

# THE HOUSE SPECIAL

NEWSLETTER OF THE SKYLINE HOUSE UNIT OWNERS' ASSOCIATION

## MANAGEMENT REPORT

### 2019 Pool Plaza Repairs - Phase II



The next phase of the pool deck project is as follows:

- A. Ev-Air Tight was awarded the \$658,705 bid to demolish and reconstruct the parapet wall. This work is expected to begin mid-October. There will be more noise and dust, and some parking spaces will be temporarily relocated. Entrance and exit to and from the garage may also be disrupted.



- B. Management received three pool repair bids that were reviewed by PPOC on 9/12/19, for recommendation to FMC and the Board for approval: (1) American Pool; 2) Millennium Pool and: (3) High Sierra. High Sierra's bid was dismissed because it was the highest cost. Core samples of the pool's concrete were taken on 9/19/19 to determine the strength and integrity of the pool's concrete. Expectations are that the samples should return with a PSI of 3,000 or higher. If the samples are less than 3,000 PSI - more extensive repairs will be required (i.e., deconstruction and rebuild) along with the installation of a new membrane with an anticipated cost of \$100,000. PSI stands for pounds per square inch. It is the unit of measure for pressure testing concrete.



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C. A \$14,320 proposal was received from Ev-Air Tight to patch the pool’s concrete curb. It was approved at the PPOC meeting on 9/12/19 and via email vote by the FMC and Board (later ratified on Sept 23 and 25 at FMC and Board meetings). The curb repairs are required to be completed now so the concrete can cure before the surfacing installation begins.



D. Three surfacing installation bids were received from (1) Consolidated Waterproof; (2) Raintree Services and; (3) Ev-Air Tight. They were reviewed by PPOC, for recommendation to FMC and the Board for approval. Its purpose is to finish installing the waterproof materials, expansion joints, and pavers on the pool deck. The base bid option was recommended with Raintree as the preferred bidder if they will adjust their pricing. Raintree provided a list of recommended cost reductions that total \$85,100 which would reduce their bid from \$1,012,120 to \$927,020 if all reduction options are accepted..

Facade Sealant Replacement for Window Leaks - Phase I



The second round of environmental test results required by Virginia OSHA (VOSH) were all negative. Consequently, the contractor (Atlantic) was able to resume interior repair work that was temporarily stopped until results were received. All Phase 1 façade work was completed and demobilized as of September 19th. Punch lists were conducted with Management and the contractors on 9/20/19. Phase 2 is planned to begin in 2020 on the South elevation of the West building, by Tier drops.

Balconies Project



Balcony and façade repairs for Phase II of the project are scheduled for 2020. This project will begin on the South elevation of the West building by Tier drops. A comprehensive environmental report was conducted the week of 9/13/19, to assure that façade and balcony repairs in Phase 2 (year 2020), will not be impacted by VOSH. Results of that report are expected the first week of October 1<sup>st</sup>.

Management will be collecting updated info from each unit owner and/or tenant to begin our transition to Building Link. It’s a new computer system that will help us communicate more effectively with our residents. We don’t expect go live until 1st quarter 2020. But stay tuned for updates.

Attorney fees - General:



\$539 was paid to the attorney for advice on general legal services for the month of August.

Collections update- \$25,992 (August 2019)

Delinquencies



4 units owe \$16,218 for delinquencies that are 60 days past due. 12 units owe \$9,774 for delinquencies that are 10-60 days past due. Collection is being handled by the Association's Attorney.

**BOARD MEETING ACTIONS**

09/23/2019

1. *Comprehensive Asbestos Survey Agreement- NTE \$10,000- Ratified 8/28/19 Vote*
2. Pool Deck Project:
  - a. *Ev-Air Tights' concrete curb patch proposal: \$14,320 - Ratified 9/12/19 Email Vote*
  - b. *Pool Surface Installation Proposal Selection: Raintree, Consolidated & Ev-Air Tight- Vote Postponed to 10/4/19 Special Board Meeting*
  - c. *Pool Repairs proposal: Millennium vs American - Discussion*
  - d. *Deferred Assessment Resolution-Corporate Tax Method- Vote Approved Resolution*

*\*\*The next regular Board meeting is Wednesday, October 23rd, at 7PM\**

## PRESIDENT'S REPORT

BY RICHARD PORTER, PRESIDENT



We continue to adjust our budget to accommodate facade repairs, plaza repairs and pool repair. That process is ongoing but I believe we will meet our intended 5/31/20 pool reopening date, while completing the plaza. This assumes no further surprises. This also implies work in the years ahead on the facades/balconies, the garage and plaza amenities.

