% increase in the reserve contribution for an overall increase of 9.33% in HOA fees for 2027. With the additional 5.25% for repayment of the LOC draw in the amount of $330K this would result in a total increase of 14.58% for 2027. All FMC Committee members were in favor of the above proposal and approved the budgets as drafted and will make a recommendation to the Board on September 30th. The Board will make their vote at the October 28th meeting.

In Unit Charges:
Chief Engineer Grimm has updated the in-unit charges price list based on an increase of labor from $80.00 to $100.00 per hour and the cost of parts needed. You will see we are still very competitive with hiring an outside contractor. This list is just for review at this meeting and approval at the October committee and Board meetings.

Verizon Infrastructure Upgrade:
The fiber optic installation started in the corridors on each floor in August. The new fiber optic wiring channels were installed below the existing Cox Cable wiring channels. On September 14th, the techs started bringing the fiber optic line inside the unit door for those residents who allowed access. This installation is free while they are on site. If residents choose not to have it installed at this time:

1. If they have land line and/or internet services with Verizon now, they will lose service without the upgrade.
2. There will most likely be a cost for installation at a later time.

Notes:

1. This upgrade to Fios does not offer any building-wide service. It is just to upgrade Verizon's outdated copper lines to each unit.
2. Residents are not obligated to sign up for any service with Verizon as a result of allowing the installation into their unit.
3. The Association still has a contract with Cox Cable (now Spectrum) that was renewed in May 2026 for five years for bulk cable TV services.

Tree Pruning and removal:
Our PPOC chair and I did a walk-around on August 7th with our landscape contractor and his subcontractor. There are several trees and/or branches of concern. The amount for all pruning or removal is $10,090.00. We will decide whether to have all the work performed at one time or split the work. One important concern is safety; the other issue is the number of vehicles that may need to be relocated while the work is being performed. Stay tuned for more information at next month's meeting.

Building Insurance Renewals:
The good news is our building insurance was renewed with a 1% increase. Please keep in mind that our renewals are from September 30, 2026, to September 30, 2027, not per regular calendar year. So, for that reason, from September 2027 to December 2027, the budget includes 15% for the 2027 - 2028 renewal. Either way, this news is better than expected for this renewal. Our deductibles remain the same for this renewal: $50K for water loss and $25K for all other perils. Please note that due to the garage accident claim, we can expect an increase in the 2027/28 renewal for the premiums as well as the deductibles.

Damage to East Gallery windows:
We had to replace the glass in the East Gallery window that appeared to be damaged from BB gun shots. These repairs cost $4,380.00. We do not have information about who did this or why.

Damage to General Manager's Office Door:
As a result of an incident that occurred on August 24th, a verbally abusive resident also physically damaged my office door by kicking it several times. The contractor stated it is beyond repair. A police report was made, and we are waiting for confirmation of the court date for the property damage. The replacement door is on order.

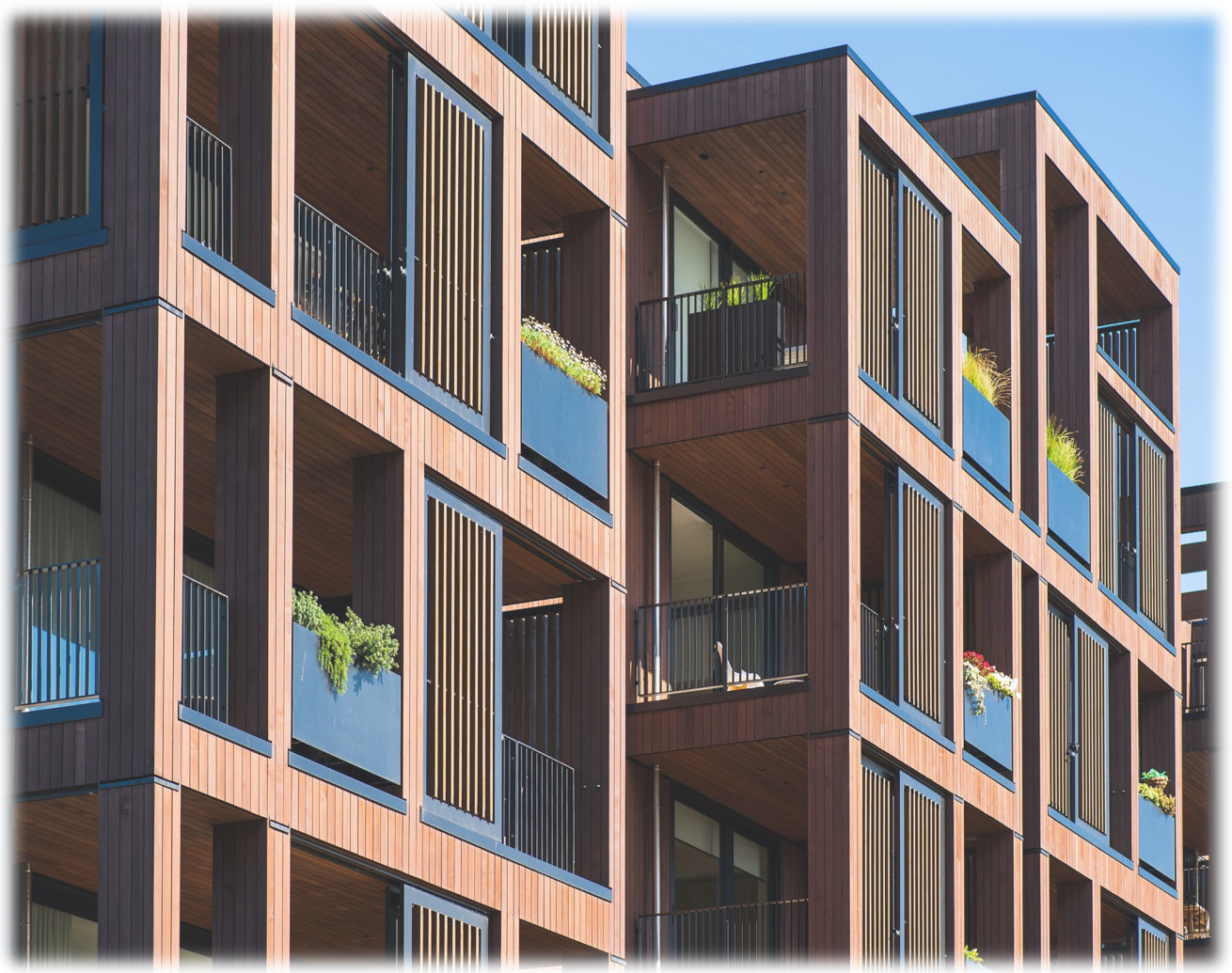
Snow Blowers:
Unfortunately, two of our snow blowers were not able to be repaired this spring, which has left us with only one operable. We will be purchasing an additional blower so that we have at least two working in case of a snow event. We do not want to wait until the winter season for the equipment we need. Since we did not spend as much as we budgeted for in the reserves for housekeeping vacuums, this will be coded to that line item for $3,833.00.

