



The House Special

Newsletter of the Skyline House Unit Owners' Association | May | Vol. 39; Issue# 5 | Shuoa.org

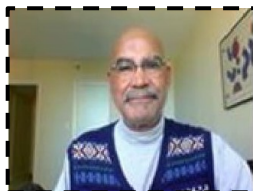
What's on the Menu?

President's Report	1
Treasurer's Commentary.....	2
Management Report	2-3
Financial Management Report.....	3
Physical Plant & Operations Committee Report.....	4
Chief Engineer Report.....	4
Activity's Report	4-5
Noor Tells All.....	5
May 2019 Calendar	6
Contacts.....	7



President's Report

Richard Porter



We sympathize with our neighbors at skyline plaza who suffered through a big fire. I had our management reach out to ask if and how we could help. Let us all here take a moment to be thankful that we do not have gas and that we do have fire sprinklers.

The plaza fire ought to help put our issues in perspective and to underline the importance of maintaining the integrity of our infrastructure. We have succeeded so far without assessments due to careful financial planning and execution that previous boards and management have accomplished along with our committees. The need for active participation by our fellow owners couldn't be clearer.

The fire should give the community a new perspective

for the work in progress. While noisy and inconvenient, our work is important to the health and safety of Skyline House. We will keep the work on track and on budget.

Thank you for re-electing me to continue the work we are now midstream in. While I understand that politics is a rough and tumble affair, I don't think community service should be a blood sport. Belligerence and partisanship can take you only so far. Those who choose to ride that tiger's back, very often end up inside. And those characteristics are not substitutes for experienced leadership.

Turning to our shared future, we face some costly new issues that have arisen with the pool, the side brick work and some balconies. While we remain well positioned financially to handle these, the ongoing work may also yet reveal more that needs to be done. As a consequence we will be looking to minimize other costs and deferring other projects. All of this will also impact our deliberations about costs and fees for next year's budget.

We have a healthy financial picture and a sound infrastructure. The two have to be coordinated to continue to make this quality housing for quality people.

After our second meeting (construction committee, management, treasurer, president and for the second meeting FMC chairwoman), it appears that we will be facing additional facade and balcony work in the area of \$350,000, for a new façade total of \$775,000. As it turns out, the facade work has greatly expanded. Originally it was for window leaks. It now includes failing concrete and steel work including areas supposedly addressed in 2008. The new facade work will eventually invoke all of both buildings, to an extent not yet known.

By the end of the July/August time frame we will know whether ETC projections for plaza work are on target. We will then be able to determine what further plaza roof work we do in 2019.

In order to stay comfortably within our budget projections, we will make adjustments that involve a combination of changes in the materials we use and our scheduling of necessary work.

We foresee a financial cushion in savings on roof finishes, waterproofing, pavers and new pool bathrooms. We also plan to postpone discretionary spending past 2019.

Our reserves began with approximately \$6 million. We foresaw using that money with 2 million for the plaza deck, 2 million for garage repairs, and 2 million for facade repairs. Our reserves go up by about \$1,300,000 a year. Those are the financial constraints we must work with.

Treasurer's Commentary

Karen H. Johnson



Preliminary data for the month of March and for the first quarter of the year are now available. In this report, I will review our budget outcome for the first quarter and offer some comments on the major projects underway and our reserve spending.

Total income for the first quarter has come in slightly above budget, owing in part to a large payment made earlier in the year by a delinquent owner. Total expenses were only a very little above budget. One item noticeable among expenses was the cost of electricity for March, which jumped up relative to budget. Electricity costs may even out over the remainder of the year, but we should keep an eye on that item. The result of income less expenses for the first quarter is a small surplus relative to the expected amount. Similarly, after accounting for the allocation to reserve holdings and taxes, we recorded a small surplus relative to what was expected.

