

SKYLINE HOUSE NEWS

Coming Soon: Resident Survey!

Be on the lookout for a short survey about food delivery preferences at Skyline House. Your feedback will help guide how we balance convenience and security for our community!

Being a Thoughtful Neighbor: Small Choices, Big Impact

Let's take a moment to reflect on how our daily actions affect those around us. Living in a shared community means that simple habits can greatly enhance—or disrupt—someone else's comfort.

Here are a few recent concerns we've received:

- Tossing food like bread or rice off balconies → attracts wildlife and vermin, affecting neighbors below.
- Treating lifeguards like babysitters \rightarrow they're here for **everyone's safety**, not just supervising children.
- Making construction noise during quiet hours → makes it difficult for others to sleep or relax.
- \blacksquare Leaving trash in hallways \rightarrow is inconsiderate and **unsightly**; ask where to properly dispose of it.
- ★ Letting children run/ride unsupervised → can lead to accidents and property damage in shared areas.

These are all easy fixes with a little **awareness and respect**. Let's all work together to keep Skyline House a **harmonious**, **friendly**, **and safe** place to call home.

Remember: We live in a vertical and horizontal neighborhood. Consider how your actions affect others above, below, and beside you!

Safety Tip: Secure Your Space

Take care to **lock your unit doors** and be mindful of who you allow into the building. If you're expecting a visitor, use the **kitchen phone to notify the Front Desk**.

We've had occasional reports of unknown individuals entering the buildings without proper cause. Your awareness helps keep everyone safe.

Share Your Ideas: Budget Input Requested

The 2026 budget process is underway!

If you have ideas or feedback, please send your comments to:

- shuoabudgetquestions@gmail.com
- m Deadline: July 15th

Your voice matters—help shape how our community invests in the future.

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Management Office - (703) 578-4855

General Manager - Tycia Haight
Deputy General Manager Courtney Pinnock
Chief Engineer - Greg Grimm
Housekeeping Supervisor
Marvin Bustillo

East Building Resident Coordinator
Belinda Jones
West Building Resident Coordinator
Gloria Dwuma

NEWSLETTER COMMITTEE

EDITOR: Elizabeth Hubert **DESIGN:** Donte Wilkins

GENERAL MANAGERS REPORT

BY TYCIA HAIGHT, GENERAL MANAGER

Garage Repairs Update

Since our last report, five additional residents have been relocated to the temporary parking lot across the street. This brings the total number of Skyline House vehicles parked there to 116, well within the 150 spaces budgeted.

Recently, the parking company informed Management of a price increase from \$75 to \$112 per vehicle, a \$37 increase. Fortunately, Management successfully negotiated to honor the original rate through the end of the year. For long-term planning, the Deputy General Manager has reached out to another local parking provider that offers 200 spaces at a lower rate. This option will be considered again closer to renewal time.

Structural Repairs on Level D:

At the June 24 onsite progress meeting, SK&A reported the discovery of a large void beneath the slab-on-grade on Level D, measuring 8" to 16" in depth. CRSW has begun addressing the issue with:

- Soil compaction
- Infill using #57 stone gravel
- Vapor barrier installation
- New reinforcing and concrete pour

A Ready-Mix truck was used for the concrete placement on **Friday, June 20**, and we thank residents for navigating the two-way garage traffic safely that day!

Additional Discovery:

A second void was identified beneath the **Level D stair landing**. SK&A recommends **grout injection** rather than slab demolition due to the thickness of the concrete. Pricing for this option is currently being reviewed.

These repairs will **extend Phase One by 3–4 weeks**. The next progress meeting is **Tuesday, July 8** at **11:00 a.m.** Management will share further updates following that session.

Elevator Updates

East Building - Passenger Elevator #3:

Still out of service as the vendor awaits delivery of the governor part. With a 6–7 week lead time, and 3 weeks already passed, we estimate another 3–4 weeks until delivery. Once installed, the elevator must be inspected by Fairfax County before returning to service.

West Building - Freight Elevator:

Initially expected to be repaired by June 20, the elevator now requires a new drive with a lead time of 3–6 weeks. We are currently awaiting the repair cost proposal.

Nongoing Updates will be provided as soon as information becomes available.

Budget Season Is Underway

The 2026 budget preparation has begun. We encourage residents to submit suggestions via email for consideration.

📊 Budget Meetings:

- Held in mid-August
- First meeting: Reserve Budget
- Second meeting: Operations Budget
- Attendees: FMC, PPOC, and SHUOA Board Directors
- These are evening meetings and open for observation, but resident comments/discussion are not permitted during the sessions.