Staffing:
Our housekeeping department has recently lost two employees. They were employed with SHUOA for two and four years. We are actively seeking replacements for both positions while reviewing how we can better retain good people who will remain with our team for many years, as many of our other staff have for 20+ and 40+ years.

Collections:
We have several collections matters with recommendations from our attorney for Board review and amendment or approval. These will be discussed in the Executive Session tonight.

The next Board meeting will be held on October 28th and will be a hybrid meeting.

Tycia Haight, General Manager



PRESIDENT'S NOTES

BY RICHARD PORTER, BOARD PRESIDENT



Fall is upon us. I hope you enjoyed the hot weather and our pool season. Kudos to the Activities Committee for its successful plaza events that were enjoyed by all who attended.

I'm sorry to report to you that this summer saw another attack on management staff by a resident. Luckily our physical barriers prevented harm to our staff. The culprit was reported to the police and billed for damage to the premises. Access to SHUOA facilities has also been rescinded. Whatever your grievance, physical attacks on staff are not the answer, and will result in negative consequences.

The Finance Committee has delivered its recommended 2027 budget. The Board will act on it at its October meeting. As you know, we can expect a substantial increase to cover both continuing rising costs and repayment of the line of credit loan taken by the association in 2026. You will also recall that the loan was necessary due to costs rising even faster than the regular increases we have made in recent years.

We have been working hard to stay on top of forecasting so that we will not be surprised by falling short again. To this end, Management is now required to make bi-weekly financial reports to the Board, and to state plainly in each report whether we are on target for the budgeted year end. No more unpleasant surprises that could have been foreseen and planned for.

We can see the end of the garage project coming, we think in mid-2027 [based on information from the most recent construction meeting]. That will allow us to turn attention and resources to elevator updating and hallway freshening. It remains my hope we can also find a way at a reasonable cost to make good use of the plaza area where a park once stood, perhaps with some combination of gardening and recreational use (like a toddler area).

Richard Porter, SHUOA President



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.

FINANCIAL MANAGEMENT COMMITTEE

BY JoHannah Eklund, COMMITTEE CHAIR



The Financial Management Committee (FMC) met in person and via Zoom for the seventh meeting of the year 2026 on Wednesday, September 23, 2026.

Financial figures for the month of August 2026 are:

Total Income	$	554,785.67
Total Expense	$	546,336.70
Reserves Contributions*	$	200,092.69
Federal & State Income Tax	$	00.00
Net Income	$	8,448.97
Reserves Total	$	664,876,19

Please note:
1) The budgeted amount for Net Income was $8,970.63 and the Year-to-Date Budgeted Income was ($4,693.19). Our actual unaudited Net Year-to-Date Income was $76,406.97, which gives the association a Year-to-Date Variance of $81,100.16.

2) Total Reserve Year-to-Date was $1,500,694.32, which should have been $1,600,746.52, leaving a variance of $100,047.20, which is the remaining balance of the Feb. reserve contribution. [As of September, four of the six contribution "catch-ups" have been made.]

Total Income was ($537.37) less than budgeted. Accounts such as Regular Assessments, Late Fees, Rental of Assoc Pkg/Storage, Interest Income, and Move-In/Refinance Income produced less income than budgeted, while Rental of Facilities, and In-Unit Maintenance Income, showed positive income for the month.

Expense categories for utilities were $91,826.00, which were ($13,492.66) more than budgeted. The variance for water was ($5434.030, while for electricity it was ($8,058.63). The total utilities account is ($138,448.67) over budget year-to-date. Other accounts also over budget include: Legal Fees, Financial Services, Copying Services, Employment Advertising, Employee Education, Licenses and Permits, and LOC interest. All remaining accounts were under budget.

The **first** item on the agenda was approval of prior meeting minutes. With unanimous votes of approval, the FMC membership approved the FMC August 2026 minutes and the September 9 Special FMC meeting minutes. There were no edits or corrections.