As we all know, both major projects—the pool deck/garage project and the façade/window leaks project-- are well underway. We realized at the time those projects were planned and begun that once work started, additional problems might be revealed that would require spending above that originally planned. Also, our planned spending was based on estimates of materials costs that might have to be adjusted once actual work happened. We have experienced such developments. For example, the problems related to the swimming pool and the extent of concrete work needed on the facades have raised our projected spending. Plus, we are working with our contractors concerning issues such as the cost of pavers to be put on the mezzanine level. In response, we have established priorities concerning each project. With work progressing, some steps are necessary at this point, some can be adjusted or delayed. Our plans for managing the additional costs that we have encountered and any that might be revealed as we proceed are as follows. With respect to some decisions about materials or construction steps, we have options. We will evaluate the pros and cons of alternatives that imply greater or lesser costs. In addition, some portions of both projects can be delayed without any negative impacts. By stretching out some steps over time, we will be able to keep each year's reserve spending within our means. By using both of these tactics carefully, we should be able to achieve the final outcomes we want and to meet our costs over the next few years.

As of March 31, the total number of units in delinquent status to the Association was 14, with \$24,275 in amount due. This number was about the same as that for February. The number of renter occupied units fell to 145, 26 % of the total.

Management Report

Michelle Brown-Slaughter



2019 Pool Plaza Repairs

Demolition of the pool deck process is nearly completed. Pavers, waterproofing and all planter boxes with landscape materials have been removed. Coping stones were removed from the pool; and all of the old worn out drains are being replaced. New drain piping needs to be installed in the garage as indicated in the proposal from Raintree. PPOC and FMC approved the \$65,850 proposal. Once approved by the Board, Demming - Raintree's sub-contractor, will remove old piping and replace with new pipes. Waterproofing is scheduled to begin within the first two weeks of May, weather permitting.

Façade Sealant Replacement for Window Leaks

The Atlantic Company has caulked brick work on the endcap facades of the East and West buildings. However, concrete deterioration extending beyond the façade and into several residential units was unexpectedly discovered. Therefore, change orders and a repair plan with estimated additional costs will be proposed for approval.

Garage Project – ETC and Raintree Services

Work on the exterior parapet brick wall of the garage has not been scheduled yet. Repairs to the interior garage has not been planned yet either.

Isolated Balcony Repairs Phase I

Work on the isolated balconies has not been scheduled yet. At least 3 balconies have more severe damages to be repaired vs other balconies.

Garage Exit Door -The damaged garage exit door controller was replaced.

West Freight Elevator – the 40-year-old hoist was damaged and had to be disassembled, sent to Baltimore, repaired and reinstalled. It is currently working, however, it will need to be replaced within the next 5 to 10 years according to our elevator contractor.

Service Mechanical—Replaced compressor on the East building Air Handler Unit (AHU)

Update on Water Heaters Replacements:

133 water heaters need to be replaced in the East building, and 88 need replaced in the West building – for a total of 221. The criteria for replacement are: (1) age of the equipment i.e. original or older than 15 years; (2) if it leaks.

Glen Forest Elementary School Bus Stop in Circle Driveway

The Board approved the parents request for the Glen Forest Elementary School bus GF10 to pick up and drop off students from the front lobby area instead of the bus stop on South George Mason Drive. Management sent an approval letter and the school submitted the request to the Fairfax County Public School (FCPS) Transportation department. The Transportation Department denied the request because “There are issues with the cars picking up and dropping off residents blocking the front circle. Also, it is too tight of a turn for the

bus to exit back out onto South George Mason Drive. The busses are smaller than currently come to the property, and they are able to make the turn.” The 17 parents that participated in the petition were notified in writing by SHUOA Management.

In-Unit Maintenance Tech

Dave Blas, our In-Unit Maintenance Tech is back to work from his work injury.

Attorney fees - Unit Owners Collections:

\$3,238.70 was paid to the Association's attorney in March 2019, for routine delinquency collections.

Attorney fees - General:

\$531 was paid to the attorney for advice on general legal services for the month of March.

Collections update- \$24,275 (March 2019) Delinquencies

Four units owe \$18,767 for delinquencies that are 60 days past due. 10 units owe \$5,508 for delinquencies that are 10-60 days past due. Collection is being handled by the Association's Attorney.