The 2020 recommended unit assessment increase will be 3.5%; keep in mind the 2019 increase was -0%. Close planning is still required to finish the garage work and work on some

plaza amenities.

Going forward your board will need to prioritize further repairs and consider if our costs are appropriately managed by management. If not, necessary changes must follow. To do that leadership continuity will be essential, and to do that unit owners must focus on experience and insight. Otherwise things will stay the same, which is costing you money.

## STAFF SPOTLIGHT - GERARDO CARRANZA

BY ROULA BORDCOSH, CONTRIBUTING AUTHOR



Everyone who's ever lived at Skyline House probably knows, or has seen, Gerardo Carranza somewhere in the building. He currently holds the record for the longest serving staff member since the condominium was established in 1979. Sadly for us, he is planning to retire next year after completing 40 years of service.

Gerardo was born in El Salvador on October 22, 1955, and eventually came to the US with his parents and six siblings. He has been married to his wife, Carmen, for 45 years, and they have three sons and two daughters together- ranging in ages between 19 and 40 years old. They also have 8 grandchildren ranging in ages between one and 19. Fun Fact: His wife and his daughter were at one point pregnant at the same time, so his oldest granddaughter is 3 months older than her aunt.



Gerardo Carranza

Gerardo loves every aspect of working at SH. When pressed about the best part of his job, he said he was especially grateful for the salary and benefits he receives for his employment. When he first started working here on September 28, 1980, he was only earning \$3.25 an hour. Even though he was approached to work elsewhere, he never accepted. This is the only full-time job he's ever had.

Gerardo appears much younger than 64 years old. When asked about the secret to his youth, he said that he doesn't drink or smoke, and has a positive attitude about life. Not surprising, since he seems to always be smiling. It might be safe to assume that job stability and job satisfaction could also contribute to that formula.

When he eventually retires, Gerardo plans to "do nothing!" He just wants to pursue his hobby of repairing cars and to spend more time visiting family in his home country. His only advise to the person who will eventually replace him would be: "keep your eyes open and make sure the building is always sparkling."

We will be eternally grateful for having Gerardo as a loyal member of the Skyline House family. You might want to let him know that if you happen to see him around.

**TREASURER’S COMMENTARY (SEP)**



BY KAREN JOHNSON,  
TREASURER

Preliminary data for the month of August and for the first two-thirds of the year are now available. In this report, I will discuss our financial position with respect to reserve funds as of August 31 and

the outcome of spending under the operating budget through the end of August.

We are at the point of starting the next phase in each of our two major projects. For the pool deck, work will soon resume on a new wall around the entire area, repair of the pool, and restoration of the surface. For the façade project, the four “ends” of the two buildings has now been done; we will be moving to engage in new contracts for the work on the four long sides of the buildings, including balcony repair, to be spread over time. According to our balance sheet, the net worth of SHUOA asset holdings was about \$5 million at the end of August. That same figure was about \$6 million at the end of December 2018. So we have drawn down our investment holdings about \$1 million.

In addition, by end August we had contributed about \$1 million to our reserve accounts from our income as reported in the operating budget. The \$2 million total of spending corresponds to spending of \$1.2 million on replacement spending, about \$600,000 on maintenance spending, and nearly \$200,000 in consultant fees. There will be additional spending during the remaining of this year on the work that is about to begin. Work on these projects will continue into next year as well.

For the operating budget, our net income after taxes was positive again in August. For the year to date, that figure is running ahead of budget by more than \$25,000. Noticeable items include the In-Unit Maintenance Program, where both spending and costs have been more than budgeted this year as many owners have replaced HVAC units and water heaters. Expenses that have been significantly under budget include payroll, payroll taxes and benefits, legal fees, computer expenses, and the security and trash

contracts. One area where expenses have been well above budget is for electricity in the common areas. At this point, it appears that the budget outcome this year will be favorable.

As of August 31, the total number of units in delinquent status to the Association rose to 16, with \$25,991 in amount due. The number of renter occupied units fell to 143, 26 % of the total.

**CHILDREN’S INTEREST COMMITTEE**

BY ARA ALAN, CO-CHAIR



Three regular meeting was held on, September 25, 2019

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



CIC had decided on holding a bake sale on Friday OCT 4<sup>th</sup> (4:00pm-5:00 pm) and Saturday Oct 5<sup>th</sup> (10:00 am-12:00 pm). All proceeds from the bake sale will be used for CIC’s Halloween party. Residents are encouraged to donate money and/or baked goods.