The **second** item on the agenda was the FMC chairperson's message. The Chairperson began by sharing the September 9th Special meeting minutes:

I. Review of email questions/feedback received by our Treasurer, Elizabeth Hubert. The committee created a forum for residents from Aug. 14 through Sept. 3 during which residents could ask any and all questions about the budget by email to Treasurer@SHUOA.com. FMC heard the residents' questions that were sent to the Treasurer. These questions were excellent questions. This report of questions and answers is in the Building Link Library for the September 9th Special FMC meeting as well as will be published in the next newsletter.

II. Questions/feedback from FMC members

III. Review scenarios: Four proposed, plus any new ideas, for pros and cons; any to eliminate? New ideas proposed were: 1) a $62.5K emergency operating fund and 7% reserve increase at 8.81% for 2027 HOA fee; 2) a $100K emergency operating fund and 7% reserve increase at ~9% for 2027 HOA fee. (Note: the HOA fee increase % may vary up until the point the Board votes on the new budget as Management receives and incorporates new/changed budget information.)

IV. Poll on which one or two scenarios have the most FMC support. It appeared everyone on committee supported the $62.5K emergency operating fund with the understanding that the same amount will be set aside in budget Year 2028 to get the total to $125K.
One determining factor in the committee's recommendation will be the total amount of the LOC draw. The more information about this that is available for the 23rd (and 30th), the better.

The committee agrees that putting "sufficient and consistent" money aside in reserves is critical given the projects that we know are coming.

The **third** item on the agenda was an open forum for residents' comments and questions. Anyone interested in asking management or the committee questions about the 2027 budget was welcome to come to the microphone to ask their question. There were several residents who participated.

The **fourth** item on the agenda was the SHUOA General Manager's report for September 2026.

The **fifth** item on the agenda was a review of the financial statements. Members of the committee asked our accountant several questions for clarity.

The **sixth** item on the agenda was contract updates: None

The **seventh** item on the agenda included eight issues for information and discussion, including:

1. 2027 Reserve Study – Informational. The chair reminded the committee that a full reserve study will be conducted in February 2027 with a full report in March 2027 in time for 2028 budget planning.
2. Garage project – Informational. Neil Sklar, (PPOC chair), shared with the committee that the final stages of the garage project: painting walls and ceilings and sandblasting, coating, and finishing the concrete flooring will begin in March 2027 (need warm enough temperatures for the coating to adhere) and are expected to take approximately 5 months to complete. This is more time than previously stated by our contractors. Fortunately, the extra expense for additional parking across the street has already been included in the draft 2027 reserve budget.
3. Damaged East Gallery Window Replacements – Informational. The cost to repair the East Gallery windows shot with BB gun pellets was completed and cost $4,380. There has been no information received by Management as to who did this.
4. Garage Accident Damage – Informational. The community has been alerted to installation of new wall panels on October 10th with a rain date set for Oct 17th. Drivers of cars which must be removed from the area because of the crane will be alerted closer to installation.
5. Dead/Damaged Tree Pruning/Removal – Informational. Tree and branch pruning will begin soon with the most urgent branches and trees (those endangering pedestrians and/or cars) being removed this fall and the remainder in 2027.
6. Building Insurance Renewal – Informational. Management shared with the committee there will be a 1% increase in our property insurance covering September 2026 through September 2027; however, we must expect an increase up to 15% beginning September 2027, as the garage accident will affect our policy renewal at that time.
7. Proposed In-Unit Price List Increase for 2027 – Discussion. Management shared that our auditor strongly suggests SHUOA increase our In-Unit Price List for 2027 in order to break even. Our Chief Engineer has created a new list which will be an action item for vote in October to be implemented on January 1, 2027. Key features: The labor rate is increased from $80/hour to $100/hour, which is less than or competitive with outside contractors who also add trip and fuel charges. The cost of goods has been reviewed and updated to reflect current costs.
8. 2027 Draft Budget – Discussion before vote. The committee spent considerable time at the Special September 9 FMC analyzing the many scenarios to determine which scenario works best for immediate and future needs over the next seven years when SHUOA will have completed the urgent, known renovations. Tonight, the chairperson asked for any final discussion prior to voting on our recommendation to the Board.

The **eighth** item on the agenda was vote on the FMC 2027 Operating and Reserve Budget recommendations to the Board.

The Finance Committee voted unanimously to approve and recommend two proposed 2027 budgets to the Board of Directors. These recommendations are:
1. A 2027 Reserve Budget of $2,569,190, based on the 08/12/26 draft, which has not changed.
2. A 2027 Operating Budget based on the 2027 Operating Budget draft 09/23/26 update, including a $62.5k Emergency/Contingency fund, a 7% increase in Reserve Contributions, and the Line of Credit payback ($330k + interest).

Note: As of 09/23/2026, the amount of the Operating Budget Total Expenses is $7,626,007.

The Chair once again closed the regular meeting and opened the forum to the community. A lively exchange occurred and the community said Thank You to the FMC.

The next regular FMC meeting is scheduled for **Monday, October 19, 2026,** at 7:00 PM and will be a hybrid meeting.

JoHannah Eklund, FMC Chair

TREASURER'S COMMENTARY

BY ELIZABETH HUBERT, TREASURER

Skyline House Unit Owners' Association – Treasurer's Report, September 30, 2026

I attended the FMC meeting as a liaison on September 23rd, 2026. As of that date, we had financial data for the month and for the year-to-date ending August 31st, 2026. (Since there was no Board meeting in August, there is no Treasurer's report on the July financials. However, I have reviewed them and found them to be as expected for the month.)

Monthly:
Monthly Total Income Actual is ($537.37) under budget [$554,785.67 actual and $555,323.04 budgeted]. This negative amount is primarily due to higher than expected In-Unit Maintenance income offset by decreases in Interest and Storage Rental incomes. All other income categories are essentially neutral.

