

THE HOUSE SPECIAL

NEWSLETTER OF THE SKYLINE HOUSE UNIT OWNERS' ASSOCIATION

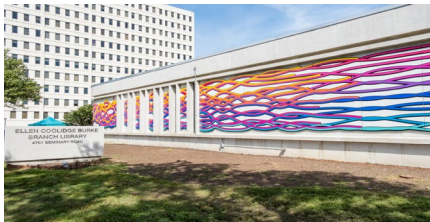
SKYLINE HOUSE NEWS

New at Alexandria's Waterfront



Old Town's new southern waterfront district blossomed last year with the opening of the Robinson Landing development,

anchored by outstanding waterfront restaurants BARCA Pier and Wine Bar and Ada's on the River. New rooftop and balcony dining joined the area in mid-to-late 2021: Misha's Coffee's new Prince Street location includes rooftop seating with a river view, while local favorite Chadwicks expanded its outdoor seating with a balcony and new patio area.



Del Ray builds on its artsy reputation with an eponymous, highly Instagrammable floral wall adjacent to Kaizen Tavern. Just blocks away, find a colorful,

15-foot neighborhood marker by Kirk Sees at Pat Miller Square, installed in fall 2021. In the West End, Burke Branch Library boasts Project One Studio's new piece entitled "Confluent Threads," representing the different people, cultures and ideas that come together and intertwine at the library.

I Love You is a luminous declaration of affection from the city to the public, creating a photo-ready postcard of Alexandria which represents the city's welcoming spirit and a message of hope through the COVID-19 pandemic.



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NEWSLETTER COMMITTEE

EDITOR/DESIGN: Bryant Stukes

CO-EDITOR/DESIGN: Donte Wilkins

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

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

Management Office - (703) 578-4855

General Manager - Barry Bauman
Deputy General Manager - Tycia Haight

Chief Engineer - Greg Grim
Housekeeping Supervisor
Marvin Bustillo

East Resident Coordinator
Donte Wilkins

West Resident Coordinator
Oliver Crusoe



At the 2022 Washington Metro Chapter of the Community Association Institute's (WMCCAI) Annual Conference and Expo, SHUOA received the Large Community Association of the Year Award. Board of Director Charles Roberts, Treasure Karen Johnson, Chairman of the PPOC Bryant Stukes, and General Manager Barry Bauman accepted the Award on behalf of SHUOA. The Award was presented by Jamie Barnhart, the Executive Director of WMCCAI and the 2021 WMCCAI Board President, Mr. Michael Gartner, Esq., from Whiteford, Taylor and Preston. The Certificate that Director Roberts is holding in the picture is on display in the Management Office and the banner we received is on display over the Front Desk.

All owners should be proud SHUOA was awarded this important award, which is not obtained easily. First, an association must be doing the things considered "Best Practices" to be considered for the award. Then an eleven-page application needs to be completed. Part of that application is a 500-word essay which was written by Director Roberts. He will tell you that writing that essay was no easy task because of the need to meet the 500-word limitation. After the application is submitted it is then reviewed in depth by a committee who look hard at every item on the application.



(Pictured from left to right are, General Manager Barry Bauman, Mr. Bryant Stukes, Ms. Karen Johnson, Mr. Charles Roberts, Ms. Jamie Barnhart, and Mr. Michael Gartner.)

After receiving the Award Director Roberts joined a panel of the winners of the other categories. Each member shared the "Best Practices" that helped their community receive the award they won for 2021. After covering several items SHUOA has done Director Roberts then participated in a Q&A from the floor.



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



TO PLAN OUR EVENTS FOR 2022 AND YOUR THOUGHTS, SUGGESTIONS,
IDEAS ARE NEEDED.