Board Membership Update

Board Applications:

Two applications were submitted and approved at the June 25th meeting:

- Tasha Demps
- Sarah Kreger

Both appointees have previously served the SHUOA and bring valuable experience to the Board.

- IIII The next Board Meeting is scheduled for: Wednesday, July 23 at 7:00 p.m.
- West Meeting Room | Hybrid Format

Note: There will be no Board or Committee meetings in August.

Submitted by Tycia Haight, General Manager



2026 SHUOA BUDGETING MEETINGS by the SHUOA Board of Directors, FMC and PPOC

The draft budget review meetings are scheduled for:

- o Wednesday, August 13th @ 6 p.m. for the 2026 Reserves
- o Thursday, August 14th @ 6 p.m. for the 2026 Operating

Each meeting is approximately two hours.

ALL residents are welcome to attend to listen and learn about what goes into determining our HOA fees. Note that comments and suggestions are not allowed at these meetings. Rather, we accept comments and/or suggestions via email ahead of time for consideration. Please send them to: shuoabudgetquestions@gmail.com by *July 15th*.

Attend in person: West Meeting Room

Join via Zoom Meeting:

https://us02web.zoom.us/j/86807856207?pwd=sieVlwhHcC5PHywRg0DzadZr0 feGl4.1

Meeting ID: 868 0785 6207 Passcode: 878001



Introducing Enumerate Engage – New Owner Payment Portal

In the coming weeks, you will receive an email from **Enumerate**, our accounting software provider, about their **updated access portal: Enumerate Engage**.

- This new platform allows you to:
 - Review your account
 - Make condo fee payments
 - Use a convenient mobile app for payments on the go!

X Please Note:

This does not replace BuildingLink as the primary tool for:

- Community announcements
- Work orders
- Association communications

Enumerate Engage is strictly for managing your condo fee account and payments.

Keep an eye on your inbox for the activation email from Enumerate!

PRESIDENT'S NOTES

BY RICHARD PORTER, BOARD PRESIDENT



🌠 In Memoriam

We are saddened to report the unexpected passing of Janice Hill, a longtime Skyline House resident and former SHUOA

Board President, Janice was a dedicated member of our community, and her leadership and presence will be deeply missed. We extend our heartfelt condolences to her family and friends.

Pool Season Is Here

The Skyline House pool is open! We encourage residents to take advantage of this great amenity and enjoy the sunshine on the plaza.

Garage Repairs in Progress

Garage repairs are currently underway. However, additional structural concerns have emerged that may result in increased costs and extended timelines.

For more details, please refer to the Management Report.

Final repair costs have not yet been determined. We appreciate your patience and will continue to keep you informed.

Budget Planning for 2026

We are now in the annual budget planning period. If you have ideas or suggestions for the 2026 budget, please send them to the Finance Committee as soon as possible.

The committee will meet in August to develop both the operational and reserve budgets.

Note: Major changes are unlikely after this point, so we encourage early input from residents.

Food Delivery Policy Under Review At the recent PPOC (Physical Plant and Operations Committee) meeting, there was a robust discussion about whether food delivery personnel should be allowed inside the building. This topic touches on both resident convenience and building security. To ensure all voices are heard, the PPOC will be conducting a resident survey before making any recommendations to the Board.

Stay tuned for more information and be sure to participate in the survey when it is distributed.

Warm regards,

RH Porter

Board President, SHUOA

Farewell and Best Wishes to Andrea Galler

We extend our sincere thanks and warmest wishes to Andrea Galler, our Staff Accountant, who will be departing Skyline House on July 11th.

Andrea has been a valued member of our community for over 21/2 years, known for her dedicated service and cheerful spint. As she and her family relocate to Connecticut, we want to express our appreciation for all that she has contributed.

Stop by the Accounting Office to wish her a personal farewell and good luck in her next chapter!



■ Calling All Tech-Talented Neighbors: Enhance Our Community Website! by Maria Elena Schacknies, Board Vice President &

FDC Co-Chair

As proud members of our vibrant self-managed condominium, we've always thrived on the **strength and spirit** of our community. Now, we invite you to be part of an exciting **digital transformation!**

We are **upgrading and enhancing our condo website**, a key resource that keeps us connected and informed. To bring this vision to life, we need **your talent and passion!**

Are you a tech wizard, web designer, or communications guru?

If you have skills in web development, design, or digital communications, this is your chance to:

Make a Lasting Impact: Your work will directly improve our shared digital space. Collaborate with Neighbors: Join like-minded residents who share your drive. Enrich the Community Experience: Help shape a modern, accessible online hub for everyone.

