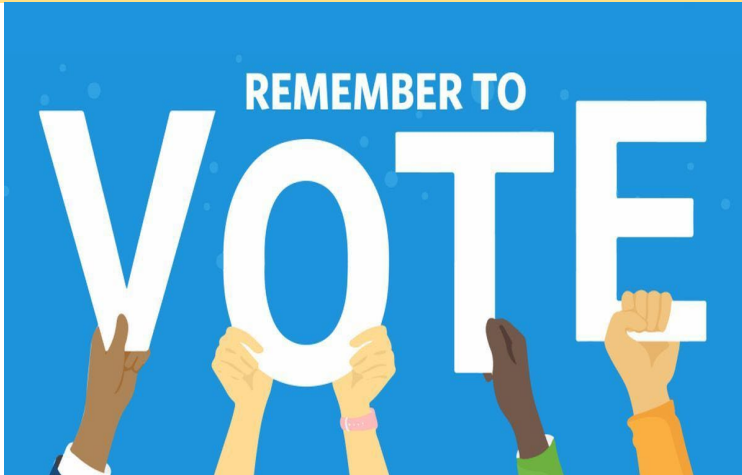


THE HOUSE SPECIAL

NEWSLETTER OF THE SKYLINE HOUSE UNIT OWNERS' ASSOCIATION

SKYLINE HOUSE NEWS



Condo elections are crucial. New condo board members help fight apathy and infuse new energy into Boards. On the other hand, established veterans who have led the association for years are critical as well.

Too often, the “campaign” part of condo elections is overlooked. Prospective condo association board candidates should be interviewed by owners as they would any job candidate!

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Meet the Candidates

MARCH 8th, 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

2022 SHUOA Board Candidates – Two (2) Open Positions!



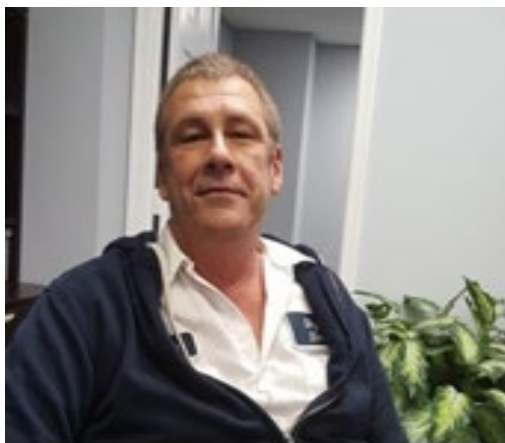
Calandra Small

A main goal for improving Skyline House starts with Maintaining the Property Value internally and externally, along with creating positive experiences from everyone in the position to make someone else feel welcomed. Alongside reviewing and governing policies in an effective way.



Linda Council

Continue to work in cooperation with SHUOA committees to obtain relevant knowledge in order to vote for the proposals in the best interest of the SHUOA Community. Attempt to obtain more specific clarification on the regulations regarding housing and emotional support animals.



Greg Grimm

To involve more of the community in the operation of the building, encouraging more people to be involved in the committees and Board of Directors. To encourage all to be more open and understanding of the different cultures living in our community.



Deanna Reina

Create more of a community feel for Skyline House, Update the paint in the hallways, better use of resources and investments

GENERAL MANAGER'S REPORT

BY BARRY BAUMAN, GENERAL MANAGER

I. Informational/Discussion Items:

- **COVID-19 Update:** With the number of COVID cases being reported each day reducing drastically, Management has returned to fully staffing the Management Office and performing maintenance in the units.
- **EV Charging Stations:** The EV charging station has been installed and is ready to be used. We are waiting for Fairfax County to issue the permit so we can activate the station.
- **Façade/Balcony Project Update:**
 - **Quantities of Concrete Repairs in the West Building:** The final figure for the increased repair quantities in the West Building is \$696,113.00.
 - **Progress:** The first six drops of the East Building are complete. The vendor has started work on the next eight drops.
- **Garage Exit Door:** The motor for this door is on order. The lead time for this part is 8-10 weeks assuming there are no issues with the supply chain. The motor was ordered 4 weeks ago. Because the exit door needs to stay open, we have our security company staffing it from 8:00 p.m. to 6:00 a.m. each night.

II. Action Items:

- **Electric Vehicle Charging Station Use Policy:** The Board reviewed the EV Charging Station Use Policy and approved it. This policy and the form have been uploaded to the BuildingLink Library.
- **Elevator Preventative Maintenance Contract:** The Board reviewed and approved a one-year contract with Action Elevator for the preventative maintenance of the elevators.
- **Rules and Regulations Proposed Changes:** The Board reviewed the amended Rule 15k and approved it.

