

THE HOUSE SPECIAL

NEWSLETTER OF THE SKYLINE HOUSE UNIT OWNERS' ASSOCIATION

MANAGEMENT REPORT

2019 Pool Plaza Repairs - Phase I

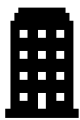


We are currently awaiting three proposals for demolition and reconstruction of the parapet wall, and the pool repairs - which begins Phase 2.

We received additional information regarding Fairfax County requirements for the proposed pool deck restroom so that a design option can be selected. PPOC, FMC and the Board will review and decide an option. The third and final installation of the water proofing will be scheduled for installation after the parapet wall project is decided.

Cars parked in the East loading dock parking area were assigned to park in 13 reserved spaces in front of the West building. However, due to the delay of Phase 2, Management will temporarily return residents assigned to park in their spaces in the East. Then the 13 reserved spaces will be released back to guest parking. Once Phase 2 begins and contractors re-mobilize, the East parking spaces near the loading dock will be vacated again.

Façade Sealant Replacement for Window Leaks



Additional intrusion repairs continue in the West building on Tiers 5, 6, 13 and 14 due to the discovery of deteriorated concrete. Notices were sent to additional units for intrusion work that began June 17th and will continue through July. One unit repair requires an entire exterior wall to be removed of approx. 1,000 bricks. An additional hoist will be used to move bricks up and down Tier 6 in the East building. Three parking spaces on the Skyline Plaza's East driveway were blocked off to avoid damage to cars that park there.

Balcony Project



Forty (40) unit balconies were inspected the week of 6/24/19, to determine the worst cases that need to be repaired immediately.

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FREE AUGUST EVENT NEARBY!

Signature Theatre in Shirlington

Free Open House
August 18, 2019
Noon – 7PM

Enjoy performances every 15 minutes, master classes, family cabarets, season preview concerts, games and crafts all followed by the grand Broadway on the Plaza finale concert

Damage from Electric Outage on 5/26/2019



A power failure occurred on May 26th, around 6:30am, that damaged equipment in the West Boiler Room. Both tower pump frequency drives were damaged, one tower pump motor for tower #1, and one power conditioner for tower pump #2. Tower one’s motor and frequency drive were replaced. We also replaced a butterfly valve for tower pump #1 that broke in the closed position. After the valve for Tower One was replaced, we discovered that the check valve was also locked closed. The two tower pumps have a total of four (4) check valves. Due to their age (40 years old), we need to replace all four. The Frequency drive replacement for the second pump is on hold until the check valves are replaced. That pump can be returned to service, as one pump must be in operation for the unit heat pumps to operate properly. The Board approved replacement of the four check valves in the West boiler room at a cost of \$14,800.

West Tower Fan Motor Replacement



The motor for the West Cooling Tower #2 has reached the end of its life and is making excessive noise, which can be heard on the ground when it is running. It will be replaced as soon as the motor arrives at our vendor’s shop. Both motors mentioned above were replaced with the most efficient motors available for the application. Both new motors are more energy efficient and use considerably less electricity than the old ones.

Fire Alarm Damage From Water



Two pull stations have not recovered from the leak in the garage caused by the roof project. The contractor is scheduled to replace the pull stations by early July, if not sooner.

Second West Tower Shaft and Bearings



The bearings and shaft in the 2nd West Cooling Tower started to fail, immediately after the first one was repaired. These parts were not part of last years (2018) tower reconditioning, that included no moving parts. Only the casings, water distribution system and internal non-moving parts; filters, screens, etc. were replaced to increase the life of the four towers for another 20 years. The Board approved replacement of the West cooling towers’ fan drive at a cost of \$6,878.

Security Camera / DVR Replacements



Cam Serv provided a proposal to replace approx. 23 cameras throughout the property and two of the front desk DVR’s. The purpose is to upgrade the older equipment for better quality and function. It will also provide cameras in areas where most needed. The Board approved the \$15,000 cost that is included in the 2019 Reserves budget.

Building Link - Update



Management met with the representative from Building Link to begin the 6-month advance process to prepare the transition from our CPMS database.