SO FAR, WE ARE CONSIDERING THE FOLLOWING:

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



COMMUNITY SHREDD DAY

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

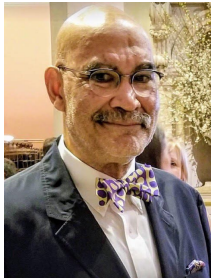
**COMPUTER/ELECTRONIC DISPOSAL - RECYCLE OLD
COMPUTERS, PRINTERS, PHONES, CD'S, ETC.**



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

PRESIDENT'S NOTES

BY RICHARD PORTER, PRESIDENT



This month has seen the confluence of Easter, Passover, and Ramadan. This should be a time for interfaith reflection and cooperation among three faiths with common roots. At Skyline House we hope everyone has enjoyed the opportunity to join in his or her version of spring rites.

Skyline House continues to work on the facade/balcony project on the East building. So far it is proceeding on course. We are beginning to prepare for garage inspection and a general building inspection. The garage inspection is likely to show the need for some remedial work, which we will likely want to address in 2023.

The east utility elevator we anticipate will be repaired and back in service before the end of May.

Our various committees have been busy with considerations about a new internal telephone system, new voting procedures, and preparation for the 2023 annual budget.

We are keeping a close eye on our expenditures as the façade/balcony project is expensive. We have now completed our work in obtaining a line of credit, which will be called upon if the need arises for a quick cash infusion not otherwise available. No such occasion is currently contemplated, but it is wise to be prepared.

We look forward to opening our pool as memorial day approaches and we hope to have some ability for residents to enjoy our new plaza.

Richard Porter,
President, SHUOA



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FINANCIAL MANAGEMENT COMMITTEE

BY JUNE BAKER, COMMITTEE CHAIR



The Financial Management Committee (FMC) met in person and via Zoom for the third meeting of 2022 on Monday, April 18.

Financial figures for the month of April 2022 are:

Total Income	\$ 401,016
Total Expense	\$ 339,586
Reserves Contributions*	\$ 139,707
Federal & State income tax	\$ 0
Net Income	\$ -78,276

“Other Income” totals were considerably lower than budgeted, leading to the larger than expected deficit for the month. In addition, at the time of the meeting, “Interest Income” showed up as a negative amount (\$12,998) which, as Treasurer Karen Johnson said, does not appear to be correct; Deputy General Manager Tycia Haight will check the figures.

In Expense categories, Payroll Taxes & Benefits, Administrative, and Supplies were less than budgeted, while all other Expense categories were higher. Under Utilities, the “Water & Sewer” costs were considerably higher than budgeted, especially since we expected to see a significant lowering of water costs after having the water flow efficiency valves installed in 2021. General Manager Barry Bauman is looking into the quarterly bill and the costs. Note: a revised financial statement after consultation with our auditing firm corrected the interest account.

In addition, Reserve Budget expenditures came to **\$276,719**, for the month of March and included payments for the façade project, garage, air handler units, fire detection & annunciator system, doors, computer hardware, trash compactor, office equipment, office furniture, miscellaneous building equipment, freight elevator overhaul, parking, and consultants.

In February, the FMC Chair convened a task force headed by FMC member Joy Burgess to develop guidelines and procedures for using the line of credit. Other members of the task force are: Diane Yeager, Charley Roberts, Karen Johnson, Barry Bauman, and Tycia Haight. A report with recommendations was forwarded to FMC members, and we spent time discussing it. Initially, some Committee members concentrated on how the money would be paid back (e.g., dismissing special assessments and instead preferring to raise condominium fees) instead of evaluating the report itself. Ms. Johnson stated that the line of credit is intended to be used only in case of a true emergency if our normal resources were not available. The FMC Chair thanked the task force for their work. The Committee did vote to send the report to the Board of Directors with our recommendation.

The FMC gave retroactive approval to the updated in-unit price list which went into effect earlier this month due to rising costs for materials. Labor costs are staying as they have been.

