



**SKYLINE HOUSE NEWS**

**Good-Bye Summer — Hello Neighbors!**

**It was a lovely evening on September 20. Skyline residents gathered for a Happy Hour on the mezzanine for a final tribute to summer.**

**Drinks were provided by the Activities Committee.**

**Residents brought snacks and hor d'oeuvres to share.**

**The food was delicious, and the company was delightful!**

**We look forward to more events where residents can get to know each other and share conversations, stories, and laughs.**

**We hope you will join us for the next event. You'll be glad you did!**

**Happy Fall Everyone!**



**CONTENTS**

SKYLINE EVENTS.....1

GENERAL MANAGER’S REPORT.....2

PRESIDENT’S NOTES.....3

FINANCIAL MANAGEMENT.....4

TREASURER’S REPORT.....5

CREATIVE CORNER.....6

CHIEF ENGINEERS ADVICE.....7

HOUSE CALENDAR.....8

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**Belinda Jones**

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**Visit [www.shuoa.org](http://www.shuoa.org) or Building Link to find past issues!**

## GENERAL MANAGERS REPORT

BY TYCIA HAIGHT, GENERAL MANAGER



Happy Fall!!!

### Building Insurance:

Our building insurance is being renewed with our previous brokerage, USI Insurance Services. With this renewal, our deductibles will be changed. The new certificate of insurance will be emailed. We encourage all residents to speak with their insurance company to ensure they are adequately insured with the correct coverage in the event of a loss. Stay tuned for this information.

### Guest Parking:



This is another friendly reminder per our Rules and Regulations Rule 18 C. 3 Guest Parking. No vehicles owned/operated by owners or tenants, including owners of commercial units and persons employed in such commercial units, shall park in or block guest or handicapped spaces at any time. Vehicles in violation are subject to being towed without warning at the owner's risk and expense. This issue has always been ongoing – we have 40 guest parking spaces and 559 units. Please be considerate of your neighbors and their guests. We have been actively towing violators.

### Loading Docks:

Please also remember that our loading docks are designed to allow our residents thirty (30) minutes to load and unload items to take to your units in the designated spots. Please do not double park or park across in the hashed-out areas. *Thank you!*

### Activities Committee: 🍁🍁🍁

A Special Thank you to the Activities Committee for all the events they have hosted this year! They have done an excellent job and have more events planned this year!!

### Garage Repair work:

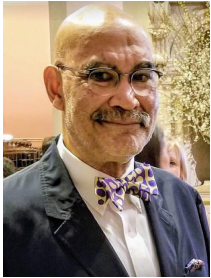
Reminder! Garage work will start in the Spring of 2025! If you plan to travel and are not taking your vehicle, please check with the Management office and/or have a neighbor or friend on alert with a set of your keys in case your vehicle needs to be removed from the garage. Stay tuned for notices with updates on this very important project!



*Submitted by, Tycia M. Haight, General Manager*

## PRESIDENT'S NOTES

BY RICHARD PORTER, PRESIDENT



Summer ends as SHUOA returns to its usual business schedule. The summer pool time has ended; I hope many of you were able to use it.

Our fall is busy. Final preparations are being made to approve the garage repair plan at a cost of \$5,000,000.

Also, it's budget time. The FMC is deliberating on a recommended increase between 7.5% and 10%. The foresight committee report recommended increases of 7% over the next ten years, with full knowledge of garage repair and its budget effect.

Standard accounting procedure recommends that our reserves should be 10% to 20% of the owners' equity, which will be under all scenarios.

Those who want bigger increases have mentioned needs in the hallways, the plaza, and unforeseen events. It's worth noting that no substantial work is planned in the budget for either the hallways or the plaza, and a major unforeseen event like the facade project (\$7,000,000) will not be covered by any of the due scenarios.

Owners will have paid out \$17,000,000 over ten years for special projects, including the garage. We must tread carefully when making further cash demands on owners, which are not strictly necessary.

I encourage owners to make their opinions heard in this matter. That should be done now, while the budget is under consideration, but it should also be done during our elections next year. You should ask candidates if they read the foresight committee report and exactly where they stand regarding dues increases.

– *Richard Porter, President*

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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 seventh meeting of 2024 on Monday, September 23rd.