Tuesday Oct 8<sup>th</sup> at 6:00 pm CIC will hold a Halloween Party planning meeting. All residents and parents are encouraged to come and bring their ideas.



Sunday Oct 27<sup>th</sup> from 3:00 pm to 5:00 pm CIC will host a Halloween costume party

Activities will include:

- Dancing and music
- Pin the tail on the cat
- Pumpkin painting



**October 31st there will be trick or treating  
From 6:00 pm-8:00 pm**



\*\*\*Google.com

\*\*\*If you like to participate please pick up a plaque to post on your door at the front office.

## FINANCIAL MANAGEMENT

BY JUNE BAKER, COMMITTEE CHAIR



The Financial Management Committee (FMC) met on Monday, September 23, 2019.

Financial figures for the month of **August 2019** were:

Total Income	\$ 395,645
Total Expense	\$ 242,058
Reserves Contributions*	\$ 128,334
Net Income	\$ 25,253

\*neither Federal nor State income tax payments

As Treasurer Karen Johnson noted, our Net Income for the year thus far is greater than expected by more than \$25,000.

Finance Committee members, Treasurer Johnson, and General Manager Brown Slaughter are prepared to recommend the draft 2020 Operating Budget and Reserve Budget to the Board of Directors for its review and vote at the October Board meeting. Treasurer Johnson led the discussions of both budgets.



For the 2020 Operating Budget, the FMC is recommending an increase in condo fees of 3.5%. A number of issues drove this decision.

There are expenses this year (2019) and next (2020) for pool deck and façade work that have far exceeded our original cost estimates. Thus, it is prudent to increase the amount of money added to the reserves each month to help offset our expenses. The Operating Budget reflects the amount added to our reserves each month. Second, in 2019, we did not increase condo fees mainly because residents did not have access to the pool or mezzanine area, and we had no expenses for operating the pool, but we shall have those expenses in 2020. Third, the 2020 Operating Budget includes a 2% raise for our employees.



For the 2020 Reserve Budget, we realized that our major project for the year would be related to façade work on the long sides of our buildings, and we included money to

begin this probably four year project. We also included funds for completing the resurfacing of the pool deck, since that work will be underway in the first few months of 2020.

Interior garage work may be undertaken in 2020, and we allocated funds for that project. In addition, we allocated funds for our normal maintenance and replacement projects that arise each year. Several projects have had to be postponed until we can start building up our reserves in the future. Our main focus is on the continued integrity and sustainability of our buildings and our homes in them.



We are awaiting results of the core testing that took place last week to determine whether we will proceed to repair the pool or replace it. the Construction

Committee will recommend one of the pool contractors based on meetings. The FMC discussed the various facets of the pool requirements, and it will be able to make a recommendation when we have a special meeting for that purpose.

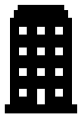
The PPOC had requested that General Manager Brown Slaughter ask Raintree Services for a “best and final” offer for the pool deck resurfacing. They were not the least expensive bidder, but we have been dealing with Raintree for several years now and have been satisfied with their performance. Raintree did return with some cost savings as asked.

The Committee is recommending that the Board:

- Accept Draft #2 of the Operating Budget for 2020 at \$4,439,553 which includes a 3.5% increase in condo fees. The recommendation passed unanimously.
- Accept Draft #3 of the Reserve Budget for 2020 with estimated withdrawals of \$2,664,731. The recommendation passed unanimously.
- Accept Ev-Air Tight’s \$14,320 pool curb patching proposal. The recommendation passed unanimously.
- Accept Raintree Service’s \$926,720 pool surfacing proposal. This is for the base bid without Alternate #1, and includes cost savings submitted by Raintree as of September 20, 2019, with the exception of Item #2, “Payment and Performance Bond Requirements.” The recommendation passed unanimously.

## PHYSICAL PLANT AND OPERATIONS

BY BRYANT STUKES, COMMITTEE CHAIR



The chair reviewed the agenda for the meeting. The chair reiterated that major engineering projects overseen by Management, the Board, and committees are for the betterment of our community. We will finish the plaza/pool area as close to the May 31st deadline as possible while making sure that projects in general, come in on time and as close to budget as possible. Think of this like a kitchen or bathroom renovation: inconvenient and costly, but the result will be worth it.



