



The House Special

Newsletter of the Skyline House Unit Owners' Association | Aug | Vol. 38; Issue# 7 | Shuo.org

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President's Report

Richard Porter



The GOOD, the BAD, and the UGLY

In reverse order: for ugly we have the considerable damage done to water pipes in the West building due to childish vandalism. At this point it appears we will have repairs estimated at \$30-\$50,000 because children threw rocks in the water pipe and caused extensive damage to the sanitary pipe. The damage could only be repaired by jackhammering through the walls to access the pipes. Furthermore one resident was forced to move her family at our expense into a hotel while remediation services were completed.

We are making every effort to identify the culprits so that the responsible units can be assessed the cost to us. And beyond that, we are likely to initiate proceedings against the unit owner(s).

For the bad, we have unanticipated expenses regarding balconies and mortar repairs. These costs will come to about \$2,000,000. Tiled balconies are no longer permitted, and those that exist must be removed. Separately, several east building units are experiencing water invasion through the brickwork, which must be repaired and prevented before winter.

What's the good news then? Many condos would have to resort to loans or special assessments in the face of the foregoing. Because of our prudent fiscal management, in our case our substantial reserves are likely to prove more than adequate to both address the ugly and the bad and to continue needed work as planned in our reserve budget.

Naturally we should expect fee increases reflecting our expense experience but at present there does not seem to be a need for more than that.

I am asked not infrequently why our association dues are as high as they are and why our reserves are as big as they have been. Our recent spell of rough sailing is the complete answer to those questions.

I have every reason to think we will move through this successfully and without undue stress because of the prudent planning in the past.

Treasurer's Commentary

Karen H. Johnson



In this report, I will be reviewing the expenditures made under the reserve budget for the first half of the year. Total planned reserve item expenditures for 2018 come to \$1,696,303. Through the end of June, actual spending totaled \$324,306.52. The reserve budget is divided into three categories: periodic maintenance expenditure, replacement items expenditure, and consultant expenses. In the category of periodic maintenance items, planned

spending for the year is \$822,700. To date, \$10,057.85 has been spent. Major items in this category include balcony remediation and several categories of work in the garage, including structural items and sealer. These items are now under active planning. Some of this work will be done during the remainder of this year. Some may be rolled over to next year.

Spending on replacement items is planned to be \$811,303. Year-to-date spending has come to \$279,055.77. Major items that have been done include the cooling towers, the AHU project, and the work on the roofs. Large items not yet done include restoration of the pool deck and plaza planters and bathroom upgrades. These items are also in active planning. Major pieces of this work will likely spill over into next year.

Spending on consultant services is planned to be \$62,300. So far this year we have spent \$35,192.90 on consultants. Some of this spending was related to the roof project. Other spending addressed window water leaks and the five-year reserve study. Further consultant work is expected for the pool deck project and related items that I have mentioned that are in the planning stage.

As of June 30, the total sum of our holdings in the categories of replacement reserves and periodic maintenance reserves were \$5,047,264.24.

As of June 30, the total number of units in delinquent status to the Association rose to 11, with \$39,801 in amount due. The number of renter occupied units declined to 143, 26 % of the total.

Management Report

Michelle Brown-Slaughter



Window Leaks (Façade Sealant) Proposal – SK&A

SK&A provided the Scope of Work (SOW) for the building façade sealant replacement project. Due to heavy rain damage, approx 17-20 brick facades must be repaired by year end (2018). SK&A recommends façade sealant replacement on four drop locations at the ends of all tiers on both the East and West buildings. The SOW includes options of a Phase I project to address immediate repairs for the 17 to 20 units with leaks; and the entire end tiers of both East and West buildings. It also now includes immediate concrete repairs to 17 balconies with falling debris hazards. Sudden issues will be addressed as they arise. Phase II project will include all remaining brick façade repairs to be completed in 2021. The Board ap-

proved the scope of work and RFP's were sent to the following four contractors to bid the job and obtain costs:

- The Atlantic Company of America (ACA)
- Concrete Protection & Repairs (CPR)
- Commercial Waterproofing, Inc (CWI)
- Consolidated Waterproofing Contractors (CWC)

SK&A also recommended an additional time & materials allowance of \$35,000 be included for exploratory demolition, water testing, and additional repairs at unusual leak locations (ie 1706E). SK&A also recommends an upgrade of using silicone sealants at all joints instead of urethane. Silicone sealants will have a service life of 15-20 years versus 7-10 years using urethane.

