

THE HOUSE SPECIAL

NEWSLETTER OF THE SKYLINE HOUSE UNIT OWNERS' ASSOCIATION

SKYLINE HOUSE NEWS



42ND SKYLINE HOUSE UNIT OWNERS' ASSOCIATION ANNUAL MEETING

MARCH 22ND, 2022

VIA
ZOOM

Join Zoom Meeting
<https://us02web.zoom.us/j/86788015433?pwd=bmt5b1RMSlNpSlhkZWNuUXNvbkZ2dz09>

Meeting ID: 867 8801 5433
Passcode: 331143
Phone: 301 715 8592

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NEWSLETTER COMMITTEE

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We encourage residents to submit articles or ideas: shuoeditor@gmail.com

Visit www.shuoa.org to find past issues and learn more about Skyline House!

Volunteers are needed for all SHUOA committees!

GENERAL MANAGER’S REPORT

BY BARRY BAUMAN, GENERAL MANAGER

Community Association
of the Year

LARGE
CATEGORY



Skyline House Unit Owners Associations of Falls Church, Virginia

Self-managed. Essay submitted by Charles K. Roberts.

Skyline House Unit Owners Association (SHUOA) of Falls Church, Virginia delivers a top-quality residential experience for a highly diverse community in this 556-unit twin tower hi-rise condominium.

Skyline House residents benefit from SHUOA membership in the Washington Metropolitan Chapter of the Community Associations Institute (WMCCAI) through the daily CAI Members Open Forum. SHUOA Board members and managers call attention to relevant issues for consideration and action.

In seeking vendors for products and services, the General Manager and his staff look first to providers recommended by CAI.

SHUOA objectives:

- A safe, healthy, and comfortable living environment for all residents;
- Fair and equitable treatment by management and staff of all unit owners,

other residents and guests, and reciprocal treatment of all SHUOA employees; and

- Prudent development and execution of annual Operating and Reserve Budgets to deliver value expected for the Regular Assessment (“condo fee”).

Forty years of tradition drive SHUOA success:

1. Respect for neighbors and Association employees; and
2. A shared faith in voluntarism, learning through years of service how to improve SHUOA business operations while creating a pleasant living environment.

Many residents have made Skyline House their permanent home, and a significant number of employees have accumulated over thirty years of service with SHUOA.

The current Board includes two attorneys, a Doctor of Economics retired from the Federal Reserve, a Professional Engineer who specialized in construction, an individual



with four decades of hands-on experience in condominium maintenance, a Federal Government personnel specialist, and a retired cybersecurity specialist.

Five Board-chartered standing committees support the Board. Key among these are the Financial Management and the Physical Plant and Operations Committees, which fine tune and endorse the General Manager's proposed annual budget and monitor capital equipment replacement schedules.

2021 accomplishments:

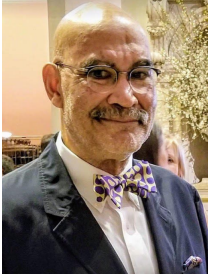
1. A two-year project to renovate the plaza above the parking garage, including replacement of the original swimming pool and creation of open space ready to accommodate recreation facilities for a diverse residential community;
2. Year two of a three-year project to restore the brick façades, spandrels, balconies, and patios of both residential towers;
3. Conversion of all common area lighting to LED; and
4. Release of a Request for Proposals (RFP) for performance in 2022 of a thorough structural inspection of the residential towers and adjoining main entrance and office structure.

All these plus other tasks have been accomplished through two consecutive calendar year budgets under which the Regular Assessment was frozen at the 2019 level.

The COVID-19 pandemic has required sanitization of common areas, installation of plastic screening to protect reception desk and resident service personnel, and signage announcing limits on elevator, gym, and pool occupancy. SHUOA continues to encourage mask usage in common areas, even among those fully vaccinated against COVID-19. The Board and Management believe that due to these measures SHUOA has incurred no COVID-19 infections among its employees. SHUOA is unaware of any resident deaths due to COVID-19 and only two "long COVID" cases, both of whom are recovering. ☺

PRESIDENT'S NOTES

BY RICHARD PORTER, PRESIDENT



Happy New Year! We begin of course with CAI 's award to SHUOA as best large condominium in the Washington metro area. This is a signal honor and recognition of our efforts to provide quality housing for quality people. Special thanks go

to Charles Roberts and our GM for their efforts in preparing our application. Appreciation is also due to staff, board, and committee members whose work, paid or volunteered, has made this possible.