4/22/19 Board Meeting Action: *Vote Passed:*

- Becks Door Hardware - Write off uncollectable \$10,000 balance & close the legal case
- Committee Name Change – from Recreation to Activities
- Children's Interest Committee (CIC) – Rules Update
- Updated SHUOA Rules & Regulations
- \$25,000 Pool Deck Allowance – (Ev-Air Tight)
- \$65,850 Pool Deck Drain Piping (Raintree/Demming)
- \$775,000 Not-To-Exceed Authorization of Change Orders by Management for Façade Project - Phase 1 (The Atlantic Company)

****Next Board Meeting is May 22nd , 2019 at 7PM**

Financial Management

Report

June Baker

The Financial Management Committee (FMC) met on Monday, April 22, 2019. Four members of the Board of Directors and several PPOC members attended the meeting, so that they could listen to a presentation on the façade repairs by Rony Paredes, SK&A project manager, and Ross Rassuli of The Atlantic Company. Since the project has started, many more areas and units have been affected than originally estimated, thus necessitating change orders and additional work on the four end caps. These change orders will increase

the entire cost of the project.

The Atlantic Company was asked to provide the Association with costs for putting a protective coating on all of the exposed concrete slabs between floors at the conclusion of the façade repair work. SK&A was asked to provide costs for conducting a survey of the long sides of the buildings to estimate the amount of work needed to repair them. A timeline was not provided

At the end of the presentation, the FMC held an abbreviated meeting.

Financial figures for the month of March 2019 were: total Income of \$385,277; total Expenses of \$249,325; Reserve Contributions of \$128,334; neither State nor Federal tax payments; leaving a Net Income of \$7,619 for the month of March.

General Manager Michelle Brown Slaughter distributed the management report to FMC members.

Several FMC members asked about specific account items in the financial report.

Treasurer Karen Johnson talked about a meeting she, the General Manager, and I had related to our increased costs for the façade project and the pool deck/garage project. President Richard Porter had asked us to prepare a list of remaining 2019 projects that could be delayed until later in the year or done in future years, so that we would have sufficient reserve funds to meet our obligations on the two large projects.

The Committee is recommending that the Board:

- Approve the \$25,000 pool deck allowance for Ev-Air Tight. The recommendation passed unanimously.
- Approve Raintree/Demming's request for \$65,850 for deck drain piping for the pool deck area. The recommendation was passed unanimously.
- Allow Management to approve change orders for a total cost of the façade project not to exceed \$775,000. The recommendation was passed unanimously.

The next FMC meeting is scheduled for Monday, May 20, 2019. As always, residents are welcome to attend.



Physical Plant & Operations

Committee (PPOC)



Bryant Stukes

The PPOC met on Thursday, April 11, 2019 at 7:00pm.

Presentation by ETC Engineering regarding the status of the Plaza Rehabilitation and Garage Project:

The chair welcomed a packed room, to discuss the status of the Plaza Rehabilitation and Garage Repair Project as led by Kirk Parsons of ETC.

- Discussed was the current status of:
 - o Surfacing material demolition
 - o Drain replacement
 - o Concrete deck repairs
 - o Pool edge modifications
 - o Waterproofing installation
 - o Expansion joint installation
- Target completion dates:
 - o Demolition - End of April
 - o Concrete Deck Repair - End of May
 - o Drain install - End of May
 - o Waterproofing Membrane - End of July
- Tasks Remaining:
 - o Waterproofing membrane installation
 - o Expansion Joint installation
 - o Perimeter Wall Rehabilitation
 - o Exterior Garage Wall Repairs
 - o Concrete paver installation
 - o Bathroom renovations
 - o Interior Garage Repairs
 - o Garage Drain Line Replacements

Residents asked when could they re-enter the A-level of the garage (mid-May is the target). Major discussion surrounded the two options for the bathroom renovation. With no consensus being made, the committee asked for a feasibility study and the actual cost of finishes, which the PPOC will discuss in May.

Actions:

PPOC approved the following items:

- Approved selection of the Hybrid Perimeter Wall Option for Plaza Rehabilitation Project
- Approved a \$25k Pool Deck Allowance - Change Order for ETC.
- Approved \$65,850 for Plaza-level Deck Drain Piping by Raintree/Deming

New Business/Discussion:

At 10:15pm the meeting was adjourned. The next regularly scheduled meeting of the PPOC will take place Thursday, May 9, 2019 at 7:00pm. The SHUOA community is invited.