Barry T. Bauman

General Manager, Skyline House Unit Owners Association, Inc
3711 S. George Mason Drive, Falls Church, VA 22041





Skyline House Unit Owners' Association Activities Committee Charter

The Activities Committee is charged with advising the Board of Directors and the community on the type and scope of recreational and community activities to offer to residents. Specifically, the Committee shall:

1. Conduct periodic informal gatherings to bring residents together.
2. Take responsibility for gatherings for a specific purpose, such as a holiday celebration, recognizing a special event or theme, honoring volunteers, etc.
3. Sponsor outside activities for the entertainment and amusement of residents (i.e., theater parties, sightseeing trips, excursions, etc.)
4. Assist committees of the Association, when requested, in conducting get-togethers to stimulate participation in those committees and activities of Skyline House.
5. Plan for, or assist in, any activity to enhance the volunteer involvement of residents.
6. Establish and maintain a working relationship with other committees, the Board of Directors and Management.

JOIN US TODAY!!!



THE ACTIVITIES COMMITTEE

We Need Your Help



SO FAR, WE ARE CONSIDERING THE FOLLOWING:

WHITE ELEPHANT GIFT EXCHANGE - PARTY GAME
WHERE AMUSING GIFTS ARE EXCHANGED!



COMMUNITY (PAPER) SHREDDING - LAST YEAR WE HAD A GREAT COMMUNITY SHREDDING DAY AND ARE PLANNING ANOTHER EVENT THIS FALL!

COMPUTER/ELECTRONIC DISPOSAL - RECYCLE OLD COMPUTERS, PRINTERS, PHONES, CD'S, ETC.



DO YOU HAVE ANY OTHER THOUGHTS OR IDEAS FOR US TO CONSIDER?
PLEASE SEND YOUR SUGGESTIONS TO: donte@shuaa.org



SAVE THE DATE

March 27
3pm to 5 pm

MOVIE MATINEE, ONLINE

**The Activities Committee
Invites you to the movies.**

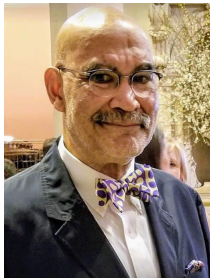
**Wonder Pictures will share 4 of their
award-winning short films so mark
your calendars.**

More info to come



PRESIDENT'S NOTES

BY RICHARD PORTER, PRESIDENT



As we head towards elections and the Annual Meeting, I encourage all eligible voters to mark your ballots and turn them in. Getting a quorum is a perennial issue for SHUOA. Let's turn over a new leaf starting this year. I also encourage you to

attend the zoom Meet the Candidates Night meeting, where you can meet the people running and determine their experience, suitability, and credentials.

Remember the Board will set your monthly assessment and determine how and why your money is spent to maintain and operate your buildings, our common home.

This is even more important during this era of COVID and our very expensive building projects (plaza, pool, facade/balcony). Additionally, we have other work ahead, including garage upkeep. Your current Board has worked hard to keep us healthy, safe, and to maintain/increase the value of our property. The next Board must do the same. We all owe our committees a heartfelt thank you for their contributions. The committees are always looking for new members. If you want to properly prepare yourself for leadership in the association, then familiarizing yourself with how things work here through the committees is the right way to start.

A word about emotional support animals: dogs are required to wear muzzles on our property. Animals are required to use the utility elevators (this does not apply to seeing eye service dogs). Some residents have animal phobias; they too are entitled to accommodation.

Richard Porter,
President, SHUOA



NOTE: With the CDC issuing new parameters for wearing masks the Board has made the decision that masks will be optional in the common areas. **We will continue to observe only two passengers on an elevator car who are not living together.**

If you have any questions, please contact the Management Office to discuss them.

BOARD OF DIRECTORS



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



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FMC - FEBRUARY

BY JUNE BAKER, COMMITTEE CHAIR

The Financial Management Committee (FMC) met via Zoom on Tuesday, February 22, 2022, for the second meeting of the year.

Financial figures for the month of Jan. 2022 are:

Total Income	\$ 430,373
Total Expense	\$ 255,439
Reserves Contributions*	\$ 139,707
Federal & State income tax	\$ 0
Net Income	\$ 35,226.80

“Other Income” totals were about \$6,000 above budgeted amounts, mostly because of higher than budgeted In-Unit Maintenance income that offset some lower amounts. In Expense categories, Maintenance and Supplies were higher than budgeted, while all other Expense categories were slightly lower.