The PPOC has recommended that we purchase the NEC SV9100 telephone system (without intercoms). Although this system is considerably less expensive than the system with intercoms, there are several as yet unanswered questions. One question pertains to message units that Verizon charges if the front desk or office needs to reach a resident on a cell or landline phone. Another question is about the number of long-distance calls that will be necessary for residents whose cell phones have non-local numbers.

Mr. Bauman has concerns about the viability of telephone boards that we have now and believes that we need to upgrade sooner than later. Taking all the questions into consideration, the FMC did vote to recommend the NEC system without intercoms, but we expect that the questions will be answered by the time of the Board meeting on April 27, and the Board may choose to proceed differently. Therefore, the FMC is recommending that the Board approve purchase of the NEC SV9100 system with a one-time cost of \$15,297.94 and an annual fee of \$2,231.95 for services.

Mr. Bauman gave updates on the West compactor room overhead door repair, façade repair, financial software (upgrading the TOPS software), EV Charging stations (we are waiting for Fairfax County inspection), relaxation of COVID-19 procedures, the garage exit door, and the line of credit.

The FMC is also recommending that that Board:

- Approve the one-year contract from Amy's Cleaning USA at \$6,000 to clean and stretch common area carpets.
- Approve the DMA proposal to perform a full reserve study at a cost of \$5,775;
- Approve the SK&A proposal for garage inspection, bidding, and construction oversight at \$26,500. There was one abstention. The proposal that was originally delivered to the FMC had the correct costs in the spreadsheet, but not in the body of the proposal. Mr. Bauman gave the corrected proposal to members at the meeting and via email, but there was some confusion.
- Approve the SK&A proposal for building structure inspection oversight at a cost of \$18,000. There was one abstention.

The next regular FMC meeting is scheduled for Monday, May 16, 2022. As always, we welcome all residents to call in or attend the meeting, depending upon circumstances.



ACTIVITIES COMMITTEE

If you are interested, please send an email to:

janicelh21@gmail.com

CREATIVE CORNER

Quote

by Maya Angelou



**I'VE LEARNED
THAT
PEOPLE WILL
FORGET WHAT
YOU SAID,
PEOPLE WILL
FORGET WHAT
YOU DID, BUT
PEOPLE WILL
NEVER FORGET
HOW YOU MADE
THEM FEEL.**

TREASURER'S REPORT

BY KAREN JOHNSON, TREASURER

Skyline House Unit Owners' Association Treasurer's Report for April 27, 2022

I participated in the April 18 meeting of the FMC. We now have financial data for March 2022 and for the first quarter. In this report I will review the outcome for both those periods with respect to our operating budget.

For that month, total income fell somewhat short of the budgeted amount. That development was mostly the result of a drop in income for the In-Unit Maintenance Program plus less interest income than expected. Other income items were mostly below budget but by small amounts. Total income was below budget for the first quarter as well because of the shortfall in interest income. It is noteworthy that so far this year we have received no income from rental of our facilities, such as the party rooms. This is likely the result of the pandemic.

Total expenses for March were above budget but were below budget for the first quarter. In March, expenses for water were above budget as were contracts, but these were partly offset by payroll benefits expenses and administrative expenses, especially insurance costs. For the quarter, payroll benefits and administrative costs kept total expenses below budget. With income and expenses both below budget in the first quarter, the net figure, including contributions to reserve holdings and taxes, depends on the relative size of the shortfalls. The net figure for the quarter was negative but the deviation from the figure expected in the budget was very small.

The total amount past due from owners at end March was \$28,926.32 from 18 units. The past due amount was somewhat more than that for the month of February. The number of renter-occupied units at end March was 120, 22 % of the total.

Karen H. Johnson, Treasurer



Did you know you can sign up for Pest Control and its FREE of charge?



Sign Up at the Front Desk!

FREE!!!

Pest Control Service takes place every Wednesday!