### Financial figures for the month of August 2024 are:

Total Income	\$ 476,167.00
Total Expense	\$ 494,261.00
Reserves Contributions*	\$ 156,673.00
Federal & State Income Tax	\$ -
Net Income	\$ -18,094 for the month of August. Please note that the budgeted negative amount for Net Income was -\$32,941, and year-to-date, our actual Net Income is \$54,750.

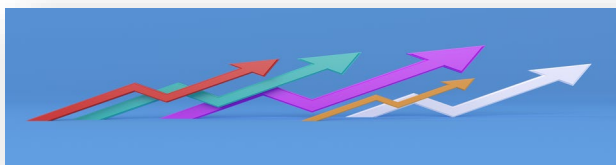
Total Income was \$1,591 greater than budgeted, with accounts such as Late Fees/NSF Funds and Rental of Facilities producing less income. All other accounts showed positive income for the month.

Expense categories Utilities and Contracts were over budget for the month. We continue to monitor utility costs, and the past few months have shown a slight uptick in costs.

Expenses from the Reserve Budget totaled **\$53,258**, for the month of August, and included computers, electrical work, elevator repairs, window walls, carpet, HVAC heating boilers, plumbing, pool repairs, trash chutes, and consulting.

Committee members asked several questions about the financial statements; General Manager Tycia Haight responded to the questions.

In the Management Report, Ms. Haight briefly discussed the August budget meetings where the proposed 7.5% increase in condo fees for 2025 was presented to the Committee. Most members were uncertain with that amount because of the large deficit we would have at the end of 2025 with the start of necessary garage work.



After a meeting with Ms. Haight, FMC Chair June Baker, Treasurer Karen Johnson, and Deputy General Manager Courtney Pinnock, we decided to present potential condo fee increases of 8.5%, 9%, and 10% to the FMC at the September meeting.

In addition, Ms. Haight mentioned that the Construction Committee and Management were recommending The Atlantic Company for the garage project to begin in Spring 2025. Also, USI Insurance Services will handle our building insurance renewal in 2025.

Committee members individually expressed their opinions on the proposed increases in condo fees. The projected deficits at the end of 2025 are: \$217,670 (7.5%), \$111,702 (8.5%), \$85,202 (9%), and \$32,360 (10%). To reach a break-even point, the increase would have to be 12%. The additional funds would go into the Reserve Budget only. Management has been exceedingly careful with expenditures this year, and as of August 31, there is a surplus of \$54,750 that could help lower any deficit. However, traditionally, for the last four months of every year, vendors send invoices which could lower that amount.

Five members of the FMC voted for a 9% increase, two voted for 10%, and one voted for 8.5%. Thus, the FMC is recommending that the Board of Directors approve a 9% increase in condo fees for 2025.

The FMC is recommending that the Board of Directors

- Accept the proposal from Christos Building Services of \$9,626.00 for hallway carpet cleaning.
- Accept the property and casualty insurance proposal of \$313,259 presented by USI for October – December 2024 and January – September 2025.
- Accept the proposal from The Atlantic Company of \$5,204,807.70 for garage repairs that include base bids and three alternates.
- Accept an Operating Budget for 2025 with a 9% increase per unit.

**The next regular meeting of the FMC will be Monday, October 21, 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 September 23, 2024. As of this date, we have data for the month of August and for the year to date, hence for two-thirds of the year.

From the perspective of year-to-date, total income was slightly above the amount budgeted. Similarly, total income in August was also above budget. Year-to-date, the more-than-expected income was the result of inflows of legal fees and interest income with offsets from the in-unit maintenance program and charges for move-in and refinance.

Total expenses in August and year-to-date were below budget, fairly significantly. The savings in expenses year-to-date were recorded for payroll, payroll taxes and benefits, computer expenses, water and sewer, trash removal, and carpet cleaning. Offsetting the savings from low expenses in these categories were various partial offsets including an excess over budget of spending in the in-unit maintenance program and for our security contract.

Net income, that is income less expenses, was negative for August but positive by about \$50k year-to-date. The positive figure year-to-date is a very favorable status for the operating budget so late in the year.

Our balance sheet as of August 31 showed total assets of \$2.4 m and total liabilities of \$466k.

The delinquency report, as of August 31, shows total outstanding arrears about the same as of July 31.