In addition, Reserve Budget expenditures came to **\$213,368**, for the month of January and included payments for the façade project, fitness centers, carpet, pumps, garage doors, EV charging expense, office equipment, West building panel painting, parking, and consultants.

General Manager Barry Bauman gave updates on the façade repair project, the water flow efficiency valve, EV Charging stations, and several upcoming contracts.

Management is interviewing candidates for bookkeeper Lucy Bei’s job, since Lucy left for another position. Deputy General Manager Tycia Haight has been handling work in the accounting office in addition to her normal workload with some assistance from Mr. Bauman. Treasurer Karen Johnson is participating in the interview process.



The PPOC has recommended a procedure for the use of the EV charging stations, and Management has proposed costs for using the charging stations. FMC members discussed the charges which are intended to cover SHUOA’s costs for electricity, etc. The recommendation that the FMC is making to the Board of Directors to cover costs for the EV charging stations is:

- Administrative Fee: A \$25.00 one-time fee per resident per car. It is the fee to process the application and activate the resident on the ChargePoint system.
- Cost per kwh to charge: \$0.15 per kwh;
- Overage parking fee: \$0.50 per minute. This is a charge to an authorized EVCS resident who does not remove his/her vehicle from the charging station. Residents will receive a thirty (30) minute grace period once charging is complete, and if their vehicle remains on the EVCS after that time, the charge will increase to \$0.50 per minute.

The final paperwork for the line of credit is expected from the bank on February 23 according to Management. Treasurer Karen Johnson suggested that the FMC develop a procedure for drawing on, using, and tracking those funds. Although the FMC will not meet again until mid-April, Chair June Baker is recommending that a small subcommittee of the FMC (to include the Treasurer and a Management representative) meet to discuss and prepare a recommendation for the Board of Directors.

The FMC is also recommending that that Board:

- Approve Action Elevator’s proposal of \$60,000 for a one-year contract for the preventative maintenance of our elevators.

The next regular FMC meeting is scheduled for Monday, April 18, 2022. As always, we welcome all residents to call in or attend the meeting, depending upon circumstances.

TREASURER'S COMMENTARY

BY KAREN JOHNSON, TREASURER



We now have preliminary financial data for January 2022. Just one month's data is not sufficient as a basis for conclusions about our financial situation. In this report I will review the outcome for January with respect to our operating budget. For that month, total income exceeded the budgeted amount.

That development was mostly the result of a rebound in income for the In-Unit Maintenance Program. Other income items were mostly below budget but not enough to outweigh the excess of In-Unit Maintenance income.

Total expenses for January were below budget. The components that were less than the budgeted amount included payroll, benefits, and taxes and administrative expenses (particularly for insurance). Other expense categories were about on budget or slightly over budget.

With income above budget and expenses below budget, the net figure that also takes into account reserve allocations and taxes was positive, and slightly less than \$15,000 more favorable relative to the budgeted outcome for the month.

The annual audit for the year 2021 is now underway. At the annual meeting in March, I will present my annual report with tables showing the final figures for the year. At that time, we will have new information on our total resources, including the sum of accumulation of past surplus funds.

The total amount past due from owners at end January was \$27,555.11 from 15 units. The past due amount was slightly less than that for the month of December 2021.

The number of renter-occupied units at end September was 126, 23 % of the total.

CREATIVE CORNER

Dreams

by Langston Hughes



**HOLD FAST TO DREAMS
FOR IF DREAMS DIE
LIFE IS A BROKEN-
WINGED BIRD
THAT CANNOT FLY.
HOLD FAST TO DREAMS
FOR WHEN DREAMS GO
LIFE IS A BARREN FIELD
FROZEN WITH SNOW.**

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

PPOC - FEBRUARY

BY BRYANT STUKES, COMMITTEE CHAIR

The Chair gave an overview of informational of items in the PPOC 2022 Pipeline:

- Staffing/Bench Building
 - Management was asked to inform the committee on the status of staffing issues that have arisen and given suggestions to improve retention. The Chair also questioned why the Personnel Task Force created by the Board, did not include the PPOC Chair, as this falls under PPOC's oversight of SHUOA operations.
- SHUOA Insurance Coverage Outreach
 - Management was asked to send this information to residents again with instructions to submit to their insurance representative.
- Guest Parking Enforcement
 - Management was asked to be more proactive in enforcement going forward, as cars have been seen with stickers on them for days at a time and not being towed.
- Video Doorbells (RING)
 - An article was sent to the committee on the proliferation of this device in condo buildings and the need to protect the privacy of owners.

The committee was given the following information from Management.