Monthly Total Expenses Actual are under budget by $15.70 [$546,336.70 actual and $546,352.40 budgeted]. Payroll, Benefits and Supplies continue to be under budget while Legal Fees, Security, Trash Removal, and Utilities are over budget. All other areas are essentially neutral or as expected.

Year-to-Date:
YTD Total Income is $34,590.15 over budget [$4,477,174.47 actual and $4,442.584.32 budgeted]. This positive amount is the result of: Legal Fees Recovered, Interest Income, Move-In/Refinance Income, and Miscellaneous Income all over performing with all other income categories neutral or negatively performing.

YTD Total Expenses are under budget by $46,510.01. 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 by $119k. Additionally, Maintenance and Supplies are also under budget by ($31,972.05) and ($19,363.44) respectively. Administration overages are almost entirely due to increased Legal Fee expenses while Contract overages are due to Trash and Security expenses.

A key area of note continues to be Utilities which are now over budget by ($138,448.67). Cost saving measures implemented by our Chief Engineer, such as maintaining a higher temperature in the hallways and common areas as well as very closely monitoring the frequency and duration of watering the landscaping, helped to offset the summer electricity and water usage increases. Our last water bill (April 18-July 21) reflected the cost of refilling the pool as well as the full running of the cooling towers and some additional water usage related to the garage renovation project. It came in $12k less than the previous quarter. Electricity increases have leveled off – for now. Both are within range of the updated FY 2026 projections and continue to be closely monitored.

Net Income:
Monthly Net Income is $8,448.97, which is ($521.67) less than budgeted. YTD net income is $76,406.97, which is $81,100.16 more than budgeted.
The positive monthly variance is primarily due to the remainder of the Feb. Reserve Replacement Contribution. Four of the six "repayments" have been made as scheduled. The $200k LOC draw in May also contributes to the positive variance, which will progressively decrease by year end.

Balance Sheet:
Total Assets are $2.421 million. Total Liabilities are $1.061 million. Total Equity is $1.360 million, which includes Reserves, Members Equity and Current Net Income/(Loss). All totals are as expected for the month.

Informational:

1) **SHUOA Potential Budget Variations Chart Notes**

This month's chart has key updates in the Operating Expenses section:

- Legal Fees - Other
- Legal Fees - Unit Owners
- All Other Contracting has been increased to reflect the higher than anticipated cost for trash removal during the second half of the year (higher trash volume, higher fuel surcharges, and higher landfill fees)
- As of 09/21/26, the Projected FY 26 Additional Expenses are $322.6k, which indicates that the estimated LOC draw of $330k remains accurate.
- As always, Operating and Reserve Actuals have been updated as warranted.

2) Collections

	#	+/-	Balance Due	+/-$
Owners in Legal	16	+1	$213,140	$26,346
Aged Account Owners (over 30 days)			$80,745	(28,654)
Totals			$296,193	($2,308)

Data is for July and August. For those in Legal there are: eight warrants for September 29th and one for October 15th court hearings. One judicial lien foreclosure hearing is set for October 29th; another is being evaluated for feasibility by our lawyers. For the two units whose owners are deceased our lawyers are working with the estates. One unit has been foreclosed by the lender; we are awaiting resolution. Two owners are on payment plans. *Note: Negative numbers mean less money is owed to SHUOA.*

3): **SHUOA Unit Distribution**

Description	#	%
Percent Renter Occupied:	**93**	**16.73%**
Percent Owner Occupied: (includes vacant)	**463**	**83.27%**
Total Units:	**556**	**100%**

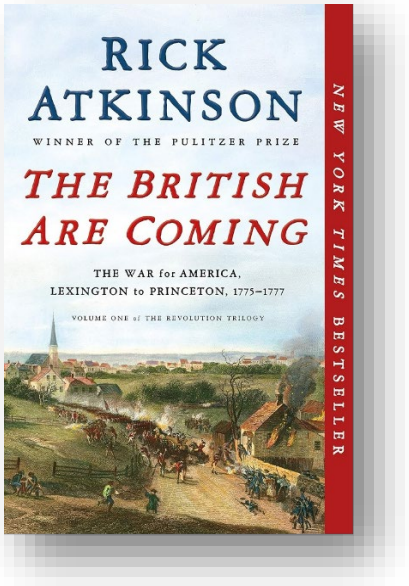
This information will be updated quarterly.

Elizabeth Hubert, Treasurer

BOOK CLUB!

Come join the SHUOA BOOK CLUB! It's Revolutionary War history fiction season

Wednesday, October 21st at 7:00 p.m. in the West Party Room, Penthouse (P) floor



Atkinson writes history that flows like a novel, bringing the early years of the American Revolution to life with vivid and compelling prose.

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!

PHYSICAL PLANTS & OPPERATIONS (PPOC)

BY NEIL SKLAR, COMMITTEE CHAIR

Meeting Summary from Thursday, Sept. 10, 2026
We opened the meeting with a summary of what was discussed at the previous meeting on July 09, 2026.

Informational and Discussion Items at the PPOC Meeting as follows:

A) Work Orders Report for August 2026: This was $18.333.80.

B) Garage Project Update:
Phase 3 of the garage project is proceeding smoothly at the time of this report. Level A is completed and Level B is presently being worked on. Phase 3 is expected to be completed sometime in November. The painting, shot blasting, and coating of the garage will be started at the beginning of March 2027. This phase of the project is expected to take approximately 20 weeks to complete (10 weeks for the East & 10 weeks for the West side of the garage). Weather will play a significant role in this schedule.

