

Skyline House Newsletter

OUT & ABOUT IN OUR NEIGHBORHOOD!

Fairfax Recycles Day is Saturday, November 15, 2025



Come on out to the Backlick VRE on Hechinger Drive in Springfield to celebrate Fairfax Recycles Day! We will be hosting a FREE Touch-A-Truck and Drop-off event from 11 AM-3 PM. Check out our different wastewater and trash & recycling collection vehicles! Bring us your small e-waste, household batteries, glass bottles/jars, and books to be recycled. We also invite you to bring new or gently used winter jackets for ECHO and old glasses for the Lions Club.

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: [shuo-](mailto:shuo@shuo.org)

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Management Office - (703) 578-4855

General Manager - Tycia Haight

Deputy General Manager –

Courtney Pinnock

Accountant – Tim Oliva

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

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

GENERAL MANAGERS REPORT

BY TYCIA HAIGHT, GENERAL MANAGER

Garage Repairs:

Phase 1 of the garage project has now been completed. Phase 2 covers the upper levels of the East Garage, A, B, C, and D. Work commenced on Tuesday, October 7th and is anticipated to last about 12 weeks.

New Traffic Pattern -

- Both the entrance and exit garage doors now have a garage transmitter so that most of the time the doors will be closed, which enhances safety. Be sure you have your opener with you.
- The East Garage Elevators are not accessible. All residents who enter and exit the garage will need to use the West Garage elevators to get to their vehicles.
- Residents who park on the lower D Level, East, lower D Level, West, and Upper D Level, West enter and exit the garage via the Entrance door. All other residents will enter and exit the garage via the Exit door. You will also need to use the ramps at the West end of the garage. **Please pay close attention to the directional signage and proceed slowly and cautiously when entering and exiting the garage.**
- The EV chargers can now be reached in their usual location from the **Entrance** side of the garage.

Other Garage News -

- There have been several incidents of lights in the garage going out due to the garage project work. Email notices are sent to residents when this occurs. The contractors have been responsive to fixing these issues as quickly as possible.
- There was an issue of pools of water in a couple of parking spaces on the C-level of the west garage. An investigation revealed that this was due to blocked drainage caused by construction debris. Based on their observations, it appeared that water entering these drains was backing up and slowly resurfacing through a clogged drain located in the Phase 1 area. Recently, the contractors assessed the extent of the blockage, determined the trenching and piping work required, and completed the repairs.
- Please note that the Association is not responsible for paying for any of these repairs caused by the garage project work. All such invoices are sent directly to the garage contractors for payment to our vendors who make the repairs.

Transformer Replacement:

Dominion Energy informed us that one of the transformers on the property, which supplies power to the EAST building, needed to be replaced as the transformer was over 40 years old. After two last minute cancellations by Dominion due to wet weather and an emergency, the work was finally completed on October 23rd, and it took less than 12 hours. Thank you to all of the East building residents for your cooperation during this important repair.

Elevator Repairs Update:

- After several months of being out of service, the West freight elevator was repaired, passed inspection by the county, and put back in service on Friday, October 3rd. Unfortunately, the elevator still has one issue: when you go up from the G Level, it stops on the first floor, and you have to push the button for your floor again. This is a software issue, which the elevator company will resolve. The elevator can be used as there are no safety issues concerning the elevator operation.
- The number 2 East Elevator is currently out of service. The drive needs to be repaired, rebuilt, or replaced. The elevator vendor is determining what needs to be done. Updates will be provided once received.

Verizon Fios Fiber Optic Installation (Informational):

Verizon contacted our Chief Engineer as they are ready to start installing fiber optic cable in the building. They have submitted the plans which are currently under review. We will submit our questions to them (For example: Will they need entry into individual units? Will other Verizon services be available to our residents possibly at a discount?), obtain their Certificate of Insurance along with a proposed schedule of how the installation will work, etc., and then have it all reviewed by our attorney. Once this is done, the full package will be shared with the relevant SHUOA committees and the Board. There should be no cost to the Association for this work. Coincidentally, the Cox cable contract is up for its renewal in 2026, so we will also be receiving a bid from them.