Chief Engineer Report

Greg Grimm

HVAC Maintenance

Reminder: If your HVAC unit (heat/air conditioning) is an original unit, we will no longer service these units as of early last year (2018). This means, we will not do a preventative maintenance (PM) service on these units or attempt any type of repair. If your HVAC develops a leak, you need to contact a contractor to service your unit until it is replaced.

As usual, if your unit has been replaced, and you have not had a service this spring, now is the time.

Water Heaters

We still have about 220 units that have water heaters that should be replaced because they are original equipment or older than 15 years. If you have one of these old Water heaters, please call the office (703-578-4855) to schedule a work order to replace it. Or call your contractor of choice and have the unit replaced. If you use an outside vendor to replace your water heater, please notify the Management office that you have completed your water heater replacement.

Activities Committee Report

Janice Hill

Good News! The Recreation Committee that had been dormant for about 2 years is now functioning again.

With the support of the Board, Management, and a number of volunteers, a holiday party was held in December. At that event, several people wrote their names on sign-up sheets asking for volunteers for the Committee. At a meeting in January, these volunteers discussed possible Skyline House events and decided to try to have at least one event every few months. The first event held in February was a Happy Hour with about 25 people enjoying the evening.

At the next meetings in March and April, more people became members of the Committee. It is now a robust Committee of close to a dozen members. At the April meeting, the Committee voted to change the name from the Recreation Committee to the Activities Committee as well as elected a chairperson, Janice Hill. Also, at the April meeting, the Committee voted to hold a Cinco de Mayo (May 5) celebration as the next event. The Cinco de Mayo event was a great success. The Skyline House Board of Directors approved the name change at its April meeting.

A Fourth of July event and an International Celebration are in the planning stages. If you are interested in these or other activities, please join us at the next Committee meeting, June 5 at 7:00 p.m. in the West Penthouse Meeting Room. We look forward to seeing you!

Noor Tells All

Noor Al-Tall

Passing through the Skyline House lobby, you may have noticed the decorated table that some of our Muslim neighbors have taken the time to decorate. These adornments were laid out in commemoration of a month long Muslim holiday, Ramadan.

Ramadan is a holy month in the Islamic calendar that Muslims worldwide celebrate. The Islamic calendar is based on the lunar calendar. Therefore, Ramadan starts upon sighting the new moon's crescent and ends with sighting the crescent as well where a consecutive holiday, Eid Al-Fitr, follows right after that is a time of celebration and feasting and lasts for three days. The month of Ramadan is observed through fasting and worship. For each day of the month, Muslims abstain from eating and drink from dawn to sunset. This is referred to as fasting. Muslims fast as a reminder to be thankful for blessings and as a way of empathizing with and showing compassion for those in need, and to develop self-discipline. Even though fasting is characterized by no eating and drinking - it is a time to build and improve upon one's self through various facets such as one's speech, habits, and behavior. It is a time where Muslims strive to do extra good deeds and aim to resolve any bad habits one may have.

Happy Ramadan to all!



May 2019

Calendar

SUNDAY	MONDAY	TUESDAY	WEDNES- DAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3	4
5	6	7	8 Security/ Safety & NW 7:00 PM Meeting Room	9 PPOC 7:00 PM Meeting Room	10	11
12	13	14	15	16	17	18
19	20 FIN MGT 7:00 PM Meeting Room	21	22 BOARD 7:00 PM Meeting Room	23	24	25
26	27 Office closed	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

Director, Ahmed Wali Shairzay, 606E

703-341-6112
ahwshairzay@gmail.com

Director & Chief Engineer, Gregory Grimm, T08E

703-477-3656
greg@shuoa.org

Director, Linda Nabha, 1402W

412-447-5631
lindanabha@gmail.com

Secretary, 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

Activities, Janice Hill, 511W

703-415-1537
janicelh21@gmail.com

Furnishings & Design, Tremayne Bunaugh, 1605E

SHUOAdecor@gmail.com

Garden Club, Vacant

Editor, Noor Al-Tall, 706E

nooraltallnewsletter@gmail.com