



The House Special

Newsletter of the Skyline House Unit Owners' Association | April | Vol. 37; Issue# 13 | Shuoa.org

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President's Report

Richard Porter



I am happy to say that I am informed we have an official quorum and can therefore conduct official business. We have the results of the voting which will be reported to you soon. I want to briefly touch on the highlights of 2017. We managed to control our costs so that the increase in association dues was kept to 1%. We finished the bridge project, and replaced the main roofs and the air handling units. We have also hired a new reserve study manager, and we are moving toward completion of our homeowners association management assessment by an outside expert. We also are nearly done with the new employee manual. In the year ahead we will be doing essential planning for replacement of the garage roof which has our pool and park areas, and associated bathrooms. Our goal is to continue to provide quality housing for quality people. This requires top notch staff and management, which we are committed to provide. I want to thank our committees who do the major thinking and planning with management and the board about what is going to happen at Skyline House. Membership on our committees is as important as service on the board or as an association

officer. Finally I thank Sarah Kreger and Manuela Guill who are leaving the board and their officer positions; they have each contributed in important ways to the success of Skyline House.

Treasurer's Commentary



Karen H. Johnson

This article refers to figures from the final audit report SHUOA in 2017. One of the most important elements of our financial situation in 2017 is clearly visible on the balance sheet at year end, shown below. As is seen at the bottom of the table, total member equity declined last year by more than \$1.3 million. This corresponds to the decline in periodic and replacement reserves of about \$1.5 million. These changes are the financial counterpart to the new roof and AHU project that was done during 2017. We exchanged cash assets for the new roof and equipment, but such physical items do not appear on our balance sheet, in keeping with accounting practice for condominiums. Note also that our unallocated members' equity rose by about \$170,000. These are funds available to us to use in the future to meet our needs.

Balance Sheet as of December 31		
	2017	2016
Assets		
Cash, deposits, & investments	\$5,902,866	\$6,794,161
Assessments & accounts receivable	19,990	22,529
Other	207,571	200,156
Total Assets	6,130,427	7,016,846
Liabilities		
Accounts payable	704,037	244,570
Other	66,356	92,730
Total Liabilities	770,393	337,300
Consultant Fund	240,231	233,155
Periodic and replacement reserves	4,628,160	6,109,619
Cumulative change in asset value	-20,418	-5,625
Unallocated members' equity	512,061	342,397
Total member equity	5,360,034	6,679,546

The outcome for the 2017 operating budget, shown here, is similar to the outcome for 2016, including for total expenses. There was a slight increase in the bottom line, the net result of subtracting the total of our expenses and contribution to reserves from income. Our positive figure for income less expenses and reserve contribution was substantial and strengthened our financial position. This surplus resulted from many factors, including lower insurance costs and costs for workmen's compensation than expected when the budget was prepared, less spending than planned on employee education, and surprisingly low total costs for electricity for the year.

Operating Budget		
	2017	2016
Total income	\$4,629,320	\$4,614,759
Of which: Assessments	4,246,948	4,225,825
Total expenses	2,983,788	2,973,533
Contribution to reserves	1,475,868	1,475,868
Expenses + contribution to res	4,459,656	4,449,401
Total income less expenses + Contributions to reserves	169,664	165,358

The auditor consolidates the accounts for our In Unit Maintenance Program, putting the portion of the payroll expenses that is attributed to that program together with the goods purchases for installation as part of repairs and replacements. The account for this program is as follows:

In Unit Maintenance Program		
	2017	2016
Income	139,677	179,793
Expenses	176,989	185,356

For 2017, this program apparently again experienced expenses in excess of income. We should review the charges in place for some of the services offered under this program, as suggested by the auditor.

Reserves allocation and spending

Our allocation of funds to our reserve holdings was identical to that in 2016. Expenditure from reserves was much higher, however, again reflecting the roof and AHU project. Expenditures were substantial and exceeded our annual allocation, resulting in a negative accumulation or run down of our reserve holdings, as observed on the balance sheet.

	2017	2016
Allocation to reserves	\$1,475,868	\$1,475,868
Expenditure of reserve funds	2,950,251	383,337
Net accumulation of reserves	-1,474,383	1,092,531

Delinquency status

The total past due to the Association from owners was \$34,851. That is a small decrease from the amount due as of one year earlier. It represented obligations of 14 units. We need to continue to emphasize to members of the Association the burden that results from failure to pay. We continue to refer to our attorney for action those owners whose obligation exceeds the 60 day amount. As of December 31, 2017, 27 percent of our units were renter occupied, down slightly from the percent one year earlier.

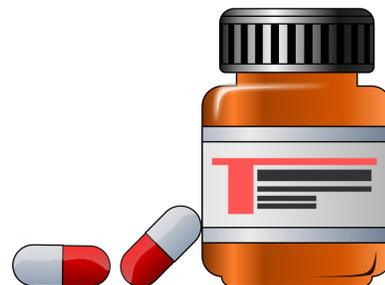
~ Reminders from Management ~

- ◆ Mike Foster, our In-Unit Maintenance Tech, resigned from his position at the end of March. He took an offer he could not refuse! We are happy for Mike and his family. He will surely be missed! Management is in the process of searching to hire his replacement.
- ◆ Some news from the Mason District...