Action Items:

SHUOA 2026 Operations and Reserve Budgets – The Board vote on the 2026 operating and reserve budgets with an overall 9% budget increase, which includes an additional .75% to reserve contributions. – **Approved by the Board at the 10/22/25 meeting**

Updated In-Unit Maintenance Price List:

The SHUOA Chief Engineer updated the In-Unit Maintenance Price list to reflect the changes to the cost of goods. After initially proposing a modest labor rate increase, it was decided to keep the labor rate the same as it has been the last several years. [Editor's Note: This rate is significantly less than that offered by comparable repair companies and does not include a trip charge.] The Board voted on this revised proposal at their November meeting. It will take effect on January 1, 2026. As you may recall, our auditor has continued to note that we are not making income from our in-unit maintenance program. The pricing is set to incentivize residents to make necessary and helpful repairs to their units for their safety and value. – **Approved by the Board at the 10/22/25 meeting**

The next **Board meeting** is on **Wednesday, November 19th, 2025**, in the **West Meeting Room** at **7 p.m.** It will be a hybrid meeting.

The **Management Office** will be **closed on Thursday, November 27th** for Thanksgiving Day.

Submitted by Tycia Haight, General Manager

PRESIDENT'S NOTES

BY RICHARD PORTER, BOARD PRESIDENT



This is the month the board considered the recommended 9% condo fee increase for 2026. The Operations and Reserve budgets, including the homeowner's fee increase of

9%, were approved at the 10/22/25 Board of Directors meeting.

Also at this meeting, I created a Foresight Update Committee with the purpose of determining if the annual increases recommended in the Foresight Report (7.5%) completed a few years ago are still accurate and adequate, or not. This work is to be completed before the next budget process begins. If you are following developments, you may have an opinion you want the Board to hear.

The change over to Phase 2 in the garage has occurred as work continues.

The East Building residents were twice rousted out of their homes because of Dominion transformer work which was then cancelled after the time people were told to leave. That was inconsiderate and inconvenient on Dominion's part. The work rescheduled for a third date was completed.

Management continues its investigation into an ACH financial discrepancy.

Residents should remember that they can talk directly to the General Manager or Deputy General Manager if discussions with office staff do not resolve matters. Beyond that, you are free to talk to a Board member. Names and numbers are available at the office and in every newsletter issue.

Warm regards,

RH Porter

Board President, SHUOA



FINANCIAL MANAGEMENT COMMITTEE

BY JoHannah Eklund, COMMITTEE CHAIR



The Financial Management Committee (FMC) met in person and via Zoom for the eighth meeting of 2025 on Monday, October 20, 2025.

Financial figures for the month of September 2025 are:

Total Income	\$	498,191.02
Total Expense	\$	483,686.73
Reserves Contributions*	\$	177,712.09
Federal & State Income Tax	\$	4,750.00
Net Income	\$	14,504.29

Please note that the budgeted amount for Net Income was \$12,742.08 and the year-to-date Budgeted Income was (\$34,980.14); our actual Unaudited Net year-to-date income was (\$21,879.00).

Total Reserve year-to-Date: \$1,599,408.81

Total Income was (\$16,159.24) **less** than budgeted with accounts such as Late Fees/NSF Funds, rental of facilities, interest income, Move-In/Refinance Income, In-Unit Maintenance Income and Miscellaneous Income producing less income than budgeted, with other accounts showing positive income for the month.

Expense categories for utilities (\$9,537.52) and administration (\$10,715.06) were **more** than budgeted and all other categories were under budget for the month. August produced a much higher utility bill for water due to a leak in the system and some additional use due to garage renovation. The next bill is due to arrive in November.

Staff accountant Tim Oliva was present to answer any questions about the financial statements.

The FMC membership approved the FMC August 2025 minutes.

Our General Manager, Ms. Haight, delivered the Management Report including: garage repair updates, new garage traffic pattern information, drainage difficulties in finished garage work that is the responsibility of the contractor, transformer replacement for the East building, elevator repair updates, and the potential Verizon fiber optics installation, which should be at no cost to the community.

