



Skyline House Newsletter

meet & greet

Join us on Saturday, Feb 14th, for a Meet and Greet with pastries, coffee, tea, and card/board games in the West Party Room from 10 AM - 12 Noon. All are welcome!

Sign up at the Front Desk by Thursday, Feb. 12th.



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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.shuoa.org or Building Link to find

GENERAL MANAGERS REPORT

BY TYCIA HAIGHT, GENERAL MANAGER

Garage Repairs:

At the garage progress meeting on December 12/22/25, we were informed that there are fifty-nine (59) broken post-tension (PT) cables on level A and twenty-five (25) broken post-tension (PT) cables on level B. This discovery is quite serious. There was no way of knowing this until the concrete was opened up. At this point, the garage is safe for residents to use, but it is a good thing that we commenced and moved forward with this project at the time we did. Note that any payments for the additional repairs will be added to the back end of the payment plan. The additional repair work will impact the work schedule by extending Phase 2 into late February. Watch for email blasts as we transition into Phase 3.

As a side note, we do need to start thinking about how to handle the load that EVs put on a concrete garage. They generally weigh more than regular cars, and, at some point, we may need to place a limit on how many EV vehicles can be accommodated in the garage.

Before Phase 3 of the garage repairs begins, the EV charging stations will be removed from their current location on the upper D level of the west garage. This is necessary because all entering and exiting traffic will need to use the west door during Phase 3. If you have an EV, please plan accordingly. [See the December SHUOA News for some ideas and look for more ideas in the March issue. The two EV chargers will be replaced upon the completion of the garage repairs. There may be up to two additional chargers installed at that time. A decision about that will be made at a later date.]

There was discussion about replacing two additional precast panels (only one of which was included in the original contract) for the amount of \$42,000.00. If agreed upon and approved, this cost will be added to the end of the payment plan. This proposal is still under review with our Structural and Chief Engineers.

Plumbing Repairs:

Trench drain work began on the D level of the garage during the week of January 12th.

Elevator Repairs Update:

After several months of being out of service due to a faulty drive, passenger elevator #2 in the East building was inspected on December 19th and placed back in service.

Cox Bulk Cable TV Proposal Agreement:

The Association's contract with Cox Cable is up for renewal. Management has received a service agreement from them that is being reviewed by the Association's attorney.

ACH Issues:

On November 24, 2025, Enumerate, our accounting software company, erroneously created a new batch of charges for the 2026 condo fees and created a new ACH batch to process and debit bank accounts. The debits hit some owner accounts. Once we found out about this error, I immediately contacted our bank to reject these deposits to our account. Although this request only took one day to be rejected, due to banking regulations, Zego, the third-party ACH processing company, could not process refunds for another week. Both our Staff Accountant and I followed up with our Enumerate and Zego for status updates daily. Blast emails were sent to residents advising them of the initial error with further updates when we had new information. Once this was all corrected and the owners had the funds back in their accounts, accurate

December condo fees were then charged through the ACH system without error. We later found out that the error was caused by Enumerate. This is something that we never experienced before and we hope we will never experience it again.

Verizon Infrastructure Upgrade:

As of January 14th, the representative from Verizon sent us an update:

Unfortunately, the location of our property does not fall into one of the areas that they refer to as “wire centers” that they are actively building in. We await a timeline for when they will get this job started, but as of right now it doesn't look like it will be anytime soon. Please be reminded that the project is not about installing or marketing their Fios® services. Rather, this is a network infrastructure upgrade from copper lines to fiber facilities.

A few residents have enquired about whether their landlines will still be able to dial out if the building loses power. Verizon has confirmed that the landlines will not dial out in that situation, but they also advised that battery packs that can keep powering the phone for up to forty-eight hours are available on their website for \$39.00. Please note that this power reserve pack will only provide power for Verizon's voice service, including calls to 911. It does not provide power to your TV or internet service, mobile phones, home security systems, or devices that assist customers with disabilities.

Roof Leak:

A resident of the 17th floor in the west building reported a water leak in their unit. Our plumber was brought in to investigate and determined that it was a roofing issue. The roofers came and performed a series of controlled water tests on the rooftop. They were able to generate a small drip/leak when water testing the drainpipe to the bowl connection, and so they made a repair at that location. There was another small leak after about 3 hours, which was from damage in the flashing adjacent to one of the rooftop units that were recently worked on. The roofers returned the week of January 12th to reseal the flashing around two vent stacks. As of this report, the problem seems to be resolved. Some melting snow and rain will confirm this, according to our Chief Engineer.

East Boiler Room Equipment:

There are two (2) variable frequency drives (VFDs) in the East Boiler Room, along with disconnect switches that need to be replaced. This is necessary to ensure efficient operation of the electric motors to use less energy and reduce operating costs. We are bidding out the job to at least three vendors.

Annual Audit:

The annual financial audit is scheduled with Goldklang for February 18th - February 20th.

Board Elections:

As a reminder, we have three open seats on the Board of Directors. Candidates' applications must be received by the close of business on Friday, February 2nd. A “Meet the Candidates” event will be held on Tuesday, March 10th. Elections and the Annual Meeting will be held on Tuesday, March 24th. In addition to considering running for the Board, please remember that sufficient owner's votes are needed to complete the election process. More information will be coming about this.

Approvals needed:

- **Potomac Springs Landscaping Renewal:**

2026 is proposed at \$28,524.00 for 12 months, and 2027 at an increase of 1.5%, and 2028 with no increase from the previous year. Optional services such as fertilizer, annual flowers, and pesticides (only when needed), as usual, are not part of the agreement and are at an extra charge. – *Unanimously approved by the Board of Directors on 01/28/2026.*

- **CT/HX:**

Heat Exchanger cleaning for both East and West Buildