



FALLS CHURCH EVENTS

2024 Election Calendar

*Below, you will find important dates and deadlines.
Please be sure to participate.
Your participation depends on the future of SHUOA.*

Tuesday, March 12th:

Meet the Candidates Night- Come out and meet
your candidates before the election.



Tuesday, March 26th: ANNUAL Meeting Night

This year, there are 3 seats open for 3-year terms.
2 seats are open with a remainder of 2-year terms.

**Unit Owners, Your Participation through
voting or running for a seat will help
determine any changes you want to see
occur for the future of Skyline House
Unit Owners' Association.**

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Management Office - (703) 578-4855

Interim General Manager - Tycia Haight

Chief Engineer - Greg Grimm

Housekeeping Supervisor

Marvin Bustillo

East Building Resident Coordinator

Belinda Jones

West Building Resident Coordinator

Gloria Dwuma

NEWSLETTER COMMITTEE

EDITOR/DESIGN: Donte Wilkins

CO-EDITOR/DESIGN: Bryant Stukes

Visit www.shuoa.org or Building Link to find
past issues!

INTERIM GENERAL MANAGERS REPORT

BY TYCIA HAIGHT, INTERIM GENERAL MANAGER



Informational items:

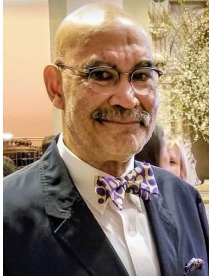
- The installation of the HVAC next to the Management office has been completed.
- We are waiting for our contractor (Baldinos) to schedule the upgrade of the Keri key fob door entry system.
- Sunset Pool Management will start their process in March to prepare the pool for our regular pool season. The pool will open on Saturday, May 25th.
- Our structural engineer is in the planning stage of pre-bid meetings for the Garage repairs, which are expected to start later this year.
- Reminders: Meet the Candidates will be held in person on March 12th at 6:30 p.m. in the West Party Room. Light refreshments will be served. Please plan to attend to meet our seventeen candidates. There are five open seats this year, two are two-year terms, and three are three-year terms.
- Our Elections and Annual Meeting will be held in person on March 26th at 6:30 p.m. Refreshments will be served in the West Billiard room prior to the Meeting, which will be held in the West Party room. Because of the above meetings, there are no Committee or Board Meetings in the month of March.

**Submitted By,
Tycia Haight
Interim General Manager**



PRESIDENT'S NOTES

BY RICHARD PORTER, PRESIDENT



We are at the tail end of winter and looking ahead to warmer weather soon. In the meantime, we are moving ahead with the search for a new general manager. As reported, we have hired an executive search firm to prepare a list of qualified candidates for review by the board.

In the meantime, our deputy general manager will again act as interim general manager, which she so ably did before.

We are also in our election season. There are 17 candidates for five seats. Ballots are being prepared under the supervision of the elections committee chairman.

It is important that we meet our quorum requirements this year, and special attention will be paid to making sure that we do. As always, look for candidates with experience on our committees who know how SHUOA works in practice, as well as knowledge about our funding needs and upcoming projects like garage repair, hall decorations, plaza amenities, and theft issues.

Speaking of theft issues, we are installing additional garage cameras and have made car clubs available in the office at cost. We have also hired a dedicated garage guard for part of the day. We will continue these measures and others as necessary to make sure the property is safe and secure.

- **Richard Porter**

BOARD OF DIRECTORS



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Director, Deanna Reina, 1609W
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Director, Maria Elena Schacknies,
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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 last meeting of 2024 on Tuesday, February 20th.

Financial figures for the month of January 2024 are:

Total Income	\$ 459,130.00
Total Expense	\$ 466,102.00
Reserves Contributions*	\$ 156,673.00
Federal & State income tax	\$
Net Income	Leaving a Net Income of \$-6,972.24, for the month of January. Looking at the budgeted amounts for the Operating Budget for January, it had been estimated that negative income would be much higher, -\$50,288.03. However, our total income and expenditures left us with a positive variance of \$43,316.

Total Income was \$15,446.67 less than budgeted, with several accounts producing less income than projected, including In-Unit Maintenance, Interest Income, and Move-in/Refinance Inc.

All Expense categories were under budget for the month; however, Total Expenses were higher than Total Income by \$6,972.24.

Expenses from the Reserve Budget totaled \$19,598.20 for the month of January and included general building maintenance, electrical work, computers, housekeeping equipment, HVAC in common areas, boilers, plumbing, life safety items, and consulting.

Committee members asked questions about the financial statements; Ms. Galler and Deputy General Manager Tycia Haight responded to the questions.

We welcomed JoHannah Eklund as a new member of the FMC.

Ms. Haight discussed contract updates, such as the garage specification, the HVAC being installed on the main floor, and the request from Sirius XM to extend/modify their contract.

There were no Action Items to discuss or make recommendations.

A member of the audience had several questions, including how to join a committee, where to access the financial and other materials discussed by the Committee, etc. Bryant Stukes was helpful in responding to the new owner's questions.

There are no Committee meetings in March. However, Candidates' Night is Tuesday, March 12, and the Annual Meeting is Tuesday, March 26.

The next regular meeting of the FMC will be Thursday, April 18, 2024. Financial statements will not be available on the previous Monday (April 15) and the following Monday is the first night of Passover (April 22). Thus, it had been decided to hold the next FMC meeting on Thursday, April 18.