Several new developments merit mention:

- The East utility elevator will be substantially overhauled over the next six months, during which time it will remain out of order. While some parts were replaced earlier, the now worn-out parts are 40 years old and cannot be commercially replaced. We anticipate the new work should keep the elevator going for another 10 to 40 years. We're also taking steps to ensure operation of the West utility elevator.
- At Management's suggestion we are replacing our property insurance carrier. Under the new policy, some kinds of damage to a unit will require each affected owner to pay up to \$25,000 before association insurance will begin to payout. Here again it is important for each owner to have his own unit property insurance to cover up to that \$25,000; you may want additional insurance to cover items of special value (e.g., upgrades and items like jewelry). The new policy will save the association money through a lower premium. The premium savings will help cover the elevator work.
- We will receive county grant money to fund installation of EV charging stations.

- We have been approved for a line of credit which will be available to smooth payment of association costs, primarily in the event of substantial unforeseen expenses. We have no current intention to draw on the line.
- We have put out to bid an RFP concerning an assessment of the building's structural integrity (in light of Surf City Florida). We want to be sure that there are no currently unexpected problems.
- We are preparing to get bids to study the condition of the garage, as we previously did with the plaza. We anticipate there will be areas of concern that require attention, such as properly protecting the garage floors. Once identified those areas of concern will need to be addressed. That process may take a number of years to work through.
- Facade/balcony work is essentially finished in the West building. Work is proceeding in the East building. To date our expectation has been met that there is less damage to repair in the east building.

Omicron Covid requires us to redouble our efforts to prevent its spread; this means masking up in all indoor public spaces, and especially on elevators. It also means we must enforce distance and mask rules in the gym. It also means getting shots if possible. Unfortunately, we have some who think its macho to go without masking; they thereby become super spreaders and endanger not only themselves but also the rest of us. Swagger, sneering and posturing will not stop the virus, getting shots, masking and distancing will. We should not have to close facilities and pay hall monitors when following our Rules would suffice.

Richard Porter,
President, SHUOA



FMC - JANUARY

BY JUNE BAKER, COMMITTEE CHAIR



The Financial Management Committee (FMC) met via Zoom on Tuesday, January 18, 2022, for the first meeting of the year.

Financial figures for the month of Dec. 2021 are:

Total Income	\$ 405,186
Total Expense	\$ 282,053
Reserves Contributions*	\$ 139,874
Federal & State income tax	\$ 6,600
Net Income	\$ -23,348

“Other Income” totals were \$14,547 below budgeted amounts in the Income category. In Expense categories, Payroll and Utilities (Water & Sewer) were higher than budgeted.

- In addition, Reserve Budget expenditures came to **\$235,490**, for the month of December and included payments for the façade project, boilers, AHU work, pumps and motors, garage doors, security camera system, trash compactors and dumpsters, elevators, and consultants.
- General Manager Barry Bauman gave updates on the façade repair project, the water flow efficiency valve, EV Charging stations, and several approved new contracts.
- Since the Board of Directors had met for an emergency meeting in December to consider emergency proposals, the FMC is retroactively recommending that that Board:
 - ✓ Approve Action Elevator’s proposal for replacing the hoist machinery in the East freight elevator at a cost of \$153,483.
 - ✓ Approve AGW & Associates’ proposal to repair the garage exit door at a cost of \$9,322.19.

The next regular FMC meeting is scheduled for Tuesday, February 22, 2022, at 7pm.

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TREASURER'S COMMENTARY

BY KAREN JOHNSON, TREASURER



Preliminary financial data for December and for 2021:

Total income for the year exceeded the amount budgeted. This outcome is primarily the result of capital gains income we received on the sale of investment assets.

Those sales were necessitated by our major repair projects. Some other income categories were below budget, especially income from the In-Unit Maintenance Program. Income from that program was again below budget in December.

I remind you that income in the operating budget for 2021 was boosted by over \$153,000 transferred from owners' unappropriated equity.

