



Skyline House Newsletter

SKYLINE HOUSE NEWS

THE ACTIVITIES CORNER

The Activities Committee is reaching out to our residents for help. We would like to form a subcommittee to help us celebrate the rich diversity within our community. This subcommittee would advise us on activities that would be inclusive of as many groups as possible. For instance, we would love to have an event that acknowledges

Ramadan. Currently, no one on the committee celebrates this holiday, so we need help from those who do. This subcommittee would advise us of holidays and events coming up and offer suggestions to acknowledge them. If you would like to be a part of this Diversity Subcommittee, please send your name, email, and phone number to Sheri at shervo@cox.net. Once we have several names, we will hold a meeting to discuss how to go forward.

Thanking you in advance.

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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

The pool is open! Did you pick up your pool passes yet? If not, please stop by the front desk at any time to pick them up.



March 19th Fire costs – to date

The Association recently received approximately \$117,000.00 for fire-related expenses. These funds will be disbursed to the unit owners for as-built repairs and out-of-pocket costs to the Association. Our \$25,000.00 deductible has been billed to the unit where the fire originated. Fortunately, their insurance company will cover it on their behalf.

As a friendly reminder, all residents should ensure their HO6, or renters insurance policy, covers the buildings' \$25,000.00 deductible.

Deputy General Manager Search Update: Our new Deputy General Manager, Courtney Pinnock, will be joining our team on Tuesday, June 18th! I am excited, and I know that Courtney and I will make a great team! Please stop by to welcome him!

Security Camera Update:

The Maintenance department has started working on the garage camera installations. The new DVR for the cameras has been installed and set up.

We hope to have this project completed soon. With this installation being done in-house, the Association has saved over \$15,000.00 on installation.

Vehicle Registrations:

Is your vehicle registered and displaying a Skyline House decal? If not, you may have received a friendly reminder from one of our Security officers on your windshield. If you don't have a decal, please take a moment to stop by the front desk to register and pick up a decal for your vehicle. This includes motorcycles and Bikes stored in the bike rooms!

“Be helpful when you see a person without a smile, give them yours!”

Zig Ziglar

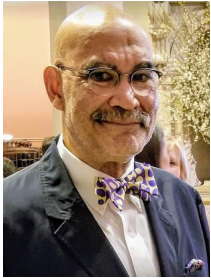
Enjoy the month of June!



Submitted By, Tycia Haight
General Manager

PRESIDENT'S NOTES

BY RICHARD PORTER, PRESIDENT



We are looking forward to the pool opening for Memorial Day weekend. Let us hope the weather cooperates!

The past month has been business as usual. Our new GM, of course, is an old SHUOA hand, and she has been busy with various personnel and rule changes. We are looking for a new Deputy General Manager. Also, East and West utility parking rules have changed to ease trade deliveries and unit workers.

We continue to work on completing plans for garage repairs. We are also monitoring a water leak problem as we try to decide the cause and extent of the issue, which may prove more costly than would like.

The board will be choosing a new director to fill the opening left with the resignation of Mrs. Mack. In so doing it is likely the board will be attentive to the votes so recently cast in our annual election.

The board is also busy with a number of special projects such as deciding the best kind of property insurance for SHUOA and how best to dovetail it with individual unit owner's condominium insurance. We also expect a project report about our handling of emotional support animals.

Finally, as usual, we are entering the budgeting season for 2025. Management will make projections for review by the treasurer and FMC. In August, there will be FMC meetings about the operation and reserve budgets ahead of budget submissions to the board in September. So now, during budgeting season, is the time for you to get involved in shaping spending for next year. Do not wait until October when it is too late.

- **Richard Porter**

BOARD OF DIRECTORS



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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 fourth meeting of 2024 on Monday, May 20th.