HOUSE RECIPE CORNER



Creamy Broccoli and Tomato Vegan Pasta

Ingredients

- 5 ounces spaghetti or your favorite pasta
- 1 cup broccoli florets
- 2 tsp. olive oil
- 1 clove garlic, chopped
- 1 cup cherry tomatoes, halved
- 2 Tbsp. Hellmann’s or Best Foods Vegan Dressing and Spread

Instructions

1. Cook pasta according to package directions, adding broccoli florets 3 minutes before pasta will be done. Drain pasta, reserving 1/3 cup pasta cooking water.
2. Heat olive oil in large nonstick skillet over medium-low heat; add garlic and cook, stirring, until fragrant, about 30 seconds. Add tomatoes and toss. Add drained pasta and broccoli and cooking water to skillet and toss.
3. Remove from heat and add Hellmann’s or Best Foods Vegan Dressing and Spread; toss until coated. Season, if desired, with salt and pepper.



PHYSICAL PLANT & OPERATIONS COMMITTEE

BY BRYANT STUKES, COMMITTEE CHAIR



The PPOC met on Thursday, April 14th.

The Chair attended the 2022 WMCAI Conference and came back with a few takeaways for the committee:

- Boards should steer away from micromanaging Management, thus allowing them to do their jobs efficiently.
- During budget season, create one that considers what work will need to be done that year, versus trying to keep the condominium fee at a certain percentage.

The committee was given the following information form Management:

- East Service elevator Update
- EV Charging station Updates
- Façade/Balcony Projects Update
- Garage Exit Door Update

Action Items

PPOC Approved Items:

- **SHUOA Internal Phone System Modernization:** Black Box NEC SV9100 without the intercom system
- **Garage Inspection Bidding and Construction:** be awarded to SK&A
- **Building Structure Inspection:** be awarded to SK&A
- **Reserve Study Update:** DMA Reserve chosen to continue providing this study.

The meeting adjourned after fielding questions/comments from Unit Owners.

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SEEKING A CHAIR



Activities,
SEEKING A CHAIR



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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!**

**KEEP SKYLINE
HOUSE CLEAN!**

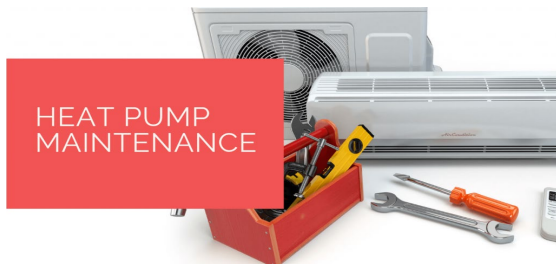
**Dispose of
your trash
properly by
putting it
down the
trash chute!**



**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.**

CHIEF ENGINEER'S ADVICE

BY GREG GRIMM, CHIEF ENGINEER



HEAT PUMP
MAINTENANCE

As a homeowner, you're eventually going to encounter an air conditioner leaking water. What starts as a mild inconvenience can destroy ceilings, walls, and floors, not to mention the heat pump's performance, and efficiency.

What's worse – mold can develop in moisture ridden areas and pollute the air you breath. Before you know it, your heat pump **will not cool**. We're here to make sure that never happens. Our team has repaired many leaky heat pumps, but the idea is to prevent these leaks before they occur, by doing Preventative Maintenance on your unit.

This service is only \$45.00, and if it prevents your unit from leaking it is money well spent, as the damages from a leak can be costly to you as well as your neighbors below you.

If your HVAC unit develops a leak and you have not had the unit serviced, the unit will be shut off until a preventative maintenance is scheduled with the office.

This means you will have no HVAC until this service is completed, and we do not do these at night or on weekends.

Please call the office to schedule your heat pump maintenance and be ready for summer!

Also, remember, if you have an original heat pump that was installed when the building was built, we no longer service these units.

A Good Neighbor



Recently someone has been putting under the door to my condominium a magazine.

This kind person has been doing so once a month. I do not know who the person is. I greatly appreciate having materials to read.