C) Garage Accident Update:
New garage panels are cured. Installation has been set for Saturday October 10, 2026 (rain date Sat., Oct. 17). Approximately 10 cars will have to be relocated for a week while the installation is done. Management will inform residents of the spots that need to be vacated.

D) Verizon Infrastructure Upgrade:
This project is ongoing. The West building is presently having fiber optic wiring boxes installed in their apartments. Make-up installation days have not been announced.

E) Intercom Removal Discussion:
We discussed the retirement of the intercom system. We believe this will not have a negative impact on residents and will save Skyline House money as well (~$60k). The phone system for the management and maintenance staff will probably be updated in 2027 and the savings of not having the intercom system will be realized at that time. The front desk will be able to utilize Building Link to contact residents. We will have a vote on the elimination of the intercom system at the next PPOC meeting in October.

F) August Budget Meeting:
Brief discussion was held for informational purposes (FMC report will elaborate).

G) In-Unit Maintenance Price List Increase:
Brief discussion was held about bringing charges up to date (FMC report will elaborate).

H) Tree Pruning & Removal:
A walk around was done by the landscaper, tree pruning company rep., Tycia and myself. We identified numerous places where trees need to be pruned and/or removed. Mgmt. received pricing for this based on locations we'd identified. Tycia, Courtney and I did an additional walk around on Thursday, Sept 24 using the pricing list we received. We feel we need some additional clarifications on what will be included and at what price. We also identified a few additional locations that need to be done. We are being very mindful (due to the cost) of doing only the areas that need immediate attention before the winter and doing the balance in 2027. We will also be talking to the landscaper about trimming back bushes in multiple locations.

I) Quality of Life Items Discussed:
Trash and cigarette butt littering on the property continues to be an ongoing issue. We will continue to emphasize this as an issue in our newsletter and emails. Please dispose of cigarette butts properly. This is a fire hazard! *Use trash bins (garage areas) only for small trash*. No cardboard boxes should be left near trash receptacles. Please put flattened cardboard in the recycling bins or carefully stack in the area if bins are full. Let's keep our property clean and pest free.
Package deliveries problems were discussed as follows: Some smaller delivery companies have been leaving packages by the West Mailbox area. Many residents have been very nice and have brought these packages to the Front Desk so they can be put into the package delivery system. In a few cases they have been stolen. We would like to emphasize to all residents that letting in people through unmonitored doors poses a security risk to all residents. All deliveries must go through the Front Desk staff.

J) East Building Ground Floor Patio Garbage Issue:
Numerous plastic bottles, cigarette packaging and cigarette butts are in two far corners of the patio (right by the door to utilize the patio). *It appears that the garbage has been thrown from above and has accumulated on this unit owner's patio, which is unsafe and unsanitary.* The patio is not pitched correctly towards the garden area for proper drainage. This patio needs to be looked at and corrected for proper drainage, so we do not encounter damage to the building. In addition, the brick work on the side of the East Building is also accumulating moss and possibly mold.

A good power-washing to the brick will help resolve this and prevent any damage to the building.

K) East Building Lawn Area:
It appears that an irrigation pipe has become exposed due to erosion/water runoff. Some regrading of the area plus soil and mulch can mitigate this issue.

L) Missing Keys:
Recently, it was brought to my attention that some keys to the Kiddie Room have gone missing. This is a problem that must be resolved so all residents can have access when needed. We need to improve key security and proper IDs at the front desk for this. Suggestions are welcome.

Action Items:
There were no action items at this meeting.

The next PPOC meeting is scheduled for Thursday October 08, 2026, at 7:00 p.m. in the West Meeting Room (P floor).

Neil Sklar, PPOC Chair

GARDENING COMMITTEE

BY NEIL SKLAR

Two new pots to replace the two broken pots in the front lobby will be ordered. The unit owners responsible for the damage will be billed. This is a reminder that care for each other and our surroundings is important.



ACTIVITIES COMMITTEE

BY PEGGY MOHL

The Activities Committee hosted a Happy Hour on the Mezzanine on Saturday, September 19th. The weather cooperated beautifully. There was plenty of food, drinks, and fun for all who came.

The Book Club and Craft Group had their regular gatherings in September, which will continue through the fall. Watch the bulletin boards and emails for specifics.

Fall events include:

- Shred Event - Oct 3 from 10 a.m. - 12 noon at the East Loading Dock
- Calligraphy Class - Nov 5 - 7:30 PM, location TBD, materials will be provided free of charge, watch for emails and a sign-up sheet at the Front Desk

September expenses for the Happy Hour: $320.43.

Year-to-date financials for the Activities Committee:

YTD Expenses	**$1,524.84**
YTD Revenue	**$644.75**
YTD Donations	**$5.00**
YTD Expenses minus Revenue and Donations	**$875.09**

Peggy Mohl, on behalf of the Activities Committee

The Activities Committee is Beginning to plan for 2027, and We Would Sincerely Appreciate Your Input

1) What types of events would you and your family enjoy in 2027? We will be happy to consider your suggestions.

2) If there are events you really enjoyed (or didn't) in the past, let us know. Your feedback is important to us.

3) We could use more help on the day of events, primarily to purchase food (for reimbursement) or help with clean up. Please let us know if you would be willing to help. This is not a commitment to be on the committee, just to be part of the team on event days.

The Activities Committee is a dedicated, fun-loving group. We try to offer enjoyable and interesting events or speakers that bring our residents together and foster community. If you would like to be on the committee or just see a meeting, our next meeting is **Tuesday, October 13th** at **7:00 PM** in the **West Meeting Room**.

You are cordially invited.
Please send your ideas/suggestions and willingness to volunteer to Peggy Mohl. Email:peggymohl@gmail.com.