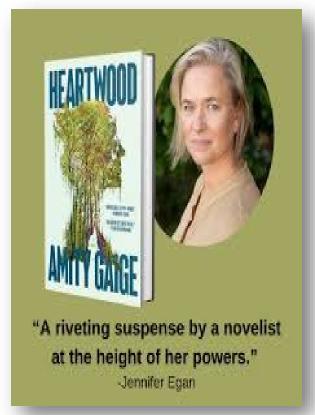
Ready to Contribute or Learn More?
Contact us at lizyjon@gmail.com with the subject line "Tech Volunteer." We'd love to hear from you, answer your questions, and discuss how you can get involved.

Let's build something truly special — together!

Calling All Readers! Enjoy Summer Reading with the SHUOA Book Club by Joan Treistman

July: Wednesday, the 16th at 7:00 p.m. in the West Party Room

"Heartwood" by Amity Gaige



Next Month: "Tell Me Everything" by Elizabeth Strout, Wednesday, August 20th at 7:00 p.m. in the West Party Room

Also, the **SHUOA Library** with items for children and adults is in the East Building Penthouse. It is open from 6-7 p.m. on Mondays, except holidays, and from 1-5 p.m. on Saturdays.

FINANCIAL MANAGEMENT COMMITTEE

BY JoHannah Eklund, COMMITTEE CHAIR



The Financial Management Committee (FMC) met in person and via Zoom for the fifth meeting of 2025 on Monday, June 16, 2025.

Financial figures for the month of May 2025 are:

Total Income	\$ 507,504.00		
Total Expense	\$ 467,745.00		
Reserves Contributions*	\$ 177,712.00		
Federal & State Income Tax	\$		
Net Income	\$ Leaving a Net Income of \$39,759 for the month of May. Please note that the budgeted amount for Net Income was (\$45,166) year-to-date; our actual unaudited Net Income is (\$47,184).		

Total Income was (\$6,846) less than budgeted with accounts, such as Late Fees/NSF Funds, Move-In/Refinance Income, In-Unit Maintenance Income and Miscellaneous Income producing less income, with other accounts showing positive income for the month.

Expense categories for utilities were \$10,541 less than budgeted and all other categories were also under budget for the month. May is a summer month; the electricity was much less, \$11,140, than budgeted while water and sewer were slightly higher (\$600).

As of May 31, 2025, the Skyline House Unit Owners' Association variance report financial statement reflects a year-to-date surplus of \$45,791, with a positive budget variance of \$90,298. The Replacement Reserve balance is \$1,419,892 and the Members' equity ("Working Capital") balance is \$59,622. Income variances in this report showed interest continues to trend upwards and over budget; legal fees were billed to a delinquent account; move-in and refinance accounts are over budget; and in-unit maintenance is slightly under budget.

Expense variances in this report showed the computer account is over budget in the current period, but slightly under budget year-to-date; electricity is under budget current date, but over budget year-to-date; the concrete repairs budget has a slight credit balance due to reclassification; in-unit cost of goods sold is under budget in the current period and near budget year-to-date; hardware/painting supplies is over budget due to increased materials purchases for inhouse repairs and painting.

Staff accountant Andrea Galler was present to answer numerous questions about the financial statements.

The FMC membership approved the FMC May 2025 minutes

The FMC retroactively moved to approve the repair proposal for the East Passenger Elevator #3 in the amount of \$13,787.00 paid to VTS and moved the proposal to the Board of Directors.

The FMC reminded every resident of Skyline House to send in their suggestions for items they want to be included in the 2026 budget to any board member, [the management office, or the email for that purpose]. To date our president has received one suggestion. The request is to increase the sidewalk from the lobby to the opening of the entrance to the property for 3709, 3711 and 3713. Our staff accountant has received several suggestions which will be shared at the July meeting.

Expenses which will impact the 2026 operating budget, for which we have no history, are included in the garage repairs portion of the manager's report: a potential increase in off-site parking fees and repair of the subfloor void under Level D.

Several questions asked during the open forum were answered by the Management representative and the SHUOA accountant.

The next FMC meeting is on Monday, July 21st at 7 p.m. in the West Penthouse Meeting Room and it will be a hybrid meeting.

FURNISHINGS & DESIGNS COMMITTEE

BY Maria Elena Schnacknies and Yvonne Porter

The Furnishing and Design Committee (FDC) held its fourth meeting on June 9th, with thirteen owners in attendance. Some participants were returning members who had previously attended FDC meetings, while others were joining the committee for the first time.