2020 Budget Process: The meeting dates for the 2020 budgets are below with a follow up meeting to be scheduled in early September:

- Wednesday August 14, 2019 at 7PM – Reserves Budget review
- Thursday August 15, 2019 at 2PM – Operating Budget review

Attorney fees - Unit Owners Collections:

\$406 was paid to the Association’s attorney in May 2019, for routine delinquency collections.

Attorney fees - General:

\$1,032.50 was paid to the attorney for advice on general legal services for the month of May.



Collections update- \$22,791 (May 2019)

Delinquencies

Four units owe \$17,656 for delinquencies that are 60 days past due. Seven units owe \$5,135 for delinquencies that are 10-60 days past due. Collection is being handled by the Association's Attorney.



PRESIDENT'S REPORT

BY RICHARD PORTER, PRESIDENT



Thanks to the many of you who shared your concern about my recent hospital stay. I am home again, and hope to keep it that way.

Meanwhile of course time waits for no man and Skyline House has a full plate of issues to be managed. Staff, our committees and the board have worked hard on these issues.

As a result we have a realistic assessment of where we stand on various projects and their financial impact.



We were committed to major spending on the plaza, the garage outside, the garage inside, pool bathrooms, and plaza amenities. We also under took some limited window leak caulking repairs.

However as it turned out the facade window work exploded into a new major project involving defective concrete spandrels, falling stone and 22 balconies needing major immediate repairs. In addition we have just learned that pool repairs will cost in the area of \$450,000.

In other words we unexpectedly faced a new major demand for funds, just as we were midway into the planned costly repairs. And not surprisingly the planned repairs were proving more expensive than originally thought. This confluence of events forced a rethink. It now became necessary to prioritize projects based on their urgency, and to reschedule into future years work we had wanted to do now.

For example the inside garage repairs costing about \$1,200,000 will be deferred until at least 2020. Pool bathroom remodeling costing \$260,000 will be deferred until sufficient funds are available through the reserve budget. Plaza amenities costing \$500,000 will also be deferred until our general financial picture is clearer, although some lower cost amenities will be provided to go along with the pool reopening which we hope will occur in May 2020. The extent of outside garage repairs will be minimized to what is strictly necessary, with the rest to be deferred.

By taking these steps now we believe we will have financial project obligations in 2019 below budgeted expenses of somewhat more than \$5,000,000. We anticipate financial project obligations after 2019 in the area of \$2,500,000 dollars, which we will try to cover by the budget by prioritizing and deferral.

Obviously these calculations assume no further major unanticipated expenses (and we just learned about the pool). Just as obviously the information discussed is bound to impact the HOA fee for 2020. Leadership will be focused on maintaining financial stability through the normal financial process, that is without a need for loans or assessments.

We will be taking a close look at savings to be achieved by increased efficiency and belt tightening. What we will not do is become penny wise and pound foolish. We will not compromise on safety or cleanliness, or cut amenities like having a pool – not least because those kinds of cuts do not produce savings of the size we need, while they would lower our property values and drive away prospective buyers.

So in conclusion I encourage you to be realistically optimistic that we will maintain our property within our means.

TREASURER'S COMMENTARY (JUNE)

BY KAREN JOHNSON, TREASURER



Preliminary data for the month of May and for the first five months of the year are now available. In this report, I will review aspects of our operating budget outcome for May and for the year to date.

So far this year, our net income after taxes is a little more than \$30,000 better than we had budgeted so we continue to have a favorable outcome for the operating budget. For expenses, we are somewhat below budget, with better than expected outcomes so far for payroll, payroll benefits and taxes, maintenance and contracts. Higher than expected spending on electricity continues to offset the good outcome in these other budget components. With respect to income, we are significantly ahead in receipts relative to the budget, including a substantial inflow to the In-Unit Maintenance program in May. The COGS also was high in May, but on net that program contributed in May to our positive net income. We cannot be sure that we will continue to experience favorable income surprises in the second half of the year, but we can look to control costs so that we preserve the net gains we have enjoyed in the first half.

