



Skyline House Newsletter

FALLS CHURCH EVENTS

 **SHUOA POOL SEASON is HERE!!**

The pool is scheduled to open on Saturday, May 25th, and pool passes should be available for pick up at the front desk by May 15th.



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Management Office - (703) 578-4855

General Manager - Tycia Haight
Deputy General Manager - TBD
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!

GENERAL MANAGERS REPORT

BY TYCIA HAIGHT, GENERAL MANAGER



General Managers Report

I am pleased to accept the position of General Manager as of April 17th. We are now in the search for a Deputy General Manager. I remain covering both positions in the meantime and appreciate your patience during the transition. I appreciate all the cards and emails of congratulations as I take on this new role.

The garage work Pre-Bid meeting was held on Friday, April 5th, at 12 noon. The contractors that attended the meeting were:

1. Concrete Protection and Restoration
2. The Atlantic Company
3. Culbertson Company of American, LLC
4. Lindman Company

General Manager Tycia Haight, along with construction committee members Bryant Stukes, Greg Grimm, Jennifer Mack, and Charley Roberts, attended the Pre-Bid Meeting.

Bids are due back to SKA by Tuesday, May 8, 2024, at 5:00 pm.

Energy Conservation Assistance Program:

Management submitted an application to the Energy Conservation Assistance Program on April 2, 2024, to see if the Association is eligible for any energy rebate for replacing the West Party Room HVAC in 2023 and the Lobby HVAC in 2024. This program was mentioned at the November 2023 PPOC Meeting. Unfortunately, we received notification that we had to apply for the program prior to having the equipment installed so we are not eligible. We will keep this in mind for any future energy-efficient equipment we may need to replace.

The Association was able to sell the large Xerox machine that was replaced under lease. We are able to sell it for \$1300.00 cash, thanks to Greg and his team!

Sirius XM Second Amendment to Agreement:

Sirius XM has submitted a second amendment to the site license agreement.

This would extend the agreement that was originally put in place in March 2000 and first amended in October 2013. Initially, they proposed to reduce their rental payment to Skyline House by \$500.00 per month. However, Management was able to negotiate no rental fee reduction. Their reason for the request for the rental reduction was because they are reducing the load of the equipment. However, the Management position was that we are not reducing the space they rent.

The current lease expires in 2035 and they are requesting to extend the terms by adding three additional five-year terms until 2050. Management is working with Sirius XM to clarify one condition added to their amendment and plans to have it approved at the May committee and Board meetings.

Switchgear Inspection:

Critical Peak Electrical Services was approved to provide our required by-law three-year inspection in the amount of \$14,670.00.

Security Committee:

We have two residents who have volunteered to Chair the Security Committee. Their first meeting was held on April 23rd. Please stay tuned for the next meeting schedule!

Thank you, Isaiah Williams, Kurt Kopf, and Chuck Mack, for taking on this task!

Neighborhood Watch:

Currently chaired by Phyliss Alsop! Thank you for all you do!

Swimming Pool:

Our pool is scheduled to open on Saturday, May 25th, and pool passes should be available for pick up at the front desk by May 15th.

Friendly Reminder to all Residents:

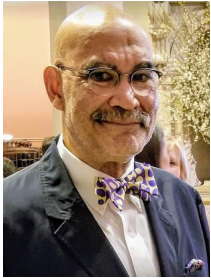
"Our Resident Service Coordinators are not managers. They assist management in providing our residents with a pleasant and positive experience. It's important to note that they do not have the authority to change or modify the established rules. If you encounter any issues with the information provided by them or their interactions, please reach out to me. Your cooperation is greatly appreciated." 😊

Submitted By, Tycia Haight
General Manager



PRESIDENT'S NOTES

BY RICHARD PORTER, PRESIDENT



Let me start by thanking you for turning out in record numbers for this year's SHUOA elections. I have it in good authority that the 2024 turnout was one of the highest turnouts. I am also thankful for being reelected, both to the board and as president. I also believe you have chosen a good board

to work with on your behalf. I do note that our newest board member, Jennifer Mack, is selling her unit, and resigning from the board effective May 1. Thereafter the board will choose a replacement to serve until elections in 2025. In doing so I expect the board to be mindful of the votes from just a month ago.

The conditions at SHUOA continue to be positive. Our finances are steady, and our plans for the garage project are on track. We are also tracking a water-related issue that may develop into something more serious; we await information from our outside engineers on that.

Since our car club offer and added a garage guard, so far there have been no additional auto thefts from the garage. We will remain vigilant and make good use of our building cameras. At the board meeting, the full board will decide whether to continue to pay for another month for the extra garage guard. I think we will do so considering a recent late-night event that was unsettling but did not pose a general safety or security risk.