Thanks for sharing your ideas with us!



SHUOA ACTIVITIES



Craft Group

The Craft Group meets on the first and third Thursday of each month at 7:00 p.m. in the West Meeting Room or Party Room, as scheduling dictates.

Crafts include: knitting, quilting, crocheting, painting (no wet paint, please), journaling, etc.

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

Oct. 3rd – Shred Day at Skyline

The rain did not dampen our spirits as the shred truck pulled up to the EAST loading dock. Unbeknownst to us there was also a moveout that morning which shut off the service elevator, so people had to come down the passenger elevators and walk the hall to the loading dock. The event was scheduled to start at 10:00 am but residents started lining up by 9:30. It was a friendly group with bags, boxes and shopping carts of paper to shred.

The driver kindly started shredding early, at about 9:50 and we were off. Over the next two hours residents brought their paper and boxes and credit cards to safely dispose of by shredding in the truck.

You had to walk out into the rain to get to the driver and the shred barrel, but no one melted. When they returned to the loading dock a bucket of candy was there to take one and to sweeten the rest of their day. Every resident in attendance thanked us for having this event. A big Thank You to the Board for sponsoring this event and to Chesapeake Paper Systems for coming to us all the way from Baltimore. We hope to be able to do it yearly. Fingers crossed.

CHIEF ENGINEER'S ADVICE

BY GREG GRIMM

Key Signs It May Be Time to Replace Your Water Heater

1. Water Leaks

Puddles or active leaks around the base of the tank often indicate that the inner tank has corroded and failed.

2. Rust-Colored or Discolored Water

Brown, reddish, or metallic-colored hot water can be a sign of internal corrosion within the tank or deterioration of the anode rod.

3. Unusual Noises

Loud rumbling, popping, or banging sounds typically indicate a buildup of mineral sediment at the bottom of the tank.

4. Inconsistent Water Temperature

If your hot water quickly turns lukewarm or fails to heat properly, the water heater may be nearing the end of its useful life.

5. Frequent Repairs

If repair costs exceed 50% of the cost of a replacement unit, or if repairs are needed multiple times per year, replacement may be the more cost-effective option.

How to Check the Age of Your Water Heater

1. Locate the manufacturer's label and serial number on the side of the unit.
2. The first two or four digits of the serial number often indicate the year and month of manufacture. For example, a serial number beginning with "18" may indicate the unit was manufactured in 2018.

Water Shut-Off Valve Replacement

Do you know whether the water shut-off valves in your unit have ever been replaced?

If you are replacing a shut-off valve, it may be necessary to temporarily shut off water service to the entire tier, particularly if the building's main valve must also be replaced. To minimize disruption, this work can only be scheduled on **Tuesdays, Wednesdays, or Thursdays at 9:00 a.m.**

Please note the following requirements:

- A minimum of **48 hours' notice** must be provided to all affected residents before any water shut-off.
- Water service interruptions are scheduled between **9:00 a.m. and 11:00 a.m.**
- Our goal is to restore water service within this two-hour window.
- If your plumber arrives late, the work will need to be rescheduled.
- Because valve replacement is the responsibility of the unit owner, the resident must either:
  - Be present during the work, or
  - Provide a key and access instructions for the plumbing contractor.
- The Maintenance Department does not enter units to supervise the work and will not access the unit during the valve replacement process.



Planning a Renovation? Important Information for Unit Owners

Before beginning any remodeling or upgrade project, you must visit the Management Office, complete the required renovation paperwork, and obtain approval.

Please keep the following building restrictions in mind:

- Kitchen telephone lines cannot be relocated or removed because they often serve units above or below your unit. The only exception is units located on the 17th floor of each tower.
- Electrical lines serving other units may be located within shared walls and must not be altered without approval.
- Washers and dryers cannot be relocated to other areas of the unit. Existing plumbing systems were not designed to support washing machine discharge outside their designated locations.
- If you are considering renovations and have questions regarding building systems or restrictions, please contact

Chief Engineer Greg Grimm at **703-578-4855 ext. 6399**.

Washing Machine Reminder

Please use the appropriate amount and type of laundry detergent for your washing machine.

Excessive detergent use, especially products that create large amounts of suds, can cause overflow issues and "suds flooding" on lower floors when washers drain. This problem is particularly common with top-loading machines.

To help prevent plumbing issues:

- Always use detergent specifically recommended for your type of washer.
- Avoid using more detergent than the manufacturer recommends.
- If you are replacing your laundry equipment, please install **front-loading washing machines only**. The building's plumbing system was originally designed to accommodate front-loading units, and they provide the best compatibility with the building's infrastructure.

Questions?

If you need additional information regarding water heater replacements, valve replacements, renovations, or laundry equipment requirements, please contact the Management Office for assistance.





!!No Riding on Rolling Shoes, Boards, Scooters, or Bicycles in the Lobby and Hallways!!

After featuring photos of some of the wonderful work done by our Gardening Committee in the August edition of the Skyline House Newsletter, I am dismayed to report that one of the planters and its plants will have to be replaced due to a child rolling on a device crashing into it. Fortunately, the child was uninjured. Not too long after, another planter was accidentally broken by a resident. Slow down, watch where you and your children are going, and be patient. The Lobby is our "town square" that is used and shared by all of us in our community. Let's keep it beautiful and safe!



Storage Units for Rent

Have you discovered that you have more pool toys, balcony furniture, camping gear, or just plain stuff that you can store in your residence or current storage unit? Well, there are some available units to rent in both the East and West storage areas. Please contact your Building Coordinator, Belinda for East or Gloria for West, for the cost and to sign up.