Financial figures for the month of April 2024 are:

Total Income	\$	498,559.00
Total Expense	\$	440,918.00
Reserves Contributions*	\$	156,673.00
Federal & State Income Tax	\$	2,400.00
Net Income	\$	57,640.00

Total Income was \$23,982 more than budgeted, with most accounts producing more income than projected, including In-Unit Maintenance, Satellite Radio Antenna, Legal Fees, and Interest Income. Accounts showing negative results for the month of April were Late Fees/NSF Funds, Move-In/Refinance Income, and Miscellaneous Income.

Expense categories Administration, Supplies, and Contracts were over budget for the month. The Security account continues to be higher because of the additional guard at night to alleviate problems in the garage and stairwells. Note that Utilities (both Electricity and Water/Sewer) were significantly lower this month – we continue to monitor those costs.

Expenses from the Reserve Budget totaled **\$48,723**, for the month of April, and included general building maintenance, computers, 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 bids which are awaiting review by SK&A before the Management and Construction Committee review. She also mentioned to-date costs and reimbursements for the March 19 fire.

The FMC will meet on August 13th and 14th to discuss and vote on the 2025 Operating and Reserve budgets. Ms. Haight, Treasurer Karen Johnson, FMC Chair June Baker, Chief Engineer Greg Grimm, and PPOC Chair Bryant Stukes will have meet in person and/or via Zoom to arrive at the numbers that will be presented to the FMC at that time. Board members and owners may attend these budget meetings as observers, not participants.

The FMC is recommending that the Board of Directors

- Accept the Sirius XM Second Amendment, updated Section 3, which requires a not-to-exceed \$20,000 for equipment removal if SHUOA requires roof work not related to issues that are the fault of Sirius XM. The recommendation passed unanimously.

A Committee member suggested that for contracts that extend into the future, an inflation number should be included. The FMC agreed; however, in the case of Sirius XM, no inflation adjustment is needed, because \$20,000 is the cap for SHUOA.

The next regular meeting of the FMC will be Monday, June 17, 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 May 20, 2024. As of this date, we have data for the month of April and for the first third of the year.

Total income in April was above the amount budgeted. Nevertheless, total income for the year to date was below the budgeted amount. In April, the greater-than-expected income was the result of inflows to the In-Unit Maintenance Program and payments of legal fees.

Total expenses in April and in the year to date were also below budget. The savings in expenses were recorded for payroll (importantly maintenance and painter for the year to date), payroll taxes and benefits (importantly Group Insurance), utilities (both water and electricity under budget), maintenance, and supplies year to date (importantly In-Unit COGS). Offsetting the savings from low expenses in these categories was an excess over budget of spending for our security contract. The overrun of spending on security resulted from the extra guard added to patrol the garage.

For the year to date, net income reflected the fact that total expenses were below budget more than was income. However, expenses still exceeded income. The expected deficit for the year to date was nearly \$74k. The recorded deficit was less, at about \$11k. This outcome is a positive development for our financial situation.

Our balance sheet as of April 30 showed total assets of \$1,815k in comparison to \$1,664k at the end of March. End April total liabilities were \$418k while end March total liabilities were \$411k. The balance of reserves plus member equity rose from \$1.32 million at the end of March to \$1.41 million at the end of April. Our asset holdings and our liabilities rose from March, but the gain in assets was enough to improve our net position. 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 April 30, shows total outstanding arrears greater than as of March 31. The amount is largely due to condo fee arrears. The increase in outstanding arrears is not a welcome development.

Again, in April, there were 127 renter-occupied units, 23 percent of the total.