Faded Façade Window Panels – SK&A

SK&A provided the Scope of Work (SOW) to refinish metal panels and mullions which simply is to paint the faded façade panels on the East building facing the pool. The Board approved the SOW and an RFP was sent to the same four contractors noted above, to bid the job and obtain costs.

100% Balcony Inspection Project – SK&A

SK&A provided the report of 544 inspections completed out of 555 balconies, from April thru May 2018. In summary:

- West Building- North Tiled Balconies – includes 2 balconies which require concrete repairs ASAP; and 2 balconies that require concrete repairs but do not have tiles.
- West Building- South Tiled Balconies – includes 9 balconies which require concrete repairs ASAP; and 3 balconies that require concrete repairs but do not have tiles.

Based on SK&A's survey notes there are:

- A total of 17 balconies with falling debris hazards which must be repaired by year-end (2018).
- Eleven tiled balconies need concrete repairs; and 5 balconies need concrete repairs but do not have tiles.
- There are other balconies that have concrete delamination which currently do not present a falling debris hazard. 138 balconies have tile.

- The other tiled balconies will be repaired - including tile removal and recoating, within a few years.
- All balconies will be resealed over the next 5 years, in 4 Phases.
- Sudden or emergency issues will be addressed as they arise.

5 Year Reserve Study Project – DMA

The final version was submitted to Management with revisions as requested. Any further revisions to this final report will be done on an hourly cost basis. Based on the *Historic Funding Analysis* projections, it was recommended that a 2% annual contribution increase be scheduled as follows (NOTE: it does not include Consultant Fees):

2018	\$1,416,436
2019	\$1,444,765
2020	\$1,473,660
2021	\$1,503,133
2022	\$1,533,196

A Level 3 financial update will be requested at least 2 months prior to our next annual budget process (June 2019).

2018 Pool Deck / Garage Inspections Project

ETC was awarded the pool deck and garage inspections project. Raintree is the preferred contractor of record to perform the waterproofing installation and related work. Ben Drake of The Garland Company, is the manufacturer’s representative for products and systems that will be used wherever possible on the pool deck and garage. Ben Drake will assist in product selection and provide design and administrative support to ETC. He will also serve as an Owner’s representative throughout the project and has authority to convey information to ETC and Raintree on SHUOA’s behalf. The Letter of Intent was sent to ETC and includes an outline of the proposed schedule deadlines for the initial pool deck and garage inspection work. Management did receive the draft AIA contract which is currently in review by the Associations attorney.

Sewer Back-up - West Building 04 Tier

On June 29th, the 04 tier of the West building encountered a sewer back-up which impacted 8 units: 1204, 1104, 504, 404, 304, 204, 104, and T4; and the common area hallway on the G-level. The back-up was caused from rocks that were thrown down the stack from the West Penthouse roof. The major damage was in unit T4W which incurred raw sewage back-up throughout the unit. Due to the extensive damage, the family of 4 (which

includes 2 special needs kids), were put in a nearby hotel for a week while repairs were completed. Repairs were done by 2 plumbing companies, one outside contractor, and in-house staff. A full investigation is currently underway by Fairfax County Police; and a claim was placed with our insurance company. To date, Management received the following costs associated with this back-up: (1) Homewood Suites Hotel - \$5,070; (2) Service Master (emergency mitigation) - \$2,852; (3) Magnolia Plumbing – initial cable to clear drain pipe-\$3,321; (4) Capital City Flooring- repairs to interior unit floors, walls, paint, – \$7,421; and (5) All Plumbing- removed rocks from drain pipe and ran camera to assure drain was clear- TBD (have not received the invoice yet). Total to date is \$18,665.