As usual, we invite all residents to attend in person or via Zoom depending upon circumstances.



TREASURER'S COMMENTARY

BY KAREN JOHNSON, TREASURER



I participated in the FMC meeting on January 20, 2024. As of this date, we have data for the month of January, which in this case is the same as data for the year to date.

For January 2024, net income was a slightly smaller deficit than \$7k. The budget had allocated income and expenses across the year such that a much larger deficit was expected. Actual income was somewhat less than the budget expected, especially in the category of In-Unit Maintenance Income.

On the expenses side, no category had expenses that exceeded the budget. Expenses were below budget, especially for payroll, administration, utilities, and supplies, especially in the supplies item for COGS for the In-Unit Maintenance Program. Total expenses were below budget by more than the shortfall in income. So, although net income is a small deficit, the outcome is more favorable than expected by the budget.

Our balance sheet as of January 31 shows total assets of about \$1.52 million, total liabilities of \$0.52 million, and so total equity of about \$1 million. Of that amount, nearly half has been allocated into our reserve holdings. The remainder is members' discretionary equity.

The delinquency report, as of January 31, shows total outstanding arrears slightly lower than as of December 31. The amount is largely due to condo fee arrears. Of total arrears, about 60 percent has been referred to our attorney for collection.

There were 127 renter-occupied units, 23 percent of the total.

Karen H. Johnson, Treasurer



CREATIVE CORNER

Spring

by William Blake



Sound the flute!
 Now it's mute.
 Bird's delight
 Day and night;
 Nightingale,
 In the dale,
 Lark in sky,
 Merrily,
 Merrily, merrily,
 To welcome in the year.....

HOUSE RECIPE CORNER

**BRAISED CHICKEN THIGHS****Ingredients**

- 6 bone-in skin-on chicken thighs (about 2 ½ lbs.)
- Kosher salt
- Freshly ground black pepper
- 1 tbsp. vegetable oil
- 2" piece ginger, grated
- 5 cloves garlic, grated
- 8 oz. small shallots (peeled and halved, if large)
- ¾ cup sake or dry white wine
- 1 cup low-sodium soy sauce
- ¾ cup water
- ¼ cup granulated sugar
- 1 tbsp. toasted sesame oil, for serving toasted sesame seeds, for serving thinly sliced green onions, for serving cooked white rice, for serving

Directions

1. Preheat oven to 425*. In a large, deep ovenproof skillet over high heat, heat oil. Season chicken with salt and pepper. Add chicken to skillet skin-side down and cook until deeply golden, 6 minutes. Transfer to a plate.
2. Add ginger, garlic, and shallots to skillet and cook, stirring, for 1 minute. Add soy sauce, water, and sugar and bring to a boil.
3. Nestle chicken skin-side up in skillet, tucking it between the shallots. Transfer skillet to middle rack of oven and braise chicken uncovered for 35 minutes, until cooked through. Remove chicken from pan.
4. Return skillet to high heat and cook until sauce is thickened, 3 minutes. Pour sauce and sesame oil over chicken thighs.
5. Garnish with sesame seeds and green onions. Serve with rice.

*Bon
Appetit* 

CHIEF ENGINEER'S ADVICE

BY GREG GRIMM, CHIEF ENGINEER



FINALLY....Winter is almost over!!

Now is the time to schedule your annual heat pump service to ensure that your unit will operate properly during warm weather.

During this service call, we perform the following five checkpoints:

1. Clean the unit fan coil if needed
2. Check the Freon levels
3. Clean the drain lines
4. Add algaecide to the drain pan (to help stop clogged drain lines)
5. Check general unit operation

This service is \$45.00!!! **Again, this year, we will offer this service for \$35.00, but only if it is scheduled before May 1st.**

Unfortunately, we still find original water heaters and heat pumps when we perform routine maintenance in the units. If you have an original Fredrick/Climate Master brand heat pump, you are running on borrowed time! Equipment failure is just around the corner because the unit is old and inefficient. We sell and install heat pumps on a unit-by-unit basis. A new heat pump will use about one-third the amount of electricity required by the original unit. We will not service any original unit for any reason, nor will we do a PM on an original unit.

We recommend that you replace your water heater if it's 10 or more years old. To check the date your water heater was manufactured, look at the serial number; the first four numbers are usually the month and year it was manufactured. We stock 50-gallon water heaters.

SHUOA COMMITTEES



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Security, Safety & NW,
Phyllis Alsop



Activities,
SEEKING A CHAIR



Furnishings & Design,

Tremayne Bunaugh, 1605E
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March 2024

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2 1:00PM – 5:00PM Library is Open
3	4 7:00PM-9:00PM Dementia Lecture 6:00PM - 7:00PM Library is Open	5 7:00PM -9:00PM Bridge	6	7	8	9 1:00PM -5:00PM Library is Open
10	11 6:00PM – 7:00PM Library is Open	12 6:30PM Meet the Candidates	13	14	15	16 1:00PM -5:00PM Library is Open
17	18 6:00PM – 7:00PM Library is Open	19 7:00PM -9:00PM Bridge	20 7:00PM-9:00PM Book Club	21	22	23 1:00PM -5:00PM Library is Open
24	25 6:00PM – 7:00PM Library is Open	26 6:30PM Annual Meeting	27	28	29	30 1:00PM -5:00PM Library is Open 2:00PM-3:00PM PPOC Walkthrough
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