Spring cleaning includes medicine cabinets – Spring cleaning is not limited to your home, garage or shed. The DEA National Prescription Drug Take Back Day is scheduled for Saturday, April 28, 10 a.m. - 2 p.m. Unused or expired prescription medicines may be dropped off at all Fairfax County Police Stations on Take Back Day. Attached is a flyer with details. For more information and locations near you, visit the DEA web site at: www.deadiversion.usdoj.gov/drug_disposal/takeback/index.html.

Sincerely,

Penelope A. Gross
Mason District Supervisor



Chief Engineer Report

Gregory Grimm

SUMMER AIR CONDITIONING START UP TIPS

Many people will turn on their AC for the first time in the next few days as temperatures increase. Here are 6 simple tips to help keep you cool and to get your HVAC system ready for the summer!

Replace air filters

It is a good idea to replace your air filters at the start of the cooling season. This will help your cooling system to operate at peak condition. Filters should be checked monthly and changed at least every 90 days.

Service System Regularly

Servicing your condo's heating and cooling system is important. Schedule a seasonal service appointment to have your unit checked and cleaned. Efficiency decreases when the system is dirty. Service Technicians will also check your condensate line to make sure it is draining properly. A clogged and dirty condensate drain can cause water damage to your home and the homes of your neighbors. **Call the SHUOA Management office NOW (703-578-4855)**, or your vendor of choice, and have your HVAC system serviced!

Program Your Thermostat

Program your thermostat for the summer season. Avoid making large thermostat adjustments during peak cooling times. If you turn your system completely off it can take many hours to bring the indoor temperature back down to your comfort level. Set your thermostat to 78 or whatever is comfortable while you are home, and raise the temperature level while you are away.

Check to make sure all vents are open

Make sure all the supply vents in the home are open for cooling.

Test your system

Turn on your HVAC system and let it run for about an hour. Make sure the vents are blowing cold air. If the vents are blowing warm or hot air you may need refrigerant for your system. You can damage the cooling system components if you operate the system when it is low on refrigerant. **Call the SHUOA Management office NOW (703-578-4855)**, or your vendor of choice if you feel your system is not working properly.

Operational Failure

If your HVAC unit fails to cool or heat, before you call for help, change the filter and re-set the system by turning off the power at the circuit breaker for one minute. If after fifteen minutes, your unit is not operating, it's time to **Call the SHUOA Management office NOW (703-578-4855)** or your vendor of choice, and have your HVAC system serviced!

Covenant's Column

Bertrand Barrois



Our little committee may not be glamorous, but it has to do some important things: revise old rules, write new rules, research legal issues, rake recalcitrant wrongdoers over the coals, and run exciting elections. We meet irregularly, as issues arise, and welcome visitors with questions, complaints, or solutions. At the moment, we are just barely large enough to do our job and would love to recruit a new member or two.

We are not the police, but we do watch for misbehavior. Enforcement would be more fun if we could feed the criminals to the crocodiles in the moat, but that's the Board's job. Management handles most problems by sending letters of admonition. If only we had a grand strategy for the prevention of vice and the promotion of virtue!

There are lots of little violations that are hard to stop: littering, throwing items from balconies, abandoning junk in the trash chute closets, failing to pay the fee for large-item disposal, smoking in the stairwells, using balconies for storage, dangerous driving in the garage, bringing food to the swimming pool, etc. And there are other not-so-petty violations: illicit pets, vandalism, graffiti, overoccupancy, stealing items from exercise rooms, and failing to pay for water damage when responsible.

We hope that the new air handler units and positive pressure in the corridors will put an end to occasional problems with odors, from cooking, garbage, incense, etc.

Over the past year, the Committee recommended and the Board adopted a new rule regarding unsightly window coverings, such as bedsheets, plastic sheeting, cardboard, and aluminum foil. In the coming year, if the balcony inspection reveals damage connected with improperly installed or poorly maintained tiles, we may have to address issues of financial responsibility for repairs.

A message from Wendi Cherry...

Greetings Residents,

I am Wendi Cherry and my teen daughter and I have enjoyed living in the community for just under one year.

In an effort to become involved, I will be working with a team to move our newsletter to a digital format. Don't worry...the paper version will still be available, we are just digitizing to save paper, time and money. The digital version will be in full-color and include photos of our community. So, please say yes, if I stop you and ask to take your picture!

We will do the heavy-lifting on our end, so just need your best email address to add to our database. If you are interested, please send your opt-in email to shuoa.newsletter@gmail.com. We will test it with the May edition and shoot to have it fully-functional by June. We can only do this with your support so please, opt-in today!

Looking forward to sharing the news of our great community in a new way!

Wendi Cherry
#1504W

April 2018

Calendar

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3	4	5	6	7
8	9	10	11	12 PPOC 7:00 PM Meeting Room	13	14
15	16	17	18 Covenants 7:00 PM Meeting Room	19	20	21
22	23 FIN MGT 7:00 PM Meeting Room	24	25 BOARD 7:00 PM Meeting Room	26	27	28
29	30					1

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