Common Area Bathroom Renovations

Architect - Centerline Design Build provided an overview of information regarding required ADA compliance that SHUOA must meet to renovate 9 common area bathrooms. They also gave suggested alternative action. PPOC and FMC recommend Management take the next steps with architect to move forward on this project.

Roof Anchors Proposal

Management received Ev-Air-Tight’s proposal (\$228,000) to test, design and install 168 roof anchors per building (336 total). Raintree provided their proposal (\$86,000) to install flashing around each of the 336 roof anchors. PPOC recommended that SHUOA wait another year and revisit the situation to determine if OSHA guidelines are clarified; and the cost to install roof anchors improve. PPOC and FMC recommend that until then, window washing be postponed.

Lobby Skylight Dome Replacement Proposal

Raintree Services was awarded the bid to replace the four lobby skylights. This is the same company that replaced our roofs in 2017 thru 2018. The contract agreement will be finalized, and the skylights will be ordered in August.

Computer Server Replacement Proposal

The Board approved Commonwealth Digital Office’s proposal to replace the computer server at a cost not to exceed \$12,000. The equipment arrived within the first week of August. Initial prep of the new server is underway, with additional work to be scheduled and completed in August.

Association Rental Unit

Management received an interested prospect who placed his application thru Cozy on 7/24/18. If approved, he expects to move in before the end of August. We received 17 inquiries from Cozy, Craigslist and the Skyline House bulletin Boards. Several people from Skyline House looked at the unit. Most of the feedback is people want to rent for more than one year. One prospect was declined because they only wanted to pay \$1,700 a month for rent.

Outside comments have been:

- ⇒ Unit's too large - want something smaller (i.e. 1000-1200 sq ft.)
- ⇒ Want more than a 1-year lease
- ⇒ A couple wanted to bring a pet

We started the rent at \$2,100 as recommended by a Skyline House Realtor. But we've slowly reduced the rent in \$50.00 increments down to \$1900.00. That is our bottom line rent request.

Uniforms Contract

The contract was cancelled with Cintas (effective 9/30/18). A new contract will be effective October 1, 2018, with UniFirst. The contract review and approval process is currently underway.

Water Leak in East Mail Lobby

The East mail lobby experienced a water leak in the mail room on Tuesday, 7/16/18. This was due to the heavy volume of rain. As a result -the buildings drain system was unable to handle the large amount of water. The mailrooms HVAC system is tied into rain leaders from the roof drains. According to the Chief Engineer, this is only the second time in 28 years this leak has occurred.

Attorney fees - Unit Owners Collections:

\$2,154 was paid to the Association's attorney in June 2018, for routine delinquency collections.

JUDICIAL LIEN FORECLOSURE

In July an owner inquired about their balance. Segan's office sent a settlement offer letter with payoff for the remaining balance, and the owner was provided payment plan info. The garnishment court date is set for 12/4/18. Since there are active settlement discussions, this case will be re-evaluated at that time (December 5th, 2018).

Attorney fees - General:

\$1,735 was paid to the attorney for advice on general legal services for the month of June.

Collections update- \$39,801 (June 2018) Delinquencies

6 units owe \$36,752 for delinquencies that are 60 days past due. 5 units owe \$3,049 for delinquencies that are 10-60 days past due. Collection is being handled by the Association's Attorney.