The chair commended the newsletter committee staff (Ara Alan and Ann Johnson) on revamping the SHUOA newsletter. The chair also commended the community-at-large for signing up for the Cable Alternatives Committee and the IT Committee.

The first phase of the Facade Sealant work has been completed, with only a punch list remaining. The chair noted that Phase II Balcony/Facade repair is scheduled to begin in 2020.



The PPOC received the report of the General Manager with updates on:  
 \*\* See Management Report for full updates (Pg. 1,2)



Actions: PPOC decided the following items:

1. Approved: Ev-Air Tight to complete the concrete patching of the pool curb for \$14,320
2. Conditional Approval:
  - A. Pool Surface Repairs Proposal – Raintree vs. Ev-Air vs. CWC

The committee approved Raintree for their Base Bid option, provided they give SHUOA a cost reduction, given their past/current work with us. Management was instructed to seek this reduction with the help of the ETC.

- B. Pool Interior Repair Proposal – American Pool vs. Millenium

The committee decided to do the following:

- Per ETC, obtain a core sample to decide if Option 2 was necessary.
- Have American and Millenium meet with the Construction Sub-Committee to review their respective bids.

- Finalize between the two bidders once the results are presented



Old/New Business/ Discussion

Our ETC consultant, via conference call, gave the committee an overview of the Pool Repair Proposals and Surfacing Installation Proposals.



Pool Repair Proposals:

She explained the difference between Alternative 1 - adding cementitious waterproofing beneath the plaster and on top of the gunite shell or Alternative 2 - replacing the gunite shell and waterproofing membrane (an extra \$100k alone).



She suggested we obtain core samples of the pool before deciding between Alternatives 1 and 2, in addition to picking American Pool or Millennium. Management was instructed to work with ETC to obtain samples and report back to the committee, for PPOC/FMC/Board to make an informed decision, preferably before the 9/25 Board meeting.



Plaza Surfacing Installation: To install the pavers, waterproof materials, expansion joints

She felt that Alternate 1 - adding pigment- was not necessary as the pigment would fade and be hard to match with the surrounding pavers. She discussed Alternate 2 and suggested we go with the base bid option for the surfacing repairs (using a single post for the pool fencing) and avoid the use of mechanical fasteners for the post. It would avoid adding extra holes in the waterproofing deck. The committee, along with ETC felt that Raintree would be the best vendor choice, given their current work with SHUOA. PPOC asked management to seek a price reduction, to more closely fall in line with the lowest bidder, Consolidated Waterproofing.

At 8:35 pm, the meeting adjourned.



The next regularly scheduled meeting of the PPOC will take place Thursday, October 10, 2019, at 7:00 pm. The SHUOA community is welcome.

### THE SECURITY, SAFETY & NEIGHBORHOOD WATCH COMMITTEE

BY DIANE M. ZIERHOFFER, COMMITTEE CHAIR



The Security, Safety and Neighborhood Watch Committee met on 11 September 2019.

Five residents attended the meeting and generated much discussion.

A concern was expressed by Mr. Roberts, as a resident and Board Member, regarding the safety of residents experiencing diminished capacity, whether emotional, cognitive, or physical. So few of us, as we age, are willing to admit to needing help, so this is a difficult topic. He agreed to reach out to local agencies who may have suggestions as to how to reach those who most need help. More to come on this.

Progress on resolving the financial aspect of the pipe incident from June 2018 is progressing. The Management Office reported Securitas Security has paid \$6,000 of the \$10,000 deductible, and the attorney is suing the resident (whose friend had the party) for the remainder.



The Committee is asking Management for some signs for the garage. These could be hung on the back of the sign at the entrance to the garage in the afternoons, reminding residents to turn on headlights, not to pass other cars, and to yield to pedestrians and cars backing out of their assigned spaces. It is hoped signs will be alternated.



The Committee is asking the Board to vote on the garage rules proposal presented by Covenants Committee in July.

Owners are reminded the future existence of a Safety Committee will require new members.

The next meeting of the SS&NW Committee is scheduled for 13 November 2019. We hope to have some new residents in attendance to breathe life back into this Committee.

### INTERNATIONAL DAY OF PEACE

BY ANN JOHNSON, CO-EDITOR



Over 50 residents enjoyed a delicious international potluck on September 21. It was Skyline's celebration of the International Day of Peace. The bowls and platters were quickly emptied as eager diners sampled all kinds of special dishes. Perhaps next time the cooks can bring some copies of recipes for residents who are interested in fixing the dishes themselves.