Your Cigarette Butts Should Not Be Anyone Else's Problem!

- DO NOT toss them in the grass, mulch, parking lot, pool deck, or other people's balconies or terraces. This is rude and a potential fire hazard.
- DO MAKE SURE that they are completely extinguished and disposed of properly.



Delivery Issues Causing Problems

There are delivery people leaving packages on the counters near the mailboxes (East and, especially, West) as well as by the freight elevators rather than taking them to the Front Desk for logging in and notification. This causes the residents expecting the packages concern and extra time trying to figure out what happened. In addition to non-perishable purchases, people have been missing medications and items that need special care. Some packages have been stolen. I want to emphasize to all residents that *letting in people you don't personally know through unmonitored doors poses a security risk to all residents.*

Thank you to those residents who take the time to bring the package to the Front Desk so it can be entered into the delivery system.

How to help:

- Do not just let delivery people in the West or Freight doors because it is easy or you are being nice. Direct them to the Lobby first.
- If you see a package on the counter near the mailboxes or by the freight elevator, take it to the Front Desk for processing. Let the staff person know where you found it.
- When ordering, add special instructions that the package must be delivered to the Front Desk (the address there is 3711 S. George Mason Dr.).
- If you have other ideas, contact PPOC chair, Neil Sklar at neilsklar167@gmail.com.

SHUOA 101: Resident Questions About the Budget and HOA Fees, continued from p.1

In March, a Financial Oversight Committee began working with Management and the Staff Accountant on developing realistic, near-term options for dealing with the remainder of FY 2026 as well as planning for 2027. From that work, a monthly Potential Budget Variations chart was developed to track key areas of the budget and to refine projections as bills come in as well as to monitor line items approaching their budgeted amounts. This showed that we could run a potential 2026 shortfall of $330k. In May, an LOC draw of $200k was made to fund the projected budget needs through September. With the insurance policies renewals coming in September, management is in the process of determining whether we will need to take an additional draw before the end of the FY.

In the meantime, our staff accountant, who started working for SHUOA in August 2025 well after 2026 budget planning was underway, has completed a top to bottom review of the budgeting documentation and implemented a number of fiscally prudent controls.

3. Regarding the fraudulent wire incident, what was the total amount transferred, how much has been recovered through insurance or other means, and what is the final unrecovered amount ultimately borne by the Association?

The total amount transferred was ~$155k. All but the $2,500 deductible was paid by our cyberinsurer.

4. With another assessment increase greater than 9% anticipated for 2027, in addition to repayment of the line of credit, what does the Board currently project HOA assessments will look like in 2028–2030, particularly after the garage project is completed and elevator replacement becomes the next major reserve project?

The 2027 HOA fee scenarios range from 7.54% to 10.3% with an additional assessment of 5.25% for the LOC repayment. The FMC will recommend which scenario they believe is in the fiscal best interest of SHUOA owners at the regular FMC meeting on 09/23. In terms of the future, much depends upon inflation generally and materials and services costs specifically. According to Vantaca across the country, aging condo infrastructure (35 yr.+) is leading to annual rate increases from 8 to 20%. The national median annual fee for an older building is $11,500 (~$960 p/mo.). Obviously, individual factors such as location, construction type, square footage, and actual age of a particular complex determine specific rates paid.

In terms of the future, one of the big decisions before us is ensuring that we have sufficient reserves in place to cover “typical” reserve expenses, as well as finishing the garage project, carpeting/painting, elevator replacement, and the 10-year facade inspection between now and 2033. There is an updated Reserve Modeling 2026-2033 chart available in Building Link in the Library. This shows the general implications of compounding increases from 5% to 9% annually along with “known” expenses. One of our most important fiduciary responsibilities is to make sure we can fund the necessary care of the building for current and future residents.

5. In August 2025, SHUOA stated that it was due for a new reserve study. What is the date of the most recent completed reserve study, why has an updated study not yet been completed, and how is the Board determining appropriate reserve funding for major upcoming projects such as elevator replacement without an updated study?

The most recent full reserve study was completed in 2022 with a one-year update done in 2023. A full update is due again in 2027. Management had anticipated doing an update this year, but the company had not yet started the work when it was determined that we would be too far into the budgeting process for it to make a difference for 2027 planning. As a result, the update was canceled (saving $5k) and a contract was signed to begin the full study early enough in 2027 that the results will be useful in planning for 2028 and beyond. Once the full study is complete, the Foresight Committee will reconvene to determine priorities and make recommendations to the Board. In terms of the elevator replacement project, that study, by an elevator specific consultancy (Lerch Bates), was completed in 2026 and is the basis for the numbers in the current Reserve modeling.

6. Has the Board studied how Skyline House's current and projected HOA fees compare with comparable condominium buildings in Falls Church and the surrounding Northern Virginia market? If so, please provide that analysis.

The Board does not routinely study comparable building HOA fees as a matter of decision making on SHUOA fees because our budget process is guided by current operating and current and future reserve needs specific to SHUOA, as this is our fiduciary responsibility. This doesn't imply that we, as fellow residents, are disinterested in what fees and increases other HOAs are levying, but rather that each complex has its own set of circumstances: age, # of units, facilities, recency of key capital improvements and future needs, willingness (or not) to levy special assessments, etc.
Anecdotally, board and committee members do share among ourselves and management national and local articles that pertain to general trends in HOAs. Frequently, this info is shared in the monthly newsletter. Recently, this has included that buildings in our age band (35-50 years) have experienced skyrocketing costs due to aging infrastructure, inflation, and increased regulatory and HOA vigilance due to the Champlain Towers South collapse in Florida, all of which has led to significant (often double digit) annual HOA fee increases, special assessments, or some combination.