Action Items:

1. Procurement Policy and Procedure, Item 2

The FMC chairperson asked the committee to discuss a change to this policy. Currently, the policy states: "The Board of Directors will approve all purchases and contracts valued over \$5000. Management will approve purchases and contracts for up to \$5000."

Given the current costs of goods and services as well as the fact that the General Manager can sign checks for contracts, goods, and services up to \$15,000, the FMC discussed that the limit in item 2 be increased.

The new policy would read: *The Board of Directors will approve all purchases and contracts valued over \$15,000. Management will approve purchases and contracts for up to \$15,000.*

This proposal will be voted on at the November FMC meeting and, if approved, forwarded to the Board for their consideration.

The contracts/invoices will be included in the appropriate committee packets and the purpose and amount of each contract/invoice will be noted on the agenda(s) and in the committee(s) chair's report(s), but they will not require committee review and approval if under the \$15,000 limit.

This will not preclude committee members or residents attending the meetings from commenting upon or asking questions about these items.

2. Unit Maintenance Pricing Plan

The FMC unanimously voted and recommended that the following be forwarded to the Board of Directors: Approve the 2026 Unit Maintenance Pricing Plan to take effect on January 1, 2026.

The next FMC meeting is scheduled for Monday, November 17, 2025, at 7 p.m. It will be a hybrid meeting.

TREASURER'S COMMENTARY

BY KAREN JOHNSON, TREASURER



I participated in the FMC meeting on October 20, 2025. As of this date, we have data for the month of September as well as data for the year to end September.

For the year-to-date, total income was slightly below the amount budgeted. Year-to-date, the less than expected income was primarily the result of inflows to the In-Unit Maintenance Program. Positive offsets arose from interest income and miscellaneous income. Total expenses in September and year-to-date were below budget. The savings in expenses year-to-date were recorded in payroll, payroll taxes and benefits, maintenance, especially small tools and equipment, plumbing small repairs, carpet repair and cleaning, and appliances, as well as supplies and contracts. The security contract and the trash removal contract were over budget.

Net income for the year-to-date in September was a small negative figure. A larger negative figure was expected in the budget. This negative figure is not ideal, but it is not alarming. The balance sheet as of end September shows total assets of \$2.2 million and total liabilities of \$428k. Reserves were about \$1.1m. These figures are close to those for end August.

Karen H. Johnson, Treasurer

FURNISHINGS & DESIGNS COMMITTEE

BY Maria Elena Schacknies

Six participants attended the meeting on October 13, 2025, with advance notice provided by some members who could not be present.

The group reviewed options for replacing plants in the Lobby area and considered different planter types. Older planters will be reused with new plants and relocated to the mezzanine. The group decided that planters should be white rather than black. Ceramic or similar materials were proposed for planters because of their compatibility with plants, though these materials are higher in cost.

Plans are in progress for choosing wall art, with three mockups to be presented for owner review, including abstract nature images, colorful artwork, and photographs of landmarks from various countries. The existing white gallery walls will be repainted in a color selected to complement the chosen wall art that coordinates with the Lobby area palette.

Due to budget constraints, installing wall art in the galleries may take up to two years.

The next **FDC meeting** is scheduled for **Monday, November 10, 2025, at 7 p.m.** in the West Party Room. All owners are encouraged to attend FDC meetings. Regular participation brings forth new ideas and cost-effective solutions that continuously enhance the appearance and upkeep of our interiors.



PHYSICAL PLANTS & OPERATIONS (PPOC)

BY BRYANT STUKES, COMMITTEE CHAIR

The Chair gave a formal farewell speech to both the committee and the wider community, marking his last meeting as PPOC Chair. He thanked the committee members for eight years of dedicated service and highlighted their significant impact on the group's progress.

Sharing his history with SHUOA, the Chair recalled starting as an observer at PPOC and Finance and Management Committee meetings before joining the FMC and Board when he became a homeowner in 2012. Over time, he served as Secretary, Vice President, and, from 2017 onward, PPOC Chair.