- EV Charging station Updates
- Façade/Balcony Projects Update
- Garage Exit Door Update
- Garage Inspection Update
- SHUOA Structural Inspection Update

Action Items

PPOC Approved Items:

- Balcony Coverings, Rule 15 Amendment was approved with modifications to the language.

- Architectural Modification Resolution was discussed and approved
- East Building Service Elevator contract was approved retroactively
- EV Charging Station Policy was approved.

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.

HOUSE RECIPE CORNER



Zatar Chicken Sheet Pan Dinner

Ingredients

- 3 lb. chicken thighs and legs, bone-in skin on
- 3 tbsp olive oil
- 4 tsp salt, divided
- 2 tbsp za'atar spice blend
- 1 head cauliflower , cut into small florets
- 3 large shallots, quartered

Za'atar Oil

- ¼ olive oil
- 2 tbsp za'atar
- 1 tsp salt
- 2 garlic cloves, finely minced

Instructions

1. Preheat oven to 425° F.
2. Using a paper towel , pat chicken down until dry.
3. In a small bowl mix together olive oil, 2 tsp of the salt and za'atar spice blend.
4. On a large baking sheet toss cauliflower and shallots with half of the za'atar mixture. Coat chicken with remaining mixture and arrange between cauliflower. Sprinkle chicken with remaining salt and bake for 35-40 minutes. If you would like the meat and veggies to have a bit of char, broil for 3 minutes or until desired caramelization is achieved.
5. While chicken is baking make za'atar oil by mixing together all ingredients.

6. When chicken is done, and you get an internal temperature reading of 160°F on a meat thermometer, drizzle the chicken thighs with za'atar oil and serve.
7. Serve with optional hummus, tahini sauce or tzatziki. Or serve with couscous.

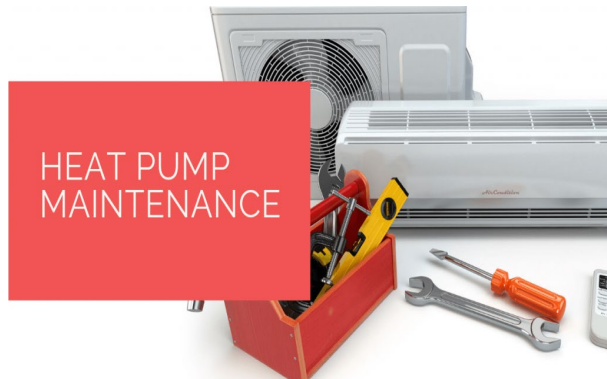
Bon Appetit



2022
Annual Meeting
March 24
at
6:30pm
Look for more info
via Building Link!

CHIEF ENGINEER'S ADVICE

BY GREG GRIMM, CHIEF ENGINEER



HEAT PUMP MAINTENANCE

Heat Pumps, just like any home HVAC system, your heat pump needs routine maintenance and a yearly check-up to continue operating as efficiently and safely as possible. This will help prevent a number of problems with your heating system. It can also help lower your utility bills.

Heat Pump Maintenance—While there are some things you can do as a homeowner to extend the life of your heat pump and lower your energy bills, regular maintenance visits from a professional are an important part of keeping your system running as it should for the long haul.

The single most important thing you can do is check and change your air filter as often as needed. During the annual exam, one of our HVAC technicians will also check the refrigerant level in your unit. The amount of refrigerant, when it is low, or too high, can adversely affect performance and potentially lead to a breakdown. The compressor in a heat pump works whether you are heating or cooling your home.

In the winter, the compressor reverses the flow of the refrigerant, and in the summer, it supplies the refrigerant to cool the home. Having the right amount of airflow keeps the compressor operating at optimal performance levels. Changing or cleaning the filter often will prevent improper airflow.

Dirty coils, fans, and debris around the outside components can also restrict airflow and lead to an overworked compressor.

When the compressor breaks, it can cause major repair costs and other damages. When there are clogged components, or damaged parts, a heat pump's efficiency levels can be significantly decreased. Not only does this increase the potential for a breakdown, but it will also increase your heating and cooling energy bill. This is why it is important to maintain your heat pump by cleaning it regularly and calling for repairs as soon as you notice any issues. Don't wait until your heat pump breaks down, call us to schedule your yearly check-up or if you need any repairs.

Our Routine Heat Pump Maintenance Services—During a heat pump inspection and maintenance service, the technician will give your heating and cooling system a comprehensive inspection and cleaning. We check the refrigerant levels, clean all the coils, and flush the condensate drain lines, add an algaecide to the condensate drain pan, and make any necessary repairs, and test your heat pump to ensure that it is working safely and efficiently.