Now is also a good time for me to publicly acknowledge the good work Phyllis Alsop is doing, she is in charge of our rejuvenated neighborhood watch patrols. This work is so important that it will be separated from the safety committee to ensure its independence and proper functioning, although the two groups may decide to meet. If you want to become active with neighborhood watch, please get in touch with Phyllis.

- **Richard Porter**

BOARD OF DIRECTORS



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Vacant - TBD



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 third meeting of 2024 on Thursday, April 18th.

Financial figures for the month of March 2024 are:

Total Income	\$	458,906.00
Total Expense	\$	448,268.00
Reserves Contributions*	\$	156,673.00
Federal & State Income Tax	\$	
Net Income	\$	10,638.00

Total Income was \$17,170 less than budgeted, with most accounts producing less income than projected, including In-Unit Maintenance, Interest Income, and Move-in/Refinance Inc. Most concerning is the difference between actual and budgeted amounts for In-Unit Maintenance, which has a variance of -\$42,606, year-to-date.

Expense categories Utilities and Contracts were slightly over budget for the month. In Utilities, Water & Sewer costs were \$4,024 higher than budgeted, but total costs to date were still less than budgeted. Also, Electricity was \$1,737 higher than budgeted while still being less than budgeted year-to-date. Although the amounts over budget are not large, Utilities need to be carefully watched, because this month’s costs represent a reversal of a positive trend. The Security account continues to be higher because of the additional guard at night to alleviate problems in the garage and stairwells.

Expenses from the Reserve Budget totaled \$13,721 for the month of March and included general building maintenance, doors, computers, electrical work, elevator work, housekeeping equipment, HVAC heating boilers, plumbing, and consulting.

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

Ms. Haight discussed contract updates, such as the garage pre-bid meeting and the energy conservation assistance program (requires applying to the program before installation of energy conservation equipment).

The FMC is recommending that the Board of Directors

- Accept the Critical Peake proposal of \$14,670, to perform the required three-year annual switch gear electrical inspections. The proposal passed unanimously.
- Agree with the PPOC to table the Sirius XM Second Amendment to the Agreement until we can reach a reasonable amount that SHUOA would pay if there is a need to move the equipment for roof work.
- Retroactively accept the FMC’s recommendation to formalize the Board’s approval for exterior patio work at unit T14E at a cost of \$48,940.

The Chair opened the floor to questions from the audience. Ms. Galler responded to a question related to BuildingLink, and the Chair answered a question from another audience member.

The next regular meeting of the FMC will be Monday, May 20, 2024.

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 April 18, 2024. As of this date, we have data for the month of March and for the first quarter of the year.

Total income in March was below the amount budgeted. This was also the case for the first quarter. In both periods, the shortfall in income was largely explained by income for the In-Unit Maintenance Program.

Total expenses in March and in the first quarter were also below budget. The savings in expenses were recorded for payroll taxes and benefits (importantly Group Insurance), utilities (both water and electricity over budget in March, under budget in the first quarter), maintenance, and supplies (importantly In-Unit COGS). Offsetting the savings from low expenses in these categories was an excess over budget of spending for our security contract. Entries that resulted from the annual audit for 2023 accounted for many of the outcomes in categories that show expenses below budget. The overrun of spending on security resulted from the extra guard added to patrol the garage.

For the first quarter of 2024, net income reflected the fact that expenses were below budget more than was income, resulting in a “surprise” of positive \$8k. However, expenses still exceeded income. The expected deficit for the first quarter was nearly \$77k. The recorded deficit was less, at nearly \$69k.

Our balance sheet as of March 31 showed total assets of \$1,664k in comparison to \$1,489k at the end of February. End March total liabilities were \$411k while end February total liabilities were \$437k. The balance of reserves plus member equity rose from \$1.05 million at the end of February to \$1.25 million at the end of March. Our asset holdings rose whereas our liabilities fell, improving the net position on our balance sheet. Nevertheless, our large expenditures on reserve items in the recent past and our future needs for reserve spending plus possible litigation make it important that we continue to accumulate assets to meet those expenses.

The delinquency report as of March 31, shows total outstanding arrears lower than as of February 29. The amount is largely due to condo fee arrears. Of total arrears, about 55 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

SUMMER AT NORTH FARM

BY STEPHEN KUUSISTO

Fires, always fires after midnight,
the sun depending in the purple birches

and gleaming like a copper kettle.
By the solstice they'd burned everything,

the bad-luck sleigh, a twisted rocker,
things "possessed" and not-quite-right.