We are fortunate to have two skilled owners willing to contribute their expertise: an architect, Adriana Torres Sejas, and an interior decorator, Amanda Quiñones. Their professional insights are invaluable, and their willingness to volunteer is a significant asset to the FDC. Both have agreed to collaborate on exploring what is feasible for this project and establish long-term priorities for beautifying Skyline House.

To move forward effectively, a cohesive design concept is recommended, encompassing a phased approach and a clear implementation schedule for proposed upgrades to the two "gallery" hallways. Potential improvements once funds are available could include updated carpeting on the first floor, enhanced ceiling light fixtures, and refinements to the pillars in the east and west lobbies that house the announcement boards and upgraded trim and millwork.

Amanda will investigate wall coverings through her Wayfair Professionals trade account, explore complementary painting schemes to coordinate with the wallpaper, and think creatively to identify solutions beyond our current parameters. Meanwhile, Adriana has requested that meeting attendees email her suggestions for potential wallpaper vendors for consideration. Together, their efforts will help shape a design vision that balances aesthetic aspirations with practical execution, ensuring meaningful enhancements to our shared spaces.

Next FDC Meeting: Monday, July 14th at 7 p.m. in the West Party Room



Summer Kickoff Pool Party Recap

Saturday, June 21st was a beautiful day for our **community pool party** on the Mezzanine.

Approximately **50 residents** came together to enjoy a festive afternoon featuring:

Hot dogs

Falafel & hummus

Calico slaw

Cookies and more!



Though we initially worried about the heat, the weather turned out perfect—with a gentle breeze and late afternoon shade that made for a comfortable and relaxing event. Neighbors gathered, shared laughs, and lingered long after "closing time," savoring the food and good company. New friendships were formed, and longtime bonds were rekindled—a true reflection of our strong Skyline community spirit.

What a wonderful way to welcome the summer! See you at the pool!



TREASURER'S COMMENTARY

BY KAREN JOHNSON, TREASURER



I participated in the FMC meeting on June 16, 2025. As of this date, we have data for the month of May as well as data for the year to end May.

For the year to date at the end of May, total income at about \$2,573k was slightly above budget. Expenses at

\$2,526k were somewhat below budget. With the income above expenses, the net income for the month was positive and was above budget. Net income for the year to date was also positive. The net figure in the budget was expected to be negative so that outcome was well above budget.

The component of income that was most significantly above budget was interest income. Except for the In-Unit payroll, all payroll components were below budget. Payroll taxes and benefits, administrative, utilities (water and sewer), maintenance, and contracts were also below budget.

Offsetting items above budget included electricity, income taxes, In-Unit payroll, financial services, insurance, and trash removal contracts. Reserve contributions were exactly on budget.

Our balance sheet as of May 31 showed total assets of \$2.48m and total liabilities of \$332k. Total equity was \$2.1m, of which \$1.4m was in reserve holdings.

The delinguency report as of May 31 showed total outstanding arrears more than on April 30 [likely primarily due to the accumulation of additional fees on already delinquent accounts].

In May, there were 110 renter-occupied units, 22 percent of the total.

Karen H. Johnson, Treasurer



NEW OWNERS WELCOME CHAT

₩ednesday, July 9 | 7:00 p.m. **West Party Room**

The Activities Committee is thrilled to invite you to our second Welcome Chat, a special gathering designed for all New Owners (moved in within the last 3 years).

Long-term residents are warmly encouraged to attend and share their invaluable experiences and stories that have helped shape our vibrant community.



This informal and welcoming evening will be hosted by Maria Elena Schacknies, who will walk us through what makes Skyline House so special -from our rich history of self-management to the incredible diversity that defines our community



Light refreshments will be served 🛖 Learn about your home



ATTENTION RENTERS!

A dedicated Welcome Chat just for you is coming soon! Stay tuned for details. In the meantime, feel free to send your questions to, mariaelena.shuoaggmail.com

COVENANTS COMMITTEE

BY BERT BARROIS, COMMITTEE CHAIR

Doorway Decorations Change

At long last, the Board adopted the Committee's recommendation to replace a widely flouted rule concerning doorway decorations by something more sensible. The old rule declared you a "Very Wicked Person" if you failed to remove seasonal decorations by the end of season, and it was sometimes misinterpreted to forbid things that it never even mentioned.

Such restrictions seemed pointless. Wreaths are always in season, and decorations relieve the impersonal monotony of the hallways. The new rule is generally permissive but addresses a number of potential problems. Rule 16-A now reads ...