In each of his roles, the Chair deepened his understanding of the committee's mission and its role in the community. He celebrated key achievements like major façade upgrades, balcony replacements, pool and plaza renovations, the completion of the East Garage Bridgeway, and the initiation of pandemic protocols, among other critical projects.

The Chair expressed confidence in the committee's future and gratitude for everyone's teamwork. He encouraged the next Chair to think independently, prioritizing the needs of the entire SHUOA complex—including the East and West Buildings, the grounds, and the garage—over those of the Board and Management when necessary. He ended by wishing the new Chair and all current members success in taking SHUOA into the future.

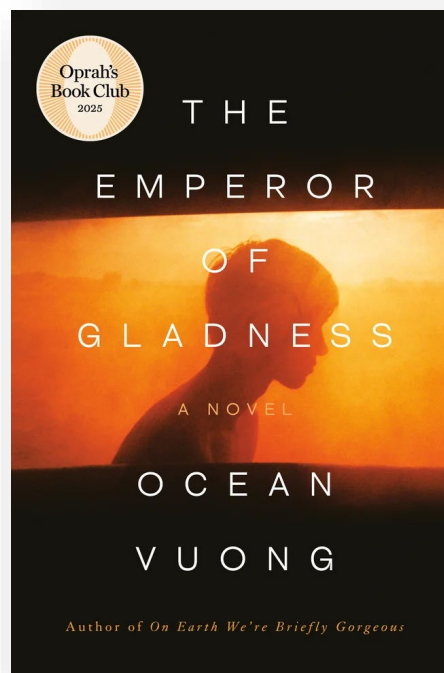
The committee reviewed the following:

- Work Orders for September
- 2025 Garage Project

o See Management Report

Calling All Readers! Enjoy Autumn Reading with the SHUOA Book Club

by Joan Treistman



"Ocean Vuong returns with an achingly beautiful novel about chosen family, unexpected friendship, and the stories we tell ourselves in order to survive." -- good reads

Whether or not you have a chance to read or finish the book, you are welcome to come join our discussion. Also, we will be selecting our next few reads at this meeting.

Wednesday, November 12th at 7:00 p.m. in the West Party Room

Next month: TBD, watch for info via email and bulletin board flyers

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

ACTIVITIES COMMITTEE

BY PEGGY MOHL

**Save the Date! Saturday, 12/06, SHUOA Holiday Party
- Watch for details via email and on bulletin boards**

The following regularly scheduled activities took place in October:

- * Book Club - rescheduled to 11/12 due to Dominion repairs
- * Bridge Group
- * Kiddie Room Open on Mondays, Wednesdays and Saturdays

On October 4, Christine Grassman and friends provided a Blindness Awareness Day. Participants were able to: Explore Braille – Learn how blind people read with their fingertips. Experience Life Differently – Try out everyday techniques blind people use at home, school, and work. Ask Anything! – Kids (and parents) can ask questions and receive honest answers. Christine led this activity to raise awareness of how blind people live full and active lives.

A group of Activity Committee members went to lunch (at their own expense) to sample foods from a restaurant being considered to cater the SHUOA Holiday Party.

There were no assets or disbursements made during October.

**Where Else Can I Find the Newsletter?**

Visit the SHUOA website

www.shuoa.org for a pdf of the current newsletter or use your Building Link Login to get to the most current calendar, current and past newsletters, and important governance documents in the Building Link Library.



KIDS COMMITTEE

BY JOE RAHALL, RIMA MAGDALEU, AND IMAN ALI

We bid a fond farewell to Co-Committee Chair, Aakriti Raswanti, who is relocating. We thank her for her dedication and wish her all the best in her future endeavors. She will be greatly missed.

Hours

The Kids Room operating hours remain unchanged: Monday, Wednesday, and Saturday, 9:00 A.M. to 5:00 P.M.