With respect to our major projects, during May we paid our contractor responsible for waterproofing the pool deck over \$130,000 and the contractor working on façade problems over \$86,000. Of course, we continue to have other items of repairing and replacing equipment as well, but they are much smaller, normal amounts. We are at the point of making several decisions with respect to each of these projects for next steps. The Board is mindful of getting the best possible value for the money spent.

As of May 31, the total number of units in delinquent status to the Association remained at 11, with \$22,791 in amount due. This number was a bit down from that for April. The number of renters occupied units remained at 145, 26 % of the total.

BOARD APPROVALS ON 6/26/2019

1. \$15,000 CamServ Security Camera Proposal
2. \$ 6,868 CTHX Proposal (West Cooling Tower Fan Drive)
3. \$14,800 All Plumbing Proposal – Replace 4 check valves (West building boiler room)
4. \$ 9,695 Variable Frequency Drive- West pump #1 (pre-approved 5/28/19 by Board President Porter) Ratified by the Board on 6/26/19
5. The Children's Interest Committee (CIC) Charter (**new committee)

CHILDREN'S INTEREST COMMITTEE

BY ARA ALAN, CO-CHAIR



Thee regular meeting was held on Friday, July 26, 2019

We encourage all parties concerned about the welfare of our children to attend our meetings.

Thanks to the support from the board, management and staff for getting the Kiddie room repainted. The vibrant new colors are inviting and it shows progress in getting our Kiddie room more child-friendly.

We have identified some larger toys to replace the smaller ones that were taken out. Additionally, we have identified the urgent need to add a key-fob to the kiddie room door. This will ensure only parents that have agreed to the rule and usage of the room are able to access it.

Again, we like to remind all parents to follow the posed rules for the kiddie room and to clean up and reorganize the room after you are done.

FINANCIAL MANAGEMENT

BY JUNE BAKER, COMMITTEE CHAIR



The Financial Management Committee (FMC) met on Monday, June 24, 2019.

Financial figures for the month of May 2019 were:

Total Income	\$411,404
Total Expense	\$291,850
Reserves Contributions*	\$128,334
Net Income	-\$8,780
Net Income for the year (through May)	\$22,447

*neither Federal nor State income tax payments

The Management Report distributed by General Manager Michelle Brown Slaughter summarized statuses of our two major projects – the façade repair work and the pool deck – and detailed major operating budget and reserve budget payments made during May. Even though we tend to focus on our two major projects, maintenance on our buildings is continuous, and we are spending money from the reserves and operating budgets to keep Skyline House in good repair. Several members had questions about the status of our major projects, especially the remaining areas of the pool deck that must be addressed this year – repairs to the pool, ADA-compliant bathrooms, perimeter wall, and pavers for the deck, and were concerned about timetables as well as cost. There was universal concern with the performance of our engineering consultants, ETC.

For most of the meeting, Board Secretary Charley Roberts provided detailed explanations for committee members and guests on the statuses of ongoing activities associated with the pool deck project and façade repair project.

Dates for the 2020 budget meetings are August 14 and 15. Next month, FMC members will choose one or both dates for participating in the budget process. If necessary, we will schedule additional meetings later in August or at the beginning of September.

TIPS TO SAVE MONEY ON YOUR AIR CONDITIONING BILL!

BY GREG GRIMM, CHIEF ENGINEERS



With summer in full swing, you may have been shocked by your last electric bill. You don't always need to blast the air conditioner to beat the summer heat. Below are some of the best methods for keeping down your body temperature and your air conditioning bill.

Keep your blinds closed



During the day, keeping your blinds closed will drastically reduce the heat in your home. If you don't keep them closed, it's like a greenhouse effect, sunlight and heat pour in all day and can't get out.

Cool your kitchen



One of the hottest places in your home is the kitchen, and this is doubly true if you're running the oven and the stove top. That's why it's best to keep any stove or oven cooking to a minimum, especially during the day.

Take care of your AC



Making sure that your air conditioner is working efficiently is one easy way to lower your electric bill. If your AC is struggling to push cold air through your home, it's going to suck up that much more energy.

One of the best ways to ensure your AC is running smoothly is to regularly change out the filter. You should change it out about every 30-45 days, but it's often simpler just to change it out once a month. A clean filter not only makes your AC run more efficiently, it also keeps your house circulated with cleaner air.

Additionally, you might want to get your unit checked out by a professional to make sure it's running optimally. And if your AC is old or not functioning correctly, you might consider getting a new AC unit that's more energy efficient. It may cost you more upfront, but you'll really save in the long run. Contact the management office (703-578-4855) for either of these two options, we can help with both.

The Committee is recommending that the Board:

- Accept Cam/Serv’s proposal of up to \$15,000 to replace cameras and DVRs. The recommendation passed unanimously.
- Accept CT/HX’s proposal of \$6,878 to furnish and install replacement fan drive components for a West building cooling tower. The recommendation was passed unanimously.
- Accept All Plumbing, Inc.’s proposal of \$14,800 plus tax to provide and install 4 new check valves for West building tower pumps. The recommendation was passed unanimously.

The next FMC meeting is scheduled for Monday, July 22, 2019. As always, all residents are welcome to attend.

SHUOA EVENT AND PICTURES

Fun pictures from our 4th of JULY celebration



Hamza, Mohammed, and Fahad Tayawi

Charlie Roberts and Raymond Mills

Grace Krumweide and Marilyn Silver

Rawan Almaghrabi and Faten Abdulkareem

Watch your thermostat



If you want to keep your costs low, you shouldn’t be cranking the AC at all hours. A lower setting at night, and higher setting during the day is recommended. However, you might not always remember, or be around to change the temperature. A programmable thermostat might be your best option. This allows you to schedule your temperature changes to meet the cycle of the day, even while you’re not there. Because you might want your home to be cool when you arrive, but without a programmable thermostat you’ll be cooling nothing but your furniture for most of the day.

Check Your Lights



Incandescent lights are nice, but they generate quite a bit of heat. By either keeping those lights off and retrofitting your incandescent bulbs for something a little less hot, like LED bulbs, you’ll make a big difference.

A Final Piece of Advice



Keeping your AC costs down isn’t all about keeping your home cool, it’s also about keeping yourself cool. Efficient air conditioning practices will save you a noticeable amount of money.

If you’re not focusing on making sure you wear proper summer attire, then all the tips in the world won’t keep you from cranking down on that thermostat. In other words, in all that focusing on your home, don’t neglect yourself either. And since July is National Ice Cream Month, treat yourself to a big scoop of ice cream! It’s the perfect way to cool off, don’t you think?

SECRETARY'S SCRIBBLES

BY CHARLEY ROBERTS, SECRETARY OF THE BOARD OF DIRECTORS



1. Although the noise on the mezzanine above the garage has ceased, the Association is at work to put in place contracts to (a) repair the pool, especially fixing leaks into the garage and (b) remove

and replace the brick parapet wall around the mezzanine with a barrier consisting of roughly equal lengths of new brick wall and railing. An item (c) upgrade to the mezzanine level restroom/shower facility is under consideration. Cost is expected to be a main factor in determining what, if anything, will be done to the existing facility.

2. Work continues in what began as a project to fix water leaks in the facades. The scope of that task has expanded as additional inspections have identified significant deficiencies in the integrity of concrete spandrels (those beige painted extensions of the floor slabs visible as lines running horizontally along the building facades). This work has focused on the end caps, the bedrooms of Tiers 05, 06, 13, and 14 in both towers, with additional work to caulk leaks reported along the long facades. This work has been completed in the East Building, with the exception of two units which will be revisited later, and one unit the exterior of which is expected to require extensive replacement of exterior brick. Extensive work remains under way in the West Building, including intrusion into several unit bedrooms to repair the concrete slabs. Additionally, a number of balconies in the West Building are in need of immediate repair while others have deficiencies the repair of which can be deferred. Your patience and cooperation are appreciated as the Association and its contractors strive to complete this essential work as soon as possible and at the lowest possible cost.

3. The Association's reserves are sufficient to complete all work planned for this year, and a special assessment will not be imposed.

4. The economics of recycling have changed. Here are the only items that residents now may place in SHUOA recycle bins: (1) plastic items with the numerals 1 or 2 in the recycling triangle symbol, usually on the bottom of the item, (2) corrugated paper and cardboard shipping boxes (no pizza boxes that are stained or contain food residue), and (3) aluminum, tin, and steel cans, including empty aerosol spray cans. NOTE: all recycled items must be empty, clean, and dry.