## HELP FOR THE 50+ GROUP

BY DIANE M. ZIERHOFFER, CONTRIBUTING AUTHOR



I spent the first 50 years of my life learning about life and becoming independent. Now that I'm past 50, I realize I need more help than I used to.

Climbing on a stepladder to change a light bulb or the battery in my smoke detector is not as easy as it used to be. If I feel a bit wobbly, I cannot simply jump off the ladder and land spryly on both feet.

I get up from sitting with aches and pains I never had, and I walk more slowly because of hip and knee pain. I am also finding that understanding financial matters, such as when using a bill payer service for a company with which I deal, takes me a bit longer. I need to ask more questions, I need to take notes so I remember. And Medicare! If I hadn't started researching that long before I turned 65, I would have lost my savings to penalties. Whoever thought such a complicated system was good for older people??

I have learned there are services in Fairfax County for Older Adults. The Fairfax County Department of Family Services has social workers standing by to take phone calls from people who need help. Services include:

- Adult Day Health Care Centers
- Adult Protective Services
- Care Management/Social Work
- Caregiver Support & Respite
- In-Home Care
- Medicare Counseling/VICAP
- Meals on Wheels
- Nursing & Assisted Living Facilities
- Senior Centers & Recreation
- Transportation and much more!

It is not easy to ask for help after living for many years helping others. But social workers are available, Monday through Friday, 8 AM to 4:30 PM at 703-324-7948. Call them, ask for help, and be safe.

If you have concern for a neighbor, you can also call this service, provide your observations, and let them try to help. The county cannot force its services on anyone but can offer much to our neighbors who appear to be struggling. Encourage your friends and neighbors to reach out for help. Living independently is not as easy as it once was.

Are you receiving the free publication from Fairfax County: Golden Gazette? If not,

call 703-324-5633 to subscribe to a copy sent by mail. Or you can go to:

<https://www.fairfaxcounty.gov/familyservices/older-adults/goldengazette> and read it online.

## HALLOWEEN PARTY



### Spooky Halloween Costume Party!

Sunday October 27<sup>th</sup>; at 3:00 pm  
East Building Penthouse

Come and enjoy music, dancing, games and pumpkin decorating (bring your own pumpkin or purchase at the party)

Pizza will be provided. Please bring cash for donations.



October 31st there will be trick or treating  
From 6:00-8:00pm

\*\*\*If you like to participate please pick up a plaque to post on your door at the front office.



### CIC'S BAKE SALE FUNDRAISER

BY ARA ALAN, CO-CHAIR



Children's Interest Committee held a bake sale on Friday OCT 4th (4:00pm-5:00 pm) and Saturday Oct 5th (10:00 am-12:00 pm).

CIC wants to thank our residents for their support by donating baked goods and purchasing baked goods.

All proceeds from the bake sale will be used to fund the upcoming Halloween party on Sunday October 27<sup>th</sup>.

We want to specially thank Resident Nancy Sawyer and our Chief Engineer Greg Grimm for donating many homemade baked goods and yummy Duck Donuts.



### THE AMAZON EFFECT

BY FAZIA DEEN, CONTRIBUTING AUGTHOR



Amazon HQ2 is a planned corporate headquarters in Crystal City, Arlington, for e-commerce company Amazon. HQ2 was announced in September 2017, and is an

expansion of the existing headquarters in Seattle, Washington.

Formerly, the major manifestation of the Amazon effect was the ongoing consumer shift to shopping online. E-commerce makes it possible for people to shop from home or anywhere else with an internet connection, which means just about everywhere these days. However, more recently Amazon's much hyped second headquarters (HQ2) has made headlines as cities across the country promised billions in tax incentives.

While others look forward to the benefits, some experts are saying these incentives will end up doing more harm to the communities than the good of having Amazon come to town. In our Skyline community that may mean an increase in price for both renters and homeowners. There have been several town hall meetings on the issue of maintaining affordable housing. Please share your comments about the Amazon Effect and how you think it will benefit or harm our community to [deenlawoffice@gmail.com](mailto:deenlawoffice@gmail.com)

"Amazon's HQ2, coupled with the Commonwealth's significant new investments in transportation and affordable housing, represent unprecedented opportunities and challenges for both Arlington and Alexandria," Arlington County Board Chair Christian Dorsey said. "It requires unprecedented cooperation between our two communities to ensure that the benefits do not accrue only to a few, while the many cope with the challenges."



www.google.com

**NEW EMPLOYEE HIGHLIGHT**

BY TYCIA HAIGHT, MANAGEMENT OFFICE



**Kurk Mullins** –Joined Skyline House on August 17th as our new Housekeeping Porter. Kurk works Monday, Tuesday, Wednesday, Saturday and Sunday on the 11:30am to 8pm shift.