Very often now I would rather read than watch the news on television.

Many Thanks!

**Ms. Susan M. Grady
#316E**

Have a GOOD Neighbor item to share?

Email: donte@shuoa.org

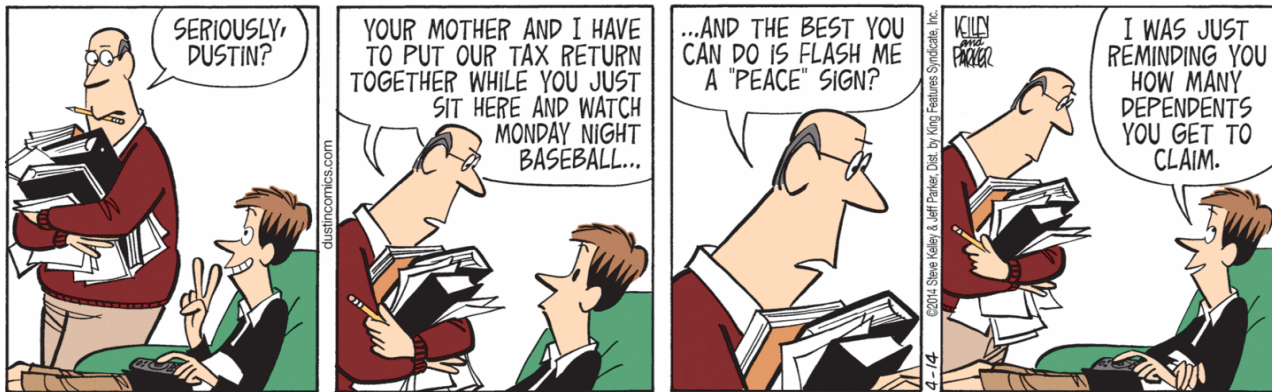


SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3	4	5	6	7
8	9	10	11	12 PPOC 7:00 PM HYBRID/ MEETING ROOM	13	14
15	16 FIN MGT 7:00 PM HYBRID/ MEETING ROOM	17	18	19	20	21
22	23	24	25 BOARD 7:00 PM HYBRID/ MEETING ROOM	26	27	28
29	30	31				

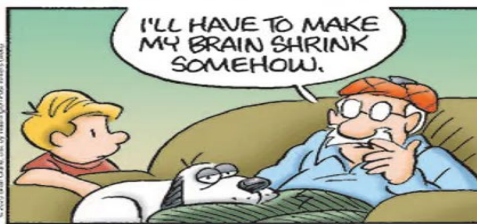
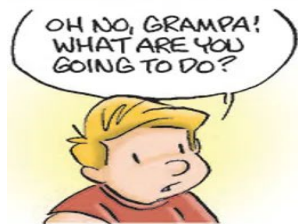
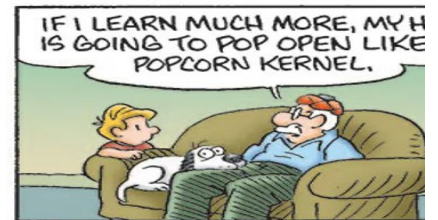
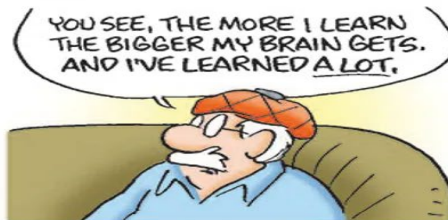
Comments or suggestions about *The House Special* are always welcome!