TREASURER'S COMMENTARY (JULY)

BY KAREN JOHNSON, TREASURER

Preliminary data for the month of June and for the first half of 2019 are now available. In this report, I will discuss brief overviews of our operating budget and reserve spending during the first half of this year.

We continue to have a positive outcome with our operating budget. There was a rebound in activity in the In-Unit Maintenance Program in June, and so in the income and cost of goods for that program. When I remove those items from our total income and total expenses for the first six months plus deduct from income our contributions to the reserve accounts and taxes paid, the result is a net positive cash flow of slightly over \$20,000. This is a more positive outcome than expected for this period in the budget. The In-Unit Maintenance Program income exceeded the cost of goods so that also contributed to positive cash flow. This favorable outcome results in part from lower than expected spending on payroll and related items, the security contract, and the trash contract. It is most welcome, given our large spending on the projects from our reserve budget, that the operating budget continues to be well maintained and operating at a small surplus. This should help us manage our financial position through year-end.

For the reserve budget, necessary spending for the two projects has exceeded what we anticipated. From January 1 to June 30, we paid the firms involved in the pool deck project almost \$1.2 million. We paid the firms involved with the façade work over \$300,000. These are ongoing projects; more funds were paid in July and will continue to be over the rest of the year. The major elements that remain to be done before winter to keep the building sound will be costly. So we have to determine the highest priority items and ensure they are completed first. We still face uncertainties as we do not have signed contracts for all that needs to be done and unexpected costs might again arise. We must not let impatience overtake our judgment. It may take us longer to obtain a high-quality pool deck than we originally thought. But by pacing our expenditures, we will succeed in reaching our goal.

As of June 30, the total number of units in delinquent status to the Association rose to 14, with \$22,105 in amount due. This number was about the same as that for May. The number of renter-occupied units remained at 145, 26 % of the total.

ACTIVITIES COMMITTEE

BY JANICE HILL



The Skyline House Activities Committee reported on their 4th of July activity, Pizza and Watch the Fireworks, held on the East

Penthouse deck. There were over 200 people at the event. Seldom had so many residents been seen at a Skyline House event before. The event was hugely successful. The delicious pizza was a big draw, and both adults and children appeared to have had a good time. While the event was a success and drew more people than we anticipated, we nearly depleted our funds. Our funds were not from the Board or HOA fees but rather various fundraising activities the committee has had over the years. Therefore, the committee requested that the Finance Committee and Board replace the \$566 that was spent on pizza and beverages, which they agreed to do.

Also at our July 9 meeting we finalized plans for our next event, an International Day Celebration on September 21. Skyline House is home to people from all over the world, from nearly every continent. We plan to celebrate our uniqueness. Our September 21 event coincides with the United Nations International Day of Peace. The Children’s Interest Committee is co-sponsoring this event with us. You will be hearing more about this event in the coming weeks. If you are interested in helping out with the International Day activity, please let me know. Janice Hill, 703 415-1537 or janicelh21@gmail.com

UPCOMING EVENTS



WHAT: International Day Celebration
When: Saturday, September 21, 2019

Free Outdoor Movies

Below is a partial list of area films:

George Town Sunset Cinema

Location: Georgetown Waterfront Park
Dates: July – August

Movie Nights in Chinatown Park

Location: Chinatown Park, 5th and Mass Ave NW
Dates: August 23- September 13

Dates: August 23- September 13

National Harbor Movies at the Potomac
Location: 165 Waterfront St
Dates: May – September

Capitol River Front Outdoor Movies

Location: Canal Park (2nd & K Street SE)
Date: June 13 – August 22

LIBRARY OF CONGRESS

Location: Thomas Jefferson Building North Lawn
Dates: July 11 – August 15

Summer Movies @ Arlington Mill

Location: Arlington Mill Plaza (909 S Dinwiddie St, Arlington VA)
Dates: June 14 – August 23

More locations can be found at <https://brightestyoungthings.com/articles/free-outdoor-dc-movie-guide-2019>