7/25/18 – Board Meeting Action Needed:

- SK&A – Revised Window leaks proposal (Building Façade Sealant Replacement project and Balcony-Phase I repairs) – Board approved the Scope of Work
- SK&A - Refinish (paint) the East Building faded metal panels and mullions - Board approved the Scope of Work

- Roof Anchors – window washing will be suspended until further notice
- Write Off Recommendation – Board approved
- SSNW Proposal- Associations Policy for Gun Owners (carrying weapons while on the premises) – Board approved
- Approval for hotel for displaced tenants as directed by Board President - Board approved
- EXECUTIVE SESSION

****Next Board Meeting is September 26th, 2018 at 7PM**

2018 - DETAILED OVERVIEW OF SK&A'S
BALCONY INSPECTIONS

SK&A visually surveyed the cantilever concrete slabs, waterproofing membranes, and handrail systems. The top surface and soffit of the balcony slabs were inspected to identify signs of concrete deterioration due to corrosion of embedded steel reinforcing. The railings observed were generally in good condition, and the posts were well anchored to the concrete slabs. The railings meet the current code minimum height requirements, and the paint on the railings was not peeling, debonding or cracking. The existing coating in isolated locations were alligator cracking, peeling and debonding from the slab edges. A fair number of balconies had tiles installed on the top surface of the balcony slab. The remainder of the balcony slab underneath the tiles is not protected by the urethane waterproofing membrane that was applied to the perimeter of the tiled balconies, and all other balconies without tiles. There were isolated balconies where the grout joints in the tiles were loose, cracking and in some cases missing. SK&A was unable to inspect the top surface of the balcony slabs where the floor was covered with tiles. A fair amount of delamination was observed on the soffits of balconies, which occurs when embedded steel reinforcement corrodes. Concrete repairs were more prevalent in the West building than in the East. Top coat membranes on both buildings are near the end of their useful life and require a new top coat application. SK&A recommends removal of all tiles from the top surfaces of balconies; and to apply a traffic bearing waterproofing membrane to protect the concrete slabs. In addition, apply a full system urethane waterproofing membrane to the top surface; an acrylic coating to both the slab edge and soffits of the balcony slabs.

Chief Engineer's Report

Gregory Grimm

BUILDING VENTILATION

Why is Building Ventilation so Important?

1) Occupant Ventilation:

A supply of fresh outdoor air (or "makeup air" as it is more commonly known) is necessary under various building codes and **to ensure resident/occupants health.**

2) Corridor Pressurization:

Residential towers can contain many-hundreds of suites, each one occupied by people of different ages, backgrounds and work schedules. People go about their day cooking, showering and smoking, producing odors that don't always match the desires of their neighbors. The makeup air is supplied directly to the corridor, producing a small positive pressure relative to your unit. The makeup air travels into the suites typically through a small gap under the main entrance door, effectively containing any odors to the suite. **This also provides your unit with fresh air and keeps the air in your unit from becoming unhealthy. Door sweeps on entry doors to units are not recommended.**

3) Building Pressurization:

The laws of physics create all kinds of interesting phenomena at different scales. A single-story building on a windless day will be relatively stagnant no matter how many windows and doors are open. For residents that resided in the northern United States, this internal convective system is greatly amplified in the winter when interior temperatures are typically 70 °F (21 °C); and exterior temperatures are anywhere from 32 ° to -30 °F (0 °C to -28 °C). Because the warmer air in the building is lighter than the colder air outside, the warm air in the building tries to rise up and out of the building, also known as stack-effect; this is the same process that allows combustion gasses from a fireplace to exit up through a chimney.

This stack-effect results in warm air from the building trying to escape from the upper levels through occupant suites through cracks and open windows and balcony doors, elevator shafts with rooftop mechanical rooms, and roof access doors.

Without proper building pressurization, stack effect can create the following conditions:

For those in lower suites, cold air will infiltrate around

their windows, balcony doors, or could even be drawn in through exhaust ductwork through their kitchen hood and washrooms. This can result in temperature control problems, drafts and even loud whistling noises.

Similarly mentioned above for Corridor Pressurization, this produces potentially objectionable odors for occupants as air from some suites will enter the corridors and move around the building where it is not desired.

Moisture from outside is drawn through the building envelope and could potentially cause building envelope problems including but not limited to visual defects, insulation degradation and even mold.