Access to Kids Room

Due to recent incidents involving unregistered individuals accessing the Kids Room and leaving it in disarray, the committee, in consultation with management, has decided to revise the access procedure. The registration process will be discontinued. Instead, each unit will receive a pass with their unit number, similar to the pool access system used in the summer. Residents wishing to use the Kids Room must present this pass along with their ID at the front desk to receive the room key. Both the pass and ID will be held at the front desk and returned when the key is brought back. Current protocols to access Kids Room will remain in place until passes are handed out.

Updated Rules

The rules will now clearly state that leaving the Kids Room untidy after use will result in a housekeeping charge to the unit:

- \$25 for the first offense
- \$50 for the second offense
- Loss of room privileges after the third offense.

We aim to have the updated rules and new passes distributed before the end of the year.

Thanks to generous donations, we are addressing the challenge of toy organization in the Kids Room. The committee is considering purchasing cube shelving and bins to store toys along the wall, creating a more organized and enjoyable play space.

Finally, we are pleased to welcome Iman Ali as a new member of the Kids Committee. Iman's children are active users of the Kids Room, and we are grateful for her involvement. With Aakriti's departure, the Kids Committee will now be led by three cochairs: Joe Rahall, Rima Magdaleu, and Iman Ali.

SHUOA Community Service

We have two "high need" volunteer opportunities:

- A *professional engineer (P.E.)* currently or formerly licensed, experience with concrete is a plus. Contact Charlie, SHUOA Construction Committee, 571-276-6080
- A *web master*, additional experience with social media on behalf of an organization is a plus. Contact Maria Elena, mariaelena.shuoa@gmail.com

You can determine how much time you can give.





NOVEMBER 2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1 1:00 PM - 5:00 PM Library is Open
2	3 6:00 PM – 7:00 PM Library is Open	4 Bridge 3-5 PM	5	6	7	8 1:00 PM - 5:00 PM Library is Open
9	10 FDC Committee Meeting 7 PM 6:00 PM – 7 PM Library is Open	11 Bridge 3-5 PM	12 Book Club 7 PM WPR	13	14	15 1:00 PM - 5:00 PM Library is Open
16	17 FMC Committee Meeting 7 PM 6:00 PM – 7 PM Library is Open	18 Bridge 3-5 PM	19 Board of Directors Committee Meeting 7 PM	20	21	22 1:00 PM - 5:00 PM Library is Open
23	24 6:00 PM – 7:00 PM Library is Open	25 Bridge 3-5 PM	26 <i>Skyline House Management Offices Closes at 2 PM</i>	27 <i>Thanksgiving Day</i> <i>Skyline House Management Offices Closed</i>	28 <i>Skyline House Management Offices Closed</i>	29 1:00 PM - 5:00 PM Library is Open
30						

SHUOA 101 – TRASH & RECYCLING AT SKYLINE HOUSE

During the upcoming holiday season, we tend to have more stuff, trash, and recycling to deal with, so it seems like a good time for some information, reminders, and tips.

Stuff/Usable Materials –

Consider donating craft supplies, unused gift wrap, fabric, and other such materials to UpCycle in Alexandria, see <https://www.upcyclecrc.org/materials-donations1.html> for the location and what they will accept.

The SHUOA rules and regulations covering trash and recycling is # 19. The gist is:

Trash –

- FLAMMABLE (such as some household cleaners), COMBUSTIBLE (such as batteries and aerosols), AND OTHER HAZARDOUS MATERIALS (such as oil or lead based paints) shall NOT be thrown down the trash chutes nor placed in the loading dock trash bins. This would be a **SERIOUS DANGER** to us all. Owners and residents are personally responsible for properly disposing of such items at a **HAZARDOUS WASTE COLLECTION SITE** - See <https://www.fairfaxcounty.gov/publicworks/recycling-trash/household-hazardous-waste> for locations, hours, and accepted items. **FREE** disposal of household hazardous waste is available to Fairfax County residents, which we are. Proof of residency may be required.
- If you work with a contractor verify that they will dispose of the maintenance/construction debris off-site.
- ALL trash that can readily fit in the trash chute **MUST BE BAGGED AND TIED OFF**.
- **DO NOT** leave trash on the floor of the trash room, in the hallways, or in the common areas, which is trashy behavior.
- Anything that could block the chute or that is too big for the chute should be taken (via the freight elevator) to the loading dock areas in the East or West buildings for disposal in the designated large trash cans.
- Items too large to fit into the trash cans are subject to a disposal fee of \$50 (\$65 as of 01/01/26).