A. Decorations (such as wreaths, religious symbols, statuettes, vases, and small artificial plants) are permitted on unit doors and marble thresholds all year. Offensive and/or unsightly items that provoke complaints from neighbors may be disallowed on a case-by-case basis. Decorations may not be attached in any manner that damages the door, frame, or doorway or interferes with repainting. Items placed on thresholds must not protrude into the carpeted hallway (lest they interfere with weekly vacuuming). For this reason, doormats, large artificial plants, and real plants that shed leaves are not allowed. Decorations that include lighting or exceed the limits of the recessed doorway will be allowed only with permission of Management.

Rule 16-B forbids political and commercial signs and has not changed.



ACTIVITIES COMMITTEE

BY PEGGY MOHL

The Activities Committee continues to provide opportunities for residents to gather and get to know each other.

The "Welcome Summer" pool party was held on Saturday, June 21st on the mezzanine next to the pool.

Rima Fakhry provided another *storytelling* session on Saturday, June 28th, for children.

Currently, the *Kiddie Room open hours* are as follows: Monday, Wednesday, Saturday: 9 a.m. to 5 p.m.

We are actively seeking people to provide more *cultural awareness sessions*. We hope to confirm the next one for some time in August. Based on her experience with the Chinese dumpling making session, Anna Tong has provided some suggestions to assure success. Please let the management office know if you are willing to offer a session.

A *seminar on neuropathy* is confirmed for Thursday, Sept 4th at 7 p.m. The seminar will be presented by staff from Full Motion Integrated Medicine.

The next meeting of the Activities Committee will be Monday, July 7th in the West Party Room at 7 p.m. All are welcome!

CHIEF ENGINEER'S ADVICE

BY GREGG GRIMM

Protect Your Home: Install a Water Leak Detector in Your HVAC Closet

Water leak detectors are a simple, affordable way to prevent major damage—and protect both your unit and your neighbors' from costly water-related incidents.

We strongly recommend placing a detector in every **HVAC closet** as a proactive safety measure.

Benefits at a Glance

Early Leak Detection:

Detects leaks before they become visible, helping you address problems early.

Represents Major Damage:

Stops leaks from damaging HVAC components, walls, flooring, and personal property.

Saves Money:

Catches issues before they escalate, meaning lower repair and restoration costs.

(24/7 Monitoring:

Many detectors offer around-the-clock protection, giving you peace of mind whether you're home or away.

Remote Alerts:

Smart models can notify you via smartphone so you can act quickly from anywhere.

Less Stress:

Enjoy peace of mind knowing your home is protected from hidden leaks and potential flooding.

Where to Get One

We offer water leak detectors in the **Skyline House** office for just **\$25.69**!

Prefer to shop online?

There are also many affordable and effective options available on **Amazon** and other retail websites.

Where Else Can I Find the Newsletter?

Looking to stay connected and informed?

To access the latest SHUOA newsletter and important updates:

Wisit Us Online

Head over to www.shuoa.org to download the current newsletter PDF anytime, from anywhere.

Stay in the loop, stay informed — your community resources are always just a click away!



PHYSICAL, PLANTS & OPPERATIONS (PPOC)

BY BRYANT STUKES, COMMITTEE CHAIR

The PPOC met on June 12, 2025, at 7 pm.

Informational/Discussion:

The committee reviewed the following:

- Work Orders for May
- 2025 Garage Project
 - See Management Report
- Swimming Pool
 - Due to reports of misuse of the pool and pool area, an email reminder blast was sent to all residents regarding pool rules and etiquette on 6/5.

Property Vandalism

 Pictures showing trash that was thrown off balconies and/or left on the floor of the hallways/trash rooms were shown to the committee, and it was advised that a notice be sent to residents and displayed on the Bulletin Boards, which was done.

Action Items:

PPOC Approved Items:

- Retroactive approval
 - Proposal to purchase part for repair of East Passenger Elevator #3 in the amount of \$13,787. Proposal moved to Board of Directors.

PPOC Tabled Items:

- Ending food delivery (aside from grocery stores) to units
 - Will be discussed further at the July 10th
 meeting. A survey will be shared amongst
 committee members and then sent to the
 community. PPOC will review the results at
 the September meeting.

The next meeting will be on Thursday, July 10th at 7 p.m. in the West Meeting Room and hybrid

Set Involved: Volunteer Opportunities at Skyline House

Looking to share your skills and give back to the community? We have two high-need volunteer opportunities available right now:

Reded Structural Engineering Support

We're looking for a **Professional Engineer (P.E.)**, current or formerly licensed.