Financial Management Report

June Baker

The Financial Management Committee (FMC) met on Monday, July 23, 2018.

Financial figures for the month of June 2018 were: total Income of \$408,053; total Expenses of \$259,766; Reserve Contributions of \$125,449; State and Federal tax payments of \$7,750; leaving a Net Income of \$15,088 for the month of June.

For June, The Variance Report showed that actual Revenue was greater than budgeted by almost \$21,000 because of better than expected interest income and in-unit maintenance income. The in-unit maintenance Income reflects an uptick in purchases of new water heaters and HVAC units predicated on the recent balcony inspections. Move-in/refinance income was less than budgeted. We continue to receive no income for the Association rental unit previously occupied by the maintenance technician since the unit has not been rented.

In the Expense accounts, all except supplies were either below budgeted amounts or just slightly above them. Supplies were over budget by more than \$26,000 largely because of purchases of water heaters and HVAC units.

Several Committee members had questions about individual accounts in the financial statements, and General Manager Michelle Brown Slaughter answered the questions.

Committee members announced their intentions to attend the budget subcommittee meetings in August. Meetings will be: Wednesday, August 15, from 2-4pm for the Operating Budget and Thursday, August 16, from 7-9pm for the Reserve Budget. In addition, we will probably

be meeting on Wednesday, August 29, from 2-4pm for the Reserve Budget and Thursday, August 30, from 7-9pm for the Operating Budget. We welcome Board members at these meetings.

The focus of discussion for the evening centered on the upcoming essential balcony repairs and façade sealant remediation that must be completed this year before work on the pool deck and garage start in 2019. Since many FMC members had neither attended the July PPOC meeting nor the special working group meeting on Friday, July 20, where proposals for balcony and façade repairs were presented and discussed, the FMC Chair, PPOC Chair Bryant Stukes, Director Charley Roberts, and President Richard Porter explained how we arrived at the current plans.

The Committee is recommending that the Board of Directors:

- Agree with the PPOC to take no action on the proposal for installing roof anchors this year. We did not take a vote, but all members agreed that waiting at least a year to determine whether contractor prices are reduced and/or OSHA revises requirements is the best approach. We all understand that windows will not be washed this year.
- Accept SK&A's Scope of Work for the façade sealant replacement program with the understanding that proposals will be made for the Phases 1 & 2 and the entire project. The recommendation was passed unanimously.
- Accept SK&A's Scope of Work for painting the East building South side panels and mullions. The recommendation was passed unanimously.

The next FMC meeting is scheduled for Monday, September 24, 2018. As always, all Board members are welcome to attend.

Covenant's Column

Bertrand Barrois



Last month's column reported that the Association had completed 98% of the balcony and water inspections by the end of June, but 2% remained unfinished for lack of access to the unit. The Board instructed Management to keep after the holdouts, and the Committee to discuss how to enforce the rule that requires owners to leave

emergency access keys with the office. It's important. The Association is about to solicit bids for urgent repairs to unsound balconies, and over the years, many floods have been limited by timely intervention. Some of these occurred while the residents were absent, and emergency access keys (along with working main shutoff valves) were critical.

Compliance is not optional. We cannot indulge owners who refuse inspections and defy a critical rule because they are eccentric, paranoid, or fanatic about privacy. When they buy into a condominium, they agree to its rules and by-laws.

Our By-laws say: *Article VIII, Section 4. Access at Reasonable Times. For the purpose solely of performing any of the repairs or maintenance required or authorized by these By-Laws, or in the event of a bona fide emergency involving illness or potential danger to life or property, the Association, through its duly authorized agents or employees, shall have the right, after reasonable efforts to give notice to the Owner or occupant, to enter any Unit at any hour considered to be reasonable under the circumstances. Each Unit Owner shall provide a key for the Unit to the Association or its Management Agent for purposes of emergency access to the Unit. In the event emergency access is necessary, and the Unit Owner shall have failed to provide a key, then such emergency access shall be at the risk and expense of the Unit Owner.*

Rule 10(D) says: *One key for each lock currently on the unit's entrance door shall be furnished to Management, where they will be secured under restricted access for use pursuant to this Rule.*

Since patient nagging of the holdouts has not produced compliance, the Committee recommended that the Association invoke Rule 10(B), under which the holdouts are presented with a written demand to grant access within 48 hours. Noncompliance would ordinarily trigger a hearing and penalty of \$10 per day, but in view of the urgency of completing the inspections, the Board set a deadline of July 30, to be enforced by drilling and rekeying locks at the holdout owner's expense.