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

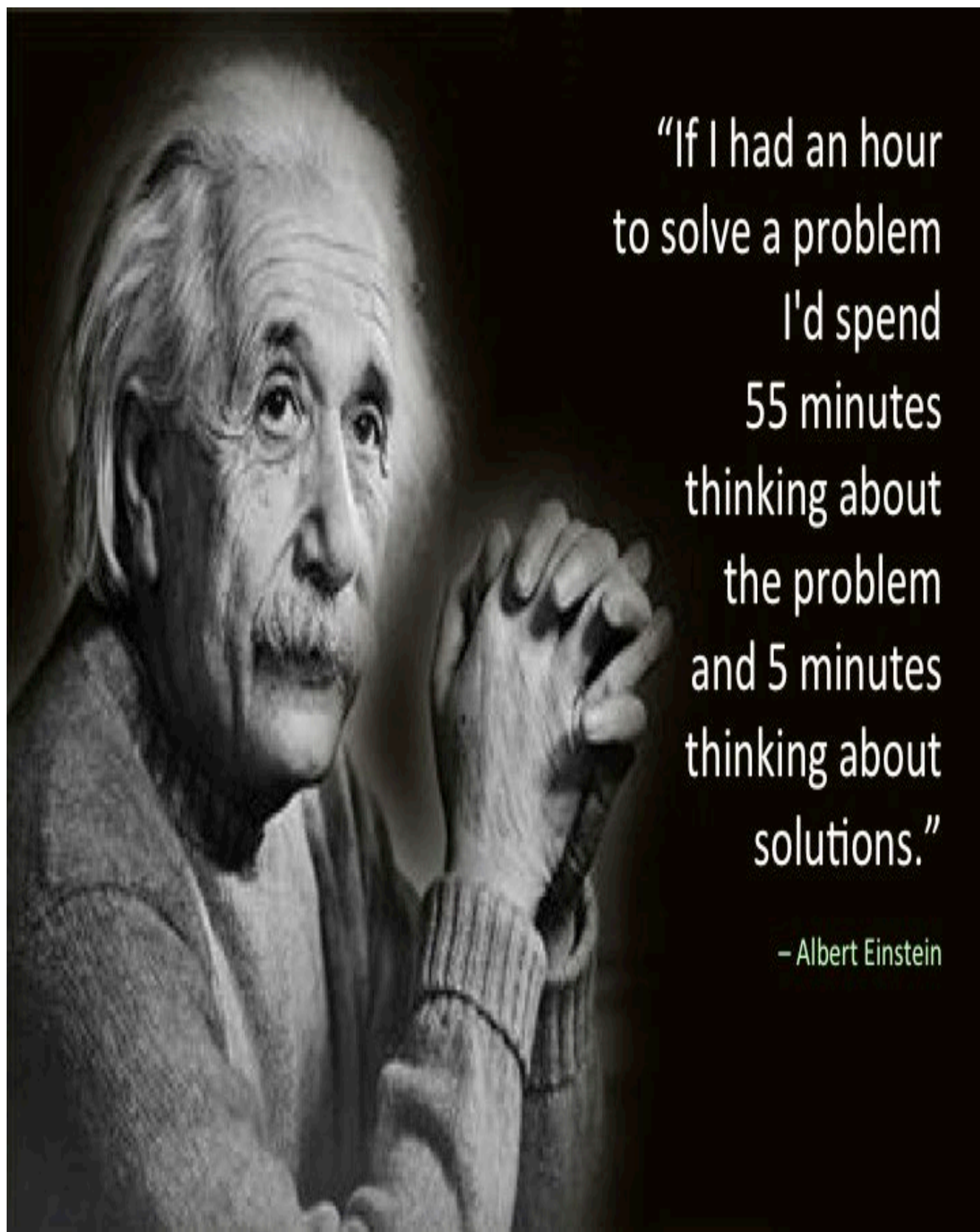
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- Submissions containing private solicitations; personal attacks; unfair criticism of private individuals, businesses, or organizations; or inappropriate language will not be used.



OKLES®/ by Brian Crane







“If I had an hour
to solve a problem
I'd spend
55 minutes
thinking about
the problem
and 5 minutes
thinking about
solutions.”

– Albert Einstein