- Experience with **concrete** is a major plus.
- Interested? Contact Charlie from the SHUOA Construction Committee at **571-276-6080**.
- Web & Social Media Volunteer
 Skyline House is seeking a Webmaster
 to help manage our digital presence.
- Experience with social media for organizations is a big bonus!
- Interested? Email Maria Elena at mariaelena.shuoa@gmail.com



July 2025

- Budget meetings on Wednesday, August 13th and Thursday, August 14th at 6 p.m.; no Board or committee meetings this month
- Book Club on Wednesday, August 20th
- The Management and Accounting Offices will be closed for Labor Day, Monday, September 1st

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
		1 3:00- 5:00 Bridge	2	3	4 Management Office Closed East Building Fire Works Watch!	5	
6	7 6:00 PM – 7:00 PM Library is Open	8	9 Welcoming Committee Meeting 7PM WPR	PPOC Meeting 7:00 PM	11	12 1:00 PM- 5:00 PM Library is Open	
13	Furnishing & Decoration Committee Meeting 7:00 PM 6:00 PM – 7:00 PM Library is Open	15 3:00- 5:00 Bridge	16 Book Club Meeting 7:00 PM	17	18	19 1:00 PM- 5:00 PM Library is Open	
20	FMC Meeting 7:00 PM 6:00 PM – 7:00 PM Library is Open	Activities Committee 7:00 PM	Board Meeting 7:00 PM	24	25	26 1:00 PM- 5:00 PM Library is Open	
27	28	29	30	31			

BOARD OF DIRECTORS & COMMITTEES 2025-26

<u>Position</u>	<u>Name</u>	<u>Unit</u>	<u>Email</u>	Phone #	<u>Term</u>
PRESIDENT	Richard Porter	1005E	Rporter325@aol.com, Rhporter@gmail.com	(414) 870- 0499	2025
VICE PRESIDENT	Maria Elena Schacknies	1302W	Mariaelena.shuoa@gmail.com	(703) 225- 8569	2025
TREASURER	Karen Johnson	1511W	Kjohnson1@verizon.net	(703) 379- 0322	2025
SECRETARY	Linda Councill	1404W	<u>Lec22041@gmail.com</u>	(703) 217- 5184	2026
DIRECTOR	Tasha Demps	1706W	demps9698@gmail.com	(703) 278- 8020	2025
DIRECTOR	Gregg Grimm	T008E	Greg@shuoa.org	(703) 477- 3656	2025
DIRECTOR	Sarah Kreger	301W	sak22041@gmail.com	(703) 593- 3806	2025
COMMITTEE CHAIR	<u>s</u>				
COMMITTEE	Name	Unit	Email	Phone Number	
COVENANTS	Bert Barrois	0512E	Bert.Barrois@gmail.com		
FINANCIAL MGMT.	JoHannah Eklund	0211E	eklundjoannah55@gmail.com		
PHYSICAL PLANT & OPERATIONS	Bryant Stukes	1065E	Tbstukes@gmail.com	(703) 824-	9293
KIDDIE COMMITTEE	Joe Rahall & Aakriti Raswant	0802E & 1710W	skylinetoydonation@gmail.com		
FURNISHING & DESIGN	Tremayne Bunaugh, Yvonne Porter & Maria Elena Schanknies	1605E	Shouadecor@gmail.com		
ACTIVITIES	SEEKING A CHAIR!		We have an active core group of volunteers in place!		
Book Club	Joan Treistman, Lead	514E	schatzimt@gmail.com		
Bridge Club					
Garden Club	Neil Sklar, Lead		neilsklar167@gmail.com		

HAVE FUN OUT & ABOUT IN OUR NEIGHBORHOOD! BY ELIZABETH

HUBERT

July 5 – <u>West African Cultural Heritage Night</u>: Soul in Motion, Ossian Hall Park, 7900 Heritage Drive, Annandale, 7:30 p.m.

July 6 – Spotlight by Starlight concert: <u>The U.S. 257th Army Band</u>, Mason District Park, 6621 Columbia Pike, 7:30 p.m.

July 12 – <u>Bolivian Cultural Heritage Night</u>: Ballet Folklorico Boliviano Nuestras Raices, Ossian Hall Park, 7900 Heritage Drive, Annandale, 7:30 p.m.

July 13 – Comic book, sports card, and Pokémon show, Annandale Fire Station social hall, 7128 Columbia Pike, 9:30 a.m.-3 p.m.