Congratulations, Tahir Khan!

For those who do not already know, Tahir Khan is Skyline House's Courtesy Officer and he has been awarded the title, "Guard of the Quarter," by Securitas Security!

Congratulations, Tahir!



Heat Pump & Water Heater

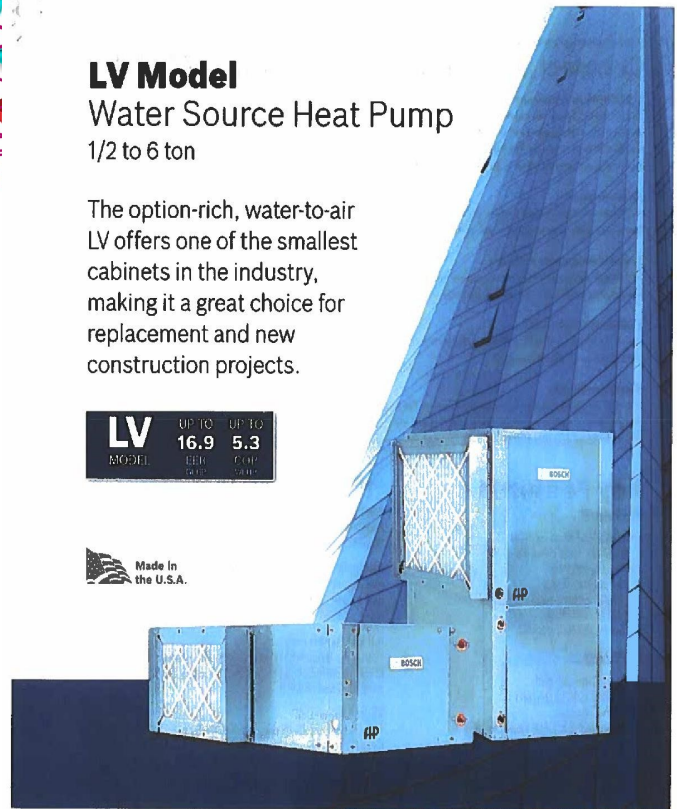
Replacement

- ⇒ Prices for the heat pump DO NOT include any parts, only the unit itself. Additional parts and labor are approximately, \$350 - \$400, depending on the closet and difficulty.
- ⇒ Prices for the water heater DO NOT include parts and labor, only the unit itself. Additional parts and labor are approximately, \$165-175, depending on the closet and difficulty.
- ⇒ For more information or questions, feel free to call: 703-578-4855.

LV Model Water Source Heat Pump 1/2 to 6 ton

The option-rich, water-to-air LV offers one of the smallest cabinets in the industry, making it a great choice for replacement and new construction projects.

LV	UP TO	UP TO
MODEL	16.9	5.3
	EEV	COE
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Professional *Classic*™ electric water heaters are engineered for longer life – restored heating elements and premium grade anode rod

Efficiency

- .95 EF
- Isolated tank design reduces conductive heat loss
- Restored copper upper element and restored Lifeguard™ stainless steel lower element to prolong anode rod and tank life



Performance

- FHR: 42 - 71 gallons, based on gallon capacity
- Recovery: 21 GPH at a 90° F rise

System Sentinel

(Available on selected models)

- Exclusive diagnostic system with glowing LEDs that verify heating element operation. LEDs pin point the exact location of functioning or non-functioning heating elements

Longer Life

- Premium grade anode rod provides long-lasting tank protection

Features

- Electric junction box located above heating elements for easy installation
- Over-temperature protector cuts off power in excess temperature situations
- Automatic thermostat keeps water at desired temperature

Plus...