The bonfire coils and lurches,
big as a house, and then it settles.

The dancers come, dressed like rainbows
(if rainbows could be spun),

and linking hands they turn
to the melancholy fiddles.

A red bird spreads its wings now
and in the darker days to come.

HOUSE RECIPE CORNER



15-minute chicken & halloumi burgers

Ingredients

- 2 skinless chicken breasts
- 1 tbsp oil, plus extra for frying the halloumi, if needed
- 4 tbsp piri-piri sauce or other mild chilli sauce, plus extra for drizzling
- ½ lemon, juiced
- burger buns, split in half
- 250g block lighter halloumi, sliced into 8 pieces
- ¼ small white cabbage, finely sliced
- 2 tbsp mayonnaise
- 4 tbsp hummus, tzatziki or soured cream & chive dip
- handful of rocket or 4-8 soft lettuce leaves
- 2 large roasted red peppers from a jar, drained and sliced

Directions

1. Put the chicken breasts between two pieces of baking parchment and use a rolling pin to gently bash them until they are approximately 1cm thick. Cut each chicken breast into two even pieces.
2. If you're using a frying pan, heat two frying pans over medium-high heat, with one of them containing oil. Fry the chicken in the oiled pan for 3-4 mins on each side until they are cooked through. Season the chicken, reduce the heat, drizzle in the chili sauce and half of the lemon juice, and cook for an additional 1-2 mins until the sauce is reduced. Remove the chicken from the heat.
3. If you're using a frying pan, heat two frying pans over medium-high heat, with one of them containing oil. Fry the chicken in the oiled pan for 3-4 mins on each side until they are cooked through. Season the chicken, reduce the heat, drizzle in the chili sauce and half of the lemon juice, and cook for an additional 1-2 mins until the sauce is reduced. Remove the chicken from the heat.
4. If you're using a frying pan, heat two frying pans over medium-high heat, with one of them containing oil. Fry the chicken in the oiled pan for 3-4 mins on each side until they are cooked through. Season the chicken, reduce the heat, drizzle in the chilli sauce and half of the lemon juice, and cook for an additional 1-2 mins until the sauce is reduced. Remove the chicken from the heat.
5. Spoon the hummus (or dip of your choice) into the toasted buns, then top with the rocket, chilli chicken, halloumi, and peppers. Drizzle with a little more chilli sauce, spoon over the cabbage, season with black pepper, and top with the bun lids. Serve with any extra cabbage on the side or a green salad.

*Bon
Appetit* 

CHIEF ENGINEER'S ADVICE

BY GREG GRIMM, CHIEF ENGINEER



**AIR CONDITIONING SEASON IS UPON US
IT IS TIME FOR MAINTENANCE!!
What Are the Benefits of HVAC Preventative Maintenance?**

- Increases The Lifespan of Your HVAC Equipment
- Improves Efficiency of The HVAC System
- Saves Your Energy Bill
- Reduces Carbon Footprint
- Minimizes Frequent Breakdowns
- Helps in Maintaining Product Warranty
- Ensures Better Indoor Air Quality
- Prevent Leaks In your Unit and Those Below You

Again, this year, we are doing this service for \$35.00...a \$10.00 savings.

Please call the office to schedule this service. The price is good until May 15th, then it goes back to \$45.00.



SHUOA COMMITTEES



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Neighborhood Watch
Phyllis Alsop



Security Committee
Isaiah Williams
Kurt Kopf



Activities,
SEEKING A CHAIR



Furnishings & Design,
Tremayne Bunaugh, 1605E
SHUOAdecor@gmail.com



MAY 2024

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3	4 1:00 PM-5:00 PM Library is Open
5	6 7:00PM-9:00PM Dementia Lecture 6:00PM - 7:00PM Library is Open	7 7:00PM -9:00PM Bridge 7:00PM Children's Committee	8	9 7:00PM PPOC Meeting	10	11 1:00 PM-5:00 PM Library is Open
12	13 6:00PM – 7:00PM Library is Open	14 7:00PM-Lecture "How to Declutter" Lecture	15 7:00PM Book Club Meeting	16	17	18 1:00PM -5:00PM Library is Open 2:00PM PPOC Walk-through
19	20 6:00PM – 7:00PM Library is Open 7:00PM Activities Committee Meeting 7:00PM FMC Meeting	21 7:00PM -9:00PM Bridge	22 7:00PM Board Meeting	23	24	25 1:00 PM-5:00 PM Library is Open POOL OPENING
26	27 Memorial Day Management Office is closed. Library is closed	28	29	30	31	