July 18 – Spotlight by Starlight concert: <u>Cathy & Marcy's Old Time Coalition</u>, Mason District Park, 6621 Columbia Pike, 7:30 p.m.

July 19 – Children's concert: <u>Blue Sky Puppet Theater</u>, Mason District Park, 6621 Columbia Pike, 10 a.m.

July 19 – <u>Peruvian Cultural Heritage Night</u>: Centro Cultural Peru, Ossian Hall Park, 7900 Heritage Drive, Annandale, 7:30 p.m.

July 20 – Thai Street Market, Eileen Garnett Civic Space, 7200 Columbia Pike, Annandale, 10 a.m.-6 p.m.

July 20 – Spotlight by Starlight concert: <u>City of Falls Church Concert Band</u>, Mason District Park, 6621 Columbia Pike, 7:30 p.m.

July 25 – Spotlight by Starlight concert: <u>The NOVA Symphony Orchestra</u>, Mason District Park, 6621 Columbia Pike, 7:30 p.m.

July 26 – <u>Indonesian Cultural Heritage Night</u>: Santi Budaya, Ossian Hall Park, 7900 Heritage Drive, Annandale, 7:30 p.m.

This space features local events in the Bailey's Crossroads/Seven Corners/Mason District area, and occasionally further afield. If you have an item to submit for consideration, please email: shuoa-news@googlegroups.com.

SHUOA 101: Governance and Condo Fees by Elizabeth Hubert and Maria Elena Schacknies

This month's SHUOA 101 is a two-part article that addresses how Skyline House is governed and what factors into the Directors of the Board setting the homeowners' association fees each year.

Self-Governance and Fiduciary Responsibilities by Elizabeth Hubert, Newsletter Editor

Our Skyline House community is a self-governed and self-managed not-for-profit organization (NFPO) which exists to serve the interests of its members. In the case of Skyline House, our form of organization is an association whose members are unit owners, hence the name Skyline House Unit Owners' Association or SHUOA. Our association is <u>not</u> tax exempt and is funded primarily by homeowner's association fees (93%) and other income (7%). We have FHA approval, which demonstrates our fiscal soundness, assists new buyers, and enhances our property values.

The Association's Board of Directors and its designated committees do the work of governance <u>and</u> operational management, which includes:

- 1. representing the interests of unit owners, present and future,
- 2. reviewing and abiding by the Association by-laws,
- 3. setting and enforcing policies and procedures (aka rules and regulations),
- 4. managing the short, medium, and long range financial well-being of the Association,
- 5. overseeing the short, medium, and long range physical condition of the Association's common property and overall structural integrity.
- 6. funding the operations and reserves budgets and paying the expenses on behalf of the unit owners, and
- 7. the hiring, retention, and oversight of those designated to carry out operational functions as set by the Board (our Management, Engineering, and Housekeeping teams).

All of these are *fiduciary responsibilities* held by the Directors of the Board, meaning they have a legal and ethical obligation to act in the best interests of the Association and its members now and in the future.

A Necessary Investment: How Condo Fees Protect Our Homes by Maria Elena Schacknies, Board Vice President

For any homeowner in a condominium, the monthly fee is a critical component of maintaining not just the aesthetic appeal of our shared spaces, but the very structural and financial health of our investment. In a 46-year-old property, this reality becomes even more pronounced. The time for simply "keeping the lights on" is long past; we are now in a crucial phase of proactive maintenance and essential upgrades to ensure our building remains safe, functional, and a desirable place to live for decades to come. Deferring necessary fee increases is not a matter of saving money, but rather a gamble with the long-term viability of our property and the value of our homes. We invest wisely in our future with the fees we pay now.

The Unavoidable Costs of an Aging Building

A 46-year-old building, much like a person of the same age, requires more diligent and often more costly care. Systems that were state-of-the-art half a century ago are now at or beyond their expected lifespan. Key areas of concern in a property of our vintage include:

Plumbing and Electrical Systems: Decades-old pipes are prone to corrosion, leaks, and
catastrophic failures. Similarly, original electrical systems may not be equipped to handle the
demands of modern technology, posing potential fire hazards.

- **Elevators:** These complex machines require regular, specialized maintenance and will eventually need complete modernization, a significant but non-negotiable expense for accessibility and safety.
- **Common Areas and Amenities:** Hallways, lobbies, and any shared facilities experience constant wear and tear. Outdated décor can also negatively impact property values.

Ignoring these realities does not make them disappear. It simply transforms predictable, manageable maintenance costs into emergency repairs that are invariably more expensive and disruptive.