- Total expenses for the year also exceeded the amount budgeted. Budget items that were particularly over budget were spending on utilities and on contracted items. For utilities, spending on water and sewer was the problem; the board has already taken measures that should soon show savings on water costs. For contracts, spending on security, snow control, and trash removal were major elements that were over budget. Throughout the budget there were expenses items that were under budget, including payroll taxes and benefits and routine maintenance costs. The net figure, that is income less expenses, taxes, and reserve contributions, was negative. Once the accounts have been audited, this shortfall will show through to a new figure for owners' unappropriated equity. The budget as originally approved was balanced.
- Spending on items in the reserve budget was more than \$1 million above planned outlays. This overrun largely reflects the costs of the façade and balcony project, including the additional costs encountered in that project for the West building. The substantial

- spending on reserve items resulted in our running down our asset holdings. Based on the preliminary balance sheet, the owners' equity position dropped about \$1.1 million in 2021 and on December 31 was about \$1.3 million.

The total amount past due from owners at end December was \$28,347.85 from 10 units. The past due amount was a monthly maximum for 2021 but within the range during 2020. **The number of renter-occupied units at end September was 125, 22 % of the total.**

KEEP SKYLINE HOUSE CLEAN!

PLEASE SKYLINE RESIDENTS, DISPOSE OF YOUR TRASH PROPERLY BY PUTTING IT DOWN THE TRASH CHUTE.



PLEASE DO NOT LEAVE TRASH ON THE DISPOSAL ROOM FLOOR, LET'S KEEP SKYLINE HOUSE CLEAN AND PROPERLY DISPOSE OF TRASH BY PLACING IN THE TRASH CHUTE.

CREATIVE CORNER

Is It Time To Say Goodbye?

by Grace I. Krumwiede



I've never learned to say goodbye
 It is not easy to let go
 We've been together many years
 And I have loved you so
 At night I snuggled close to you
 And hugged you in my arms
 But time has sadly left you
 Devoid of all your charms
 Your sweater's frayed, some strings hang down
 Your glassy eyes are dim
 You've lost the fullness in your cheeks
 And caved in are your limbs
 Tonight in bed I'll caress you
 While the wool unravels more
 Still I'll think of how you warmed me
 And helped my spirits soar
 I know you are my first true love
 Dear faithful teddy bear
 How could I ever say goodbye
 We are a perfect pair

Please submit your poetry or prose
 to: donte@shuoa.org

PPOC - JANUARY

BY BRYANT STUKES, COMMITTEE CHAIR

The PPOC met on Thursday, January 13.
 The Committee was given the following information from Management.

- Received an update EV Charging Stations
- Façade/Balcony Project Update – the West building is primarily done, with punch list items happening. The East building mobilization work has commenced.
- Residents interested in having their windows and balcony door replaced should contact the Management office for information on the program.

Action Items

PPOC Tabled Items to February 10 Meeting

- Balcony Coverings, Rule 15 Amendment will be discussed at the 2/10 meeting per suggestions from Management and Covenants.
- Retroactive approval of Action Elevator to replace the hoist machinery, pending final cost amount.

PPOC Approved Items:

- Architectural Modification Resolution was discussed, and suggestions were made. The committee decided to accept any decision by the Board, after review by Covenants, Management, and a Board Member.

**Our next meeting will be on Thursday,
 April 14, 2022, at 7pm.**



HOUSE RECIPE CORNER



Filet Mignon in Mushroom Sauce

Ingredients

- 4 tablespoon unsalted butter, divided
- 2 tablespoon olive oil, divided
- 16 oz baby bella mushrooms, thickly sliced
- 1 small onion, finely diced
- 4 garlic cloves, minced
- 1 tablespoon fresh thyme, minced (or 1 teaspoon dry thyme)
- 24 oz filet mignon (beef tenderloin) steaks, 6-8 oz each , about 1 ½ thick
- ½ cup merlot wine, or any dry red wine
- 1 ½ cups beef broth
- ½ cup whipping cream
- 1 ¼ teaspoon sea salt, divided
- ½ teaspoon black pepper, divided

Instructions

1. Place a large heavy-bottomed pan over med/high heat and melt in 2 Tbsp butter and 1 Tbsp oil. Add sliced mushrooms and cook 6 min or until softened and most of the liquid has evaporated. Add diced onion and cook 3 min, stirring often.
2. Add minced garlic, 1 Tbsp thyme, 1/4 tsp salt and 1/8 tsp black pepper. Cook, stirring constantly, 2 min or until garlic is fragrant. Transfer mushrooms to a large plate. Wipe pan clean with a wet paper towel.