7. Has the Board evaluated the effect that repeated assessment increases may have on unit resale values, buyer demand, days on market, and owners' ability to sell their units?
In short, no. This is a real estate agent and seller/buyer responsibility using data from an MLS or another source. There are so many variables beyond unit price and HOA fees that play into these metrics. For example, job gains/losses, salaries for those available jobs, ages and family size of those looking to buy/sell housing, amount available for down payment, type of mortgage, interest rate, costs of buying/selling/updating, perception of future economic outlook individually and broadly, condition of the specific unit, and specifics about a neighborhood (walkability, public transit access to major thoroughfares, safety, business mix, single/multi-family, schools, parks, etc.) to name a few.
That said, SHUOA management does track our rate of owner-occupied to tenant-occupied units as this is one of the factors we must document for our FHA approved site renewal and it gives us a window into the trend in our buildings. Currently, Skyline House is 83.27% owner-occupied (463 units, which includes vacant units) and 16.73% renter-occupied (93 units).

8. Before adopting another substantial increase for 2027, would the Board consider obtaining a marketability analysis from an independent condominium real estate professional or other qualified third party addressing how SHUOA's assessment levels affect resale competitiveness?
See #s 6 and 7 above.

9. Given that future budgets are modeling continued annual increases while significant capital projects remain ahead, what is the Board's long-term strategy for balancing the financial needs of the Association against maintaining the affordability and marketability of individual units?

Every five years, the association is required to have a capital reserve and financial analysis study completed. In early 2027, DMA will be doing this work. (As noted earlier, the 2022 full study and 2023 update are available in BuildingLink.) The Board created Foresight Committee will then take this report and update the priorities and Reserve budget forecast for the next seven to ten years. Their recommendations will then be sent to the Board for review, amendment, and adoption. This along with the Operating budget forms the basis for our annual budget planning process. In other words, the Board is concerned with the entirety of the common physical plant and grounds, while unit owners navigate the value of their individual units.

To quote from page 3, paragraph 4 of the 2023 Foresight Committee Report, "The fiduciary responsibility of the Board is not exclusively defined by the requirement to preserve the value and habitability of the buildings. It has a responsibility not to impose more of a burden upon owners than necessary in achieving that outcome. However, there is no way to avoid the fact that the financial burden of maintaining these aging buildings will be, in coming years, substantial…. Whatever means the Board chooses for raising necessary funds will constitute a financial burden that unit owners have not been expecting."

And, here we are.

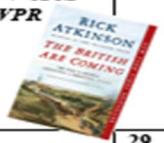
Most months SHUOA 101 will feature some aspect of Skyline House that is useful to know about. If you have a question or an idea, please email: shuoa-news@googlegroups.com. We may not be able to publish all of them, but they all will be read.





SKYLINE HOUSE CALENDAR

October 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1 SHUOA Craft GROUP 7 PM (WBMR)	2	3 SHUOA Shred Event 10AM-12 Noon
4	5	6	7	8 PPOC Meeting 7:00 PM- 8:0 PM	9	10 1:00 -5:00 PM Library is Open
11	12 6 PM – 7 PM Library Open	13 Activities Committee Meeting 7:00 PM	14	15 SHUOA Craft GROUP 7 PM (WBMR)	16	17
18	19 6 PM – 7 PM Library Open FMC Meeting 7:00 PM-8:00 PM	20	21 *SHUOA Book Club 7-8PM WPR* 	22	23	24 1:00 -5:00 PM Library is Open
25	26 6 PM – 7 PM Library Open	27	28 Board Meeting 7:00 PM- 8:00 PM	29	30	31 Happy Halloween Trick or Treat!

BOARD OF DIRECTORS & COMMITTEES 2026-27

Position	Name	Unit	Email	Phone #	Term
PRESIDENT	Richard Porter	1005E	President@shuoa.org Rporter325@aol.com rhporter@gmail.com	(414) 870-0499	2027
VICE PRESIDENT	Scott Tonko	1711W	VPresident@shuoa.org		2029
TREASURER	Elizabeth Hubert	502E	Treasurer@shuoa.org	(720)841-3278	2029
SECRETARY	Linda Councill	1404W	Secretary@shuoa.org	(703) 217-5184	2028
DIRECTOR	Tasha Demps	1706W	Director2@shoua.org	(703) 278-8020	2027
DIRECTOR	Gregg Grimm	T008E	Greg@shuoa.org	(703) 477-3656	2028
DIRECTOR	Karen Johnson	1511W	Director1@shuoa.org	(703) 379-0322	2027
COMMITTEE CHAIRS					
COMMITTEE	**Name**	**Unit**	**Email**	**Phone Number**	
COVENANTS	Bert Barrois	512E	Bert.Barrois@gmail.com		
FINANCIAL MGMT.	JoHannah Eklund	606E	johannaheklund@yahoo.com		
PHYSICAL PLANT & OPERATIONS	Neil Sklar	1002W	neilsklar167@gmail.com		
KIDS	Joe Rahall, Rima Magdaleu, and Iman Ali	802E & 1710W	skylinetoydonation@gmail.com		
FURNISHING & DESIGN	Yvonne Porter &	1005E	Shouadecor@gmail.com		
ACTIVITIES	Peggy Mohl		peggymohl@gmail.com		
BOOK CLUB	Joan Treistman	514E	schatzjmt@gmail.com		
BRIDGE CLUB					
GARDEN CLUB	Neil Sklar		neilsklar167@gmail.com		