- EverKleen™ self cleaning device fights harmful sediment build-up with a high-velocity spiraling water stream – helps operating efficiency by saving energy, money and improving tank life



- Enhanced-flow brass drain valve
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Warranty

- 6-Year limited tank and parts warranty*
- With ProtectionPlus™ the 6-year limited tank warranty becomes 10-year

*See Residential Warranty Certificate for complete information

Units meet or exceed ANSI requirements and have been tested according to D.O.E. procedures. Units meet or exceed the energy efficiency requirements of NAECA, ASHRAE standard 90, ICC Code and all state energy efficiency performance criteria.



Professional *Classic*
19.9 to 55-Gallon Capacities
240 Volt AC/Single Phase
Double and Single Element Models
Electric



See specifications chart on back.

HEAT PUMPS

	<u>HVAC Size</u>	<u>Unit Size</u>	<u>Cost</u>
V24	2.0 Ton	1 BR	\$ 3,234.18
V30	2.5 Ton	1BR/Den & 2BR	\$ 3,374.74
V36	3.0 Ton	2BR/Den & 3BR	\$ 3,621.50

A \$2,500 DEPOSIT MUST BE PAID IN ADVANCE FOR ORDER TO BE PLACED. ADDITIONAL PARTS AND LABOR ARE APPROX. \$350 TO \$400, DEPENDING ON THE DIFFICULTY OF INSTALLATION. BALANCE IS DUE UPON COMPLETION OF HEAT PUMP INSTALLATION AND INVOICE.

WATER HEATERS:

\$752 + approx. \$180 PARTS + LABOR

****Manufacturers costs subject to change without advance notice!***

August 2018

Calendar

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

— **BOARD OF DIRECTORS** —

President, Richard Porter, 1005E

414-870-0499
rporter@shuoa.org
rporter325@aol.com

Vice President, Norman Phillion, 1605W

703-434-9596
normanphillion@gmail.com

Treasurer, Karen Johnson, 1511W

703-379-0322
kjohnson@shuoa.org

Secretary, Ahmed Wali Shairzay, 606E

703-341-6112
ahwshairzay@gmail.com

Director & Chief Engineer, Gregory Grimm, T08E

703-477-3656
greg@shuoa.org

Director, Steve Butler, 807E

571-481-4097
butlersa@cox.net

Director, Charles Roberts, 914E

703-998-6080
charley.roberts@prodigy.net

Web Developer, Win Singleton

— **MANAGEMENT OFFICE** —

General Manager, Michelle Brown-Slaughter

michelle@shuoa.org

Deputy General Manager, Tycia Haight

tycia@shuoa.org

Accountant, Huajun "Lucy" Bei

lucy@shuoa.org

West Resident Service Coordinator, Noemi Najera

noemi@shuoa.org

East Resident Services Coordinator, Donte Wilkins

donte@shuoa.org

— **COMMITTEE CHAIRS** —

Covenants, Bert Barrois, 512E

703-931-2395
Bert.Barrois@gmail.com

Financial Mgmt., June Baker, 211E

703-824-3619
Jbaker_traveler@hotmail.com

PPOC, Bryant Stukes (Chair), 1605E

703-824-9293
tbstukes@gmail.com

Security, Safety & NW, Diane Zierhoffer, 102W

zierhofferdm@hotmail.com

Community Relations, Mark Gilliat, 607E

571-236-2749
mgilliat@netzero.net

Recreation, Sheri Stroud, 214E

571-551-6447
shervo@cox.net

Furnishings & Design, Tremayne Bunaugh, 1605E

SHUOAdecor@gmail.com

Garden Club, Vacant

Editor, Noor Al-Tall, 706E

nooraltallnewsletter@gmail.com