We can also make heat pump replacement recommendations if it is time to replace your old heat pump with a new high-efficiency heat pump.

Last, if you have an original heat pump that was installed when the building was built, it is time to replace that old unit, as we no longer service these units for any reason.

**CALL THE OFFICE
(703-578-4855) AND
SCHEDULE YOUR HEAT
PUMP'S SEASONAL SERVICE
OR REPLACEMENT TODAY!**

ACTIVITIES COMMITTEE

BY JANICE HILL, COMMITTEE CHAIR



The first Activities Committee meeting in 2022 started at 7:00 p.m. on February 7 with 12 persons attending.

- First there was a recap of the 2021 committee activities. Most of the 2021 committee activities were virtual except for the July 4, Pool Opening Celebration. Since most meetings were virtual there were some ideas that were postponed, e.g., Dinner on the Deck. Dinner on the Deck is still under consideration for this summer. More to be discussed at future meetings.
- Next was a discussion of ideas from 2021 for this year—shredding, electronics destruction, arts & craft room. These ideas are still being planned, more to come.
- The committee also asked to survey residents to get ideas for other activities. A survey will be released soon.
- A virtual movie afternoon is scheduled for Sunday, March 27.
- The Committee Chair advised that she was resigning after the Annual meeting and asked members if they were interested. At the meeting, there was no one interested. A call for a Committee Chair and Co-Chair will be included in the next newsletter.

The next meeting is Monday, April 4 at 7:00 p.m. via Zoom. The meeting concluded.

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



SHUOA COMMITTEES



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 TBD



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janicelh21@gmail.com



Furnishings & Design,
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SHUOAddecor@gmail.com



Children's Interest Committee,
 Ivana Radovanovic,
radovanovicivana7@gmail.com

**Please consider joining one
 of the committees above!**

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



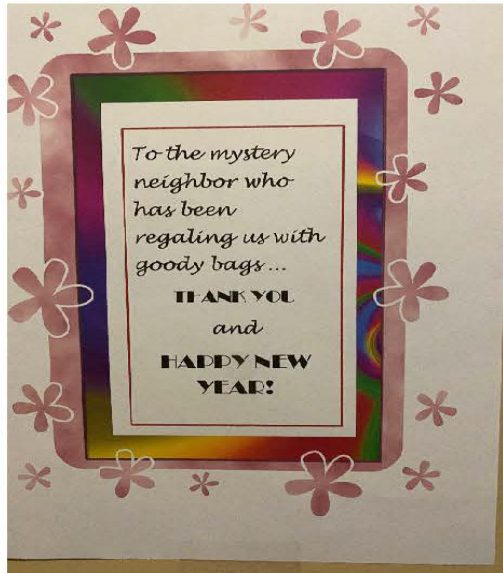
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1	2	3	4	5
6	7	8 Meet the Candidates 7:00PM	9	10	11	12
13	14	15	16	17	18	19
20	21	22 ANNUAL MEETING 6:30PM	23	24	25	26
27	28	29	30	31		

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

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

- Individuals who submit articles or letters grant SHUOA, Inc. the right to publish, distribute, archive, or use submissions in print, online, or other format; and acknowledge that their submissions may be edited for length, grammar, accuracy, and clarity.
- Submissions containing private solicitations; personal attacks; unfair criticism of private individuals, businesses, or organizations; or inappropriate language will not be used.

A GOOD NEIGHBOR



Hi Skyline House Family,

It's me again. Wanted to share something special that happened on my floor. In the East building, on the second floor, we have a mystery neighbor who leaves treats on our doors for holidays, beginning of summer, end of summer etc. We never know when it is going to happen. We open our door and there on the knob or floor is a treat bag with candy and small toys and a note signed...Your Neighbor. Now I haven't written before because I believe this neighbor wants to remain anonymous. But something happened last week that prompted me to write. When I took my trash to the trash bin, I saw this note on the door.

What a wonderful thing to do. I wish I had thought of that. We have had to live through years of abuse with name calling and threats to ourselves. How wonderful it was to see something nice put out into the universe. An unknown neighbor thanking an unknown neighbor. How lucky I feel to live on a floor where neighbors are so kind. So, I want to put out a challenge to the East and West building...For the next 12 months, do something kind for a neighbor at least once a month. No one will be checking you. This is just for your own inner joy. Maybe we can turn things around and create an atmosphere of caring and thoughtfulness not only within Skyline, but maybe the world. Kind of a reach... but why not.

Sheri Stroud

Pay It Forward