Karen H. Johnson, Treasurer



CREATIVE CORNER

TOO OFTEN WE UNDERESTIMATE THE POWER OF A TOUCH, A SMILE, A KIND OF WORD, A LISTENING EAR, AN HONEST COMPLIMENT, OR THE SMALLEST ACT OF CARING, ALL OF WHICH HAVE THE POTENTIAL TO TURN A LIFE AROUND

- Leo Buscaglia



VISIT WWW.SHUOA.ORG

HOUSE RECIPE CORNER



BURRATA CHOPPED SALAD

INGREDIENTS

- 2-3 cups cherry tomatoes halved
- 3 persian cucumbers chopped into about 1/3 inch pieces
- 1 orange bell pepper chopped
- 1/3 cup basil roughly chopped
- 1/4 cup parsley chopped into about 1/3 inch pieces
- 1/4 cup scallions chopped
- 1 ball burrata torn

FOR THE VINAIGRETTE

- 4 tablespoons olive oil
- 3 tablespoons red wine vinegar
- 3 cloves garlic chopped
- 1 shallot finely chopped
- 1 teaspoon dried oregano
- Kosher salt and freshly cracked black pepper to taste

DIRECTIONS

1. Combine all chopped vegetables in a bowl.
2. Whisk together all the ingredients for the dressing. Drizzle on top of the chopped vegetables and toss to combine. Fold in the burrata. Adjust salt and pepper if needed or add an extra drizzle of olive oil. Serve immediately.

Bon Appétit 🍷

CHIEF ENGINEER'S ADVICE

BY GREG GRIMM, CHIEF ENGINEER



Paper Towels/Baby Wipes

The building's plumbing will not accommodate paper towels, or any kind of wipes being flushed, including those that say flushable. Please do not flush any of these down your toilet. These cause backups in toilets and drain lines.

Unit Entry Door

Per code, your unit entry door must close and latch on its own, either with a closer or hinge springs. If you have removed the entry door closer, or it was removed before you purchased your unit, you need to as soon as possible replace the door closer, or you will be in violation of the fire/building code.

Bathroom Fans

The fan in your bathroom cannot be changed to the type that vents into the ceiling area, or outside, as there is no outside vent to connect to. If you have changed the fans, or someone before you changed the fans, you are in violation.

Unit Entry Door Locks

If your unit entry door lock fails or needs to be replaced, the new lock must have the same finish as the original lock.

Top Loading Washing Machines

If you have a top loading washing machine, in order to avoid flooding the bottom floor units with suds and water, use low suds detergent, and do not use more than the recommended amount. Your neighbors on the bottom floors will thank you!

SHUOA COMMITTEES



Covenants,

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Neighborhood Watch

Phyllis Alsop



Security Committee

Isaiah Williams
Kurt Kopf



Activities,

SEEKING A CHAIR



Furnishings & Design,

Tremayne Bunaugh, 1605E
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JUNE 2024

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1 1:00 PM-5:00 PM Library is Open 4:30 PM-6:30 PM Pool Party!
2	3 5:00PM-7:30PM Memory Screening 6:00PM - 7:00PM Library is Open	4 7:00PM -9:00PM Bridge	5	6	7	8 1:00 PM-5:00 PM Library is Open
9	10 6:00PM – 7:00PM Library is Open	11 7:00PM Activities Committee Meeting	12	13 7:00PM PPOC Meeting	14	15 1:00PM -5:00PM Library is Open
16	17 6:00PM – 7:00PM Library is Open 7:00PM FMC Meeting	18 7:00PM -9:00PM Bridge	19 Management Office is Closed in Recognition of Juneteenth	20 7:00 PM Book Club Meeting	21	22 1:00 PM-5:00 PM Library is Open
23	24 6:00PM – 7:00PM Library is Open	25	26 7:00 PM-8:00 PM Board Meeting	27	28	29 1:00 PM-5:00 PM Library is Open 2:00PM PPOC Walk through
30						



Fun in the SUN!!

The pool is officially open! On June 1st there was a party on the mezzanine to welcome summer and to say hello to the Community Pool. If you weren't there, you missed something special. We had the whole mezzanine area and filled it with food, games, and neighbors. Even the kids had fun with a table for coloring, a place for temporary tattoos, and face painting by a creative clown who came by to visit. It was great to see so many neighbors visiting one another. Now that we had the party, we are officially open for the summer. See you at the pool!

Your Activities Committee and Kids Committee