- Season steaks all over with 1 tsp salt and 1/4 tsp black pepper. Place the same pan over medium/high heat and add 2 Tbsp butter and 1 Tbsp oil. When the butter is hot and finished foaming, add seasoned steaks and sear 3-5 min per side for medium-rare (5-6 min for medium doneness*), turning once. When steaks reach desired doneness, transfer them to the plate with mushrooms.
- In the same pan over med/high heat, add 1/2 cup red wine and boil down until reduced by half (3 min), scraping the bottom to deglaze. Add 1 1/2 cups beef broth and boil until 2/3 cup of liquid remains in the pan (5-7 min). Stir in 1/2 cup cream and boil 2 min or until slightly thickened. Season sauce to taste with salt and pepper if desired.
- Add steaks and mushrooms back to pan, spooning some of the sauce over steaks. Once steaks are just heated through, remove from heat, and serve garnished with fresh sprigs of thyme if desired.



CHIEF ENGINEER'S ADVICE

BY GREG GRIMM, CHIEF ENGINEER

DID YOU KNOW



Wipes/Wet Wipes/Baby Wipes

Manufacturers of baby wipes will often indicate on the packaging that the product is "flushable." Plumbing experts say **there's no such thing as a flushable wipe**. Because wipes don't break down in water, they can clog up plumbing systems in a home, and damage pipes and machinery at wastewater treatment plants. Please do not flush any type of wipe down the toilet. This has happened here, and when a pipe gets clogged with wipes, the repair can get expensive.

Two Great Elevator Rules To Follow

Rule #1:

The two buttons available to call an elevator have an up arrow and a down arrow. These are meant to indicate whether you want to go up or down, not whether the elevator must come up or down. For example, if you're on Floor 3 and you want to go to Floor 7, you need to press the Up-arrow button. Many people see that the elevator is on Floor 5 and press the Down arrow button. When I ask them why they pressed the Down arrow button when they wanted to go up, they say I want the elevator to come down. Well, the elevator will figure out where it has to go but you please just let it know where you want to go because the elevator has no way to figure that out.

Corollary to Rule #1:

Never press both Up and Down arrows. It does not cause the elevator to come to your floor quicker. It simply causes more delays later in the process! Let us say the elevator is on Level 7. You are on Level 0. You want to go to Level 5. The Up arrow is already pressed. You come and press both the Up and Down buttons. The elevator was planning to go to Floor -2.

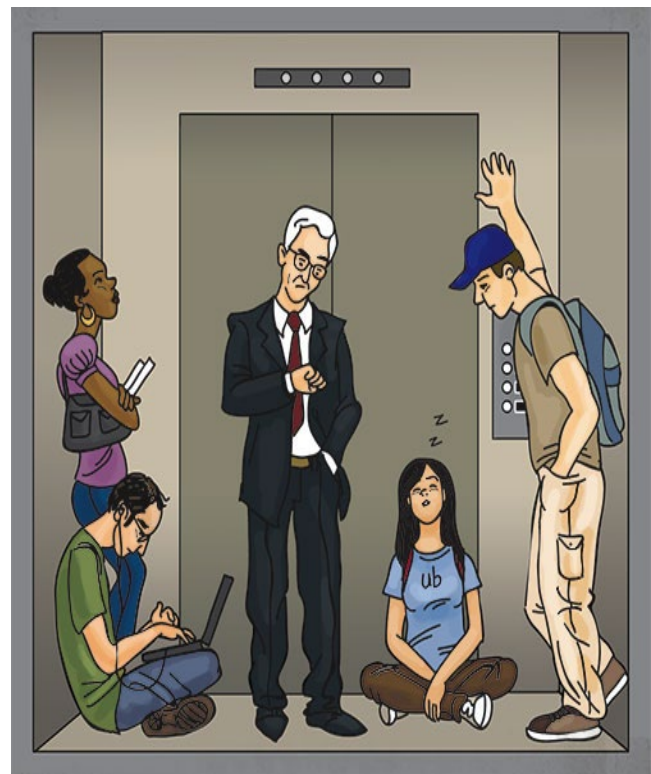
Since you pressed the Down button, it will stop at Level 0. No one will get in or out. But you will have to wait until the door opens, waits a few seconds, and then closes. You could have saved all that time by pressing only the button for the direction you are going!