Kurk has over 15 years of housekeeping experience and four of those years were in a residential condominium as an Assistant Porter Supervisor. Please welcome Kurk to Skyline House when you see him in passing!

**IMPORTANT NEW OWNER INFORMATION**

BY GREG GRIMM, CHIEF ENGINEER

**Shut Off Valve Replacement**



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

If you are replacing your shut off valves, it is necessary to shut off water for the entire tier. Therefore, there are only three days on which this work can be done: Tuesday, Wednesday or Thursday. We must provide notice of the water shut-off at least 48 hours in advance to the entire tier. The shut-off is scheduled only between 9 a.m. and 11 a.m. It is our goal to have water service restored to the tier within a two-hour window. If your plumber arrives late, the work will have to be rescheduled.

Because the replacement is the responsibility of the unit owner, the resident must either be at home or leave a key and admit for the outside plumbing contractor hired. The maintenance department does not go into the unit to oversee the work or go to the unit at any point during the valve replacement.

**Do you plan to remodel your unit?? Important facts to know!**



Many new unit owners want to remodel their kitchens and open the walls. Kitchen telephone lines cannot be moved or cut because these lines typically feed units above or below your unit. The exception is the 17th floor of each tower. Electric lines to units are also in these walls.

Washers and dryers cannot be relocated to other spaces in the unit since the plumbing lines for the bathrooms aren't big enough to accommodate the water flow from the washing machine drain. If you have questions on renovations to your unit, please contact Chief Engineer Greg Grimm at 703-578- 4855 x 399

**Washing Machine reminder**



Use caution with the amount of laundry detergent you put in your machine. Detergents that create lots of suds cause suds floods on the bottom floor when washers drain with too much soapsuds or the wrong kind of soap. This is especially troublesome for top loading washers. Be sure to buy laundry detergent that is recommended for your type of washer.





# SKYLINE HOUSE CALENDAR

## OCTOBER 2019



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1	2	3	4	5
6	7	8	9	10 <b>PPOC</b> 7:00 PM Meeting Room	11	12
13	14	15	16	17	18	19
20	21 <b>FIN MGT</b> 7:00 PM Meeting Room	22	23 <b>BOARD</b> 7:00 PM Meeting Room	24	25	26
27 <b>Halloween Party @3:00 pm</b>	28	29	30	31 <b>Halloween</b>		

**Fire Prevention Week: October 6-12**

A home escape plan includes working smoke alarms in every bedroom, and near all sleeping areas. It also includes two ways out of every room, usually a door and a window, with a clear path to an outside meeting place (like a tree, light pole or mailbox) that's a safe distance from the home. Home escape plans should be practiced twice a year by all members of the household.





For more information about Fire Prevention Week and "Not Every Hero Wears a Cape. Plan and Practice Your Escape!," along with a wealth of resources to help promote the campaign locally, visit [fpw.org](http://fpw.org).

**Smoke Alarms at Home**






**Replace all smoke alarms when they are 10 years old.**

**Test all smoke alarms at least once a month. Press the test button to be sure the alarm is working.**











BOARD OF DIRECTORS

-  President, Richard Porter, 1005E 414-870-0499 [rporter@shuoa.org](mailto:rporter@shuoa.org)  
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Web Developer, Win Singleton

MANAGEMENT OFFICE

-  General Manager, Michelle Brown-Slaughter [michelle@shuoa.org](mailto:michelle@shuoa.org)
-  Deputy General Manager, Tycia Haight [tycia@shuoa.org](mailto:tycia@shuoa.org)
-  West Resident Service Coordinator, Noemi Najera [noemi@shuoa.org](mailto:noemi@shuoa.org)
-  East Resident Services Coordinator, Donte Wilkins [donte@shuoa.org](mailto:donte@shuoa.org)
-  Accountant, Huajun “Lucy” Bei [lucy@shuoa.org](mailto:lucy@shuoa.org)

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-  PPOC, Bryant Stukes (Chair), 1605E 703-824-9293 [tbstukes@gmail.com](mailto:tbstukes@gmail.com)
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