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

**Karen H. Johnson, Treasurer**





## CREATIVE CORNER



## HOUSE RECIPE CORNER



## EASY EGGS BENEDICT BREAKFAST SLIDERS

## Ingredients

- 1 (12 count) package Hawaiian rolls
- 6 thin slices ham, cut in half
- 12 small or medium eggs
- 1 teaspoon kosher salt
- 1 (0.9 ounce) packet Hollandaise sauce mix, such as Knorr®
- 1 cup milk
- 1/4 cup butter
- 1/4 teaspoon freshly ground black pepper
- 1 tablespoon finely chopped chives

## Directions

1. Preheat the oven to 375 degrees F (190 degrees C). Place rolls into a 9x13-inch baking dish. Press a hole into the center of each roll and use fingers or a small spoon to press the bread in and around to create a large well.
2. Place a half slice of ham into the form of each roll. Crack an egg into each and sprinkle evenly with salt.
3. Bake in the preheated oven until the whites are set and the yolks are still runny, about 20 minutes, rotating the pan halfway through baking time.
4. Bake in the preheated oven until the whites are set and the yolks are still runny, about 20 minutes, rotating the pan halfway through baking time.
5. Carefully cut rolls into 12 servings and serve topped with 2 tablespoons Hollandaise sauce and a sprinkle of pepper and chives.

*Bon  
Appétit* 

**CHIEF ENGINEER'S ADVICE**

BY GREG GRIMM, CHIEF ENGINEER



**About Garbage Disposals**

Garbage disposals are designed to handle almost any type of everyday food waste. But the topic of what not to put in a garbage disposal is alive and well, usually based on myths and old family stories rather than facts.

First, **never** place any type of fats, oils, or grease in a garbage disposal, or down a sink drain, for that matter. Those materials collect inside the plumbing pipes and usually cause many plumbing issues.

There is often the question of using the disposal for eggshells and coffee grounds. In fact, neither of these materials is harmful to a disposal, and will pass through without a problem. However, problems can arise with household plumbing – especially if it is older or has not been cleared in some time.

Both coffee grounds and eggshells are sedimentary in nature. If too much is placed in at one time or if the plumbing is restricted, it can create a clog or a ‘slow drain’ situation. To help avoid any problems, feed these materials into the disposer gradually and utilize a strong flow of cold water to help flush them through the pipes.

**How To Use Your Garbage Disposal**

1. Run a steady stream of cold water into the sink before turning on the garbage disposal.
2. Before placing any food waste into the disposal, turn it on first
3. Gradually feed food waste into the disposal, avoid putting large amounts of food waste all at once as this may slow the grinding process
4. Once the food waste has been broken down and the grinding has stopped, turn the disposal off and let water run for a few seconds to flush the drain.

**SHUOA COMMITTEES**



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**Security Committee**  
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Kurt Kopf



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# October 2024

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1 3:00- 5:00 Bridge	2 <i>Walking team 8 AM</i>	3	4	5 <i>Walking team 8 AM</i>  1:00 PM- 5:00 PM Library is Open
6	7 <i>Walking Team 8 AM &amp; 6 PM</i>  6:00 PM- 7:00 PM Library is Open	8	9 <i>Walking team 8 AM</i>	10  7:00 PM- 8:00 PM PPOC Meeting	11	12 <i>Walking team 8 AM</i>  1:00 PM- 5:00 PM Library is Open
13	14 <i>WT @ 8AM &amp; 6PM</i>  1 PM-3 PM Blindness Equality Achievement Month/Event  LIBRARY will be Closed (Fed. Holiday)  7 PM Activities Meeting	15  3:00- 5:00 Bridge	16 <i>Walking team 8 AM</i>  Book Club 7:00 PM	17	18	19 <i>Walking team 8 AM</i>  1:00 PM -5:00 PM Library is Open
20	21 <i>Walking Team 8 AM &amp; 6 PM</i>  7:00 PM-9:00 PM FMC Meeting  <i>Dementia Testing</i>  6:00PM – 7:00PM Library is Open	22	23 <i>Walking team 8 AM</i>  7:00 PM- 8:00 PM Board Meeting	24	25	26 <i>Walking team 8 AM</i>  1:00 PM -5:00 PM Library is Open  2:00 PM- 3:00 PM PPOC Property Walkthrough
27	28 <i>Walking Team 8 AM &amp; 6 PM</i>  6:00PM – 7:00PM Library is Open	29	30 <i>Halloween Door Decoration Contest</i>	31 <i>Happy Halloween</i>  		