Rule #2:

If one of the arrows (Up or Down) is already lit up, pressing it again 2-3 times in quick succession does not make the elevator come to your floor quicker.

I see people who are in a rush. They will come to the elevator, see that one of the buttons is already pressed. But they're apparently in a hurry and so they will press the button again muttering some profanities under their breath. No, it does not help!

There you go! Two simple rules to ride elevators efficiently and make this world a much better place!



ACTIVITIES COMMITTEE

BY JANICE HILL, COMMITTEE CHAIR

**WE ARE LOOKING
FOR NEW
VOLUNTEERS FOR
THE SKYLINE
HOUSE
ACTIVITIES
COMMITTEE!**

**IF YOU ARE INTERESTED,
PLEASE SEND AN EMAIL TO:
janicelh21@gmail.com**



SHUOA COMMITTEES



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Children's Interest Committee,
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**Please consider joining one
of the committees above!**

**SHUOA committees make an
impact on the quality of life
here!**



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1	2	3	4	5
6	7 ACTIVITIES MTG 7:00 PM Call in meeting	8	9 SSNW MTG 7:00 PM Call in meeting	10 PPOC MTG 7:00 PM Call in meeting	11	12
13	14	15	16	17	18	19
20	21 PRESIDENTS DAY OFFICE CLOSED	22 FIN MGT MTG 7:00 PM Call in meeting	23 BOARD MTG 7:00 PM Call in meeting	24	25	26
27	28					

Comments or suggestions about *The House Special* are always welcome!

Contact: [Bryant Stukes | shuoeditor@gmail.com](mailto:shuoeditor@gmail.com)

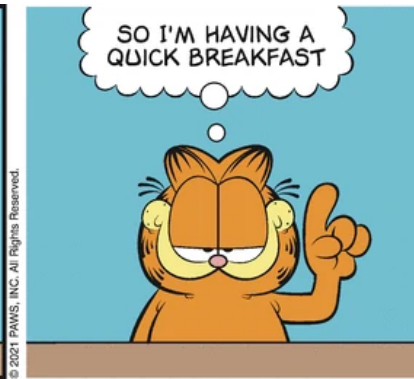
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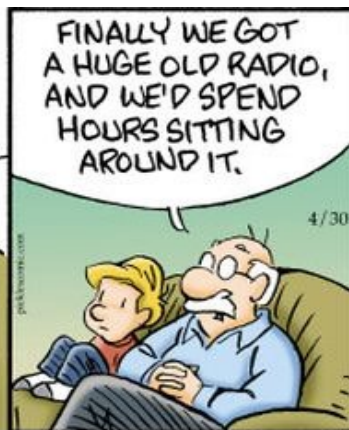
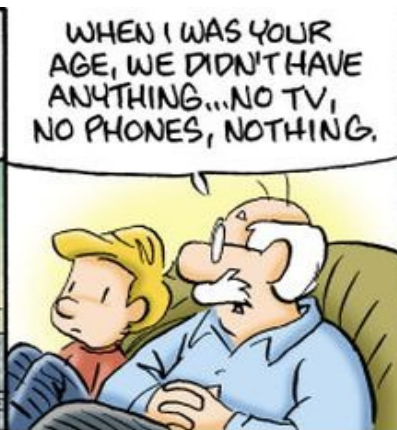
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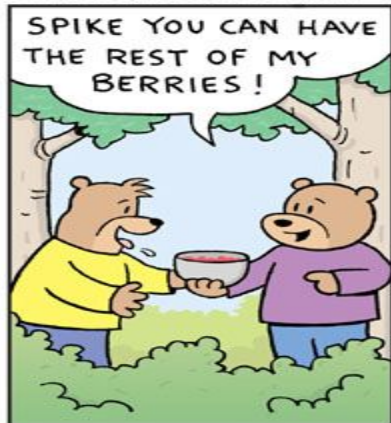


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