Recycling–

- Follow the guidelines for recycling ONLY the items posted above the recycling bins, bulletin boards, and noted below.
- Empty boxes and cartons should be broken down/flattened before being placed in the designated recycling bins in the loading dock areas, or, if large, placed between the bins or on the floor in a way that others won't trip over them.
- Our trash and recycling contractor is Republic Services.

Recycling: Simple as 1-2-3

1. Know what to throw
 - Cardboard, paper, metal cans, plastic bottles and jugs.
2. Empty. Clean. Dry.
 - Keep all recyclables free of food and liquid.
3. Don't bag it
 - Never leave recyclables in containers or bags. Just dump them into the provided bins on the loading docks.



Paper & Cardboard

Flattened cardboard, newspapers, magazines, office paper, and common mail, file folders, frozen food boxes, and milk cartons.

Metal Cans

Beverage and food cans rinsed out with lids on or safely inside.

Plastic Bottles & Jugs

Food and liquid containers rinsed out with the lids on.

What NOT to recycle at Skyline House

Any glass, plastic bags and wrap, styrofoam, disposable food/takeout containers, cups, and knives/forks, dishes, cookware, cooking oil, clothing, fabric, lightbulbs, batteries, electronics devices and cables, shredded paper, tires, construction/home maintenance debris, automobile oil or fluids, hangers, hoses, needles and other medical waste, aerosol cans, aluminum foil, anything with food waste, medication, mirrors or ceramics, pizza boxes, tissue paper, paper towels and napkins.

Some of these items can be recycled at the Hazardous Materials site. See the link above for more info.

To find the full SHUOA Rules and Regulations log-in to Building Link, click on Library, type the word 'rules' in the search box, look for 'Rules and Regulations Current, the pdf is there.

Most months 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.

What do you know about... Local News?

Some local news sources for those who are interested.

(Note: Including these resources in this newsletter does not imply an endorsement of these sites.)

- Annandale Today - Covering Annandale, Bailey's Crossroads, Lincolnia, and Seven Corners in Fairfax County, Virginia, <https://annandaletoday.com/>
- Falls Church News Press - online and print, <https://www.fcnp.com/>, closest pickup box to Skyline House is just outside of Target by the south (Starbucks) entrance
- FFX NOW - Fairfax County Local News, <https://www.ffxnow.com/>; also, ALX NOW - Alexandria, <https://www.alxnow.com/> and ARL NOW - Arlington, <https://www.arlnow.com/>
- Alexandria Times - local non-profit newspaper, online and in print, <https://alextimes.com/>

BOARD OF DIRECTORS & COMMITTEES 2025-26

Position	Name	Unit	Email	Phone #	Term
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	Lec22041@gmail.com	(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 CHAIRS					
COMMITTEE	Name	Unit	Email	Phone Number	
COVENANTS	Bert Barrois	0512E	Bert.Barrois@gmail.com		
FINANCIAL MGMT.	JoHannah Eklund	606E	eklundjoannah55@gmail.com		
PHYSICAL PLANT & OPERATIONS	TBD – Contact Management Office				
KIDS	Joe Rahall, Rima Magdaleu, and Iman Ali	0802E & 1710W	skylinetoydonation@gmail.com		
FURNISHING & DESIGN	Tremayne Bunaugh, Yvonne Porter & Maria Elena Schacknies	1605E	Shouadecor@gmail.com		
ACTIVITIES	Peggy Mohl		peggymohl@gmail.com		
Book Club	Joan Treistman, Lead	514E	schatzjmt@gmail.com		
Bridge Club					
Garden Club	Neil Sklar, Lead		neitsklar167@gmail.com		