The Dangers of "What Are You Willing to Pay?"

Asking owners what they are willing to pay for condo fees, while seemingly democratic, is a fundamentally flawed and dangerous approach to managing a multi-million-dollar asset like our condominium property. It prioritizes short-term comfort over long-term stability and is akin to a business asking its customers to set the prices for its essential services. Here's why this approach is detrimental:

- It Ignores Professional Expertise: The necessary fee increases are determined by a comprehensive reserve study. This is a detailed financial and physical analysis conducted by engineers and accountants who assess the current condition of all shared property components, estimate their remaining useful life, and project the future costs of their repair and/or replacement. This data-driven approach provides a clear, objective roadmap for funding our future needs. It is not a matter of opinion, but of professional assessment.
- It Fosters a Race to the Bottom: In any community, there will be a wide range of financial situations and priorities. Asking for a "willingness to pay" figure will inevitably lead to a number that is insufficient to cover our actual, professionally determined needs. This creates a significant budget shortfall.
- It Opens the Door to Special Assessments: When a major, unfunded repair becomes critical, the only recourse is a special assessment a large, one-time lump sum payment levied on every owner. These can range from a few thousand to tens of thousands of dollars per unit and are often due with little notice. This creates significant financial hardship, can force owners to sell, and can make it difficult for potential buyers to secure financing, thereby depressing all our property values.

The Downward Spiral of Deterioration

Underfunding our operating and reserve accounts initiates a predictable and damaging cycle:

- 1. **Deferred Maintenance:** Necessary repairs are postponed due to an inadequate budget.
- 2. **Visible Decline:** The property begins to look worn and neglected. Minor issues, like a small leak, escalate into major problems, such as widespread water damage and mold.
- 3. **Decreased Property Values:** A poorly maintained building is less attractive to potential buyers. Appraisals are lower, and units take longer to sell. This can also change the ratio of resident owners to renters.
- 4. *Increased Emergency Repairs:* The deferred maintenance eventually leads to system failures, necessitating expensive emergency repairs that are far more costly than planned maintenance.

5. **Rising Insurance Costs:** A history of deferred maintenance and emergency repairs can lead to higher insurance premiums for the Association, a cost that is passed on to all owners.

6. *Financial Instability and Special Assessments:* The cycle culminates in a financial crisis, forcing the Board to levy large special assessments to address years of neglect.

In conclusion, a well-funded budget, supported by adequate monthly fees, is not a burden but a shield. It protects our property values, prevents the financial shock of sudden special assessments, and ensures that our 46-year-old building can continue to be a safe and sound investment for all of us. The question is not what we are willing to pay, but what is necessary to protect the collective value of our homes. Each year, setting our condo fees is a responsible and essential step by our Board of Directors towards securing our shared future.

Each month SHUOA 101 will feature some aspect of Skyline House that is useful to know about. If you have a question or an idea, please email: shuoa-news@googlegroups.com. We may not be able to publish all of them, but they all will be read.



🤷 The Pool Is Open! Let's Make It Safe & Fun for All

Summer is in full swing, and the Skyline House Pool is now open! Before diving in, please make sure you've picked up your pool passes and a copy of the pool rules at the Front Desk.

Pool Hours

Monday-Friday: 11:00 a.m. – 8:00 p.m.

Saturday, Sunday & Holidays: 10:00 a.m. – 8:00 p.m.

Guest Passes

- Limit: Up to 4 additional passes per unit
- Weekday cost: \$2 per pass
- Weekend/Holiday cost: \$5 per pass
- Food & drinks are only permitted in the picnic area on the Mezzanine.
- Safety Rules for Children
- Chaperone Requirements:
 - Children **under 12** must be accompanied by a chaperone:
 - o **Age 18+**, or
 - 15+, if they can swim and supervise responsibly.
 - One chaperone is required for every **3 minor children**.

🤷 Pool Use Based on Age:

- Children 3 years or older may be asked by the lifeguard to use the wading pool if their swimming skills are not strong enough for the main pool.
- Children 2 years or younger are not permitted in the main pool but may use the wading pool if:
 - They wear **non-permeable swim pants** (e.g., Splashers)
 - They are **supervised at all times** by a qualified chaperone

Cloth or disposable diapers—even when covered by clothing—are **strictly prohibited** in both pools.

The full **Pool Rules and Regulations** are posted:

- In the pool area
- Inside the pool restrooms
- Provided with your passes

Enjoyable!

We appreciate everyone doing their part to help maintain a **fun and welcoming environment** at the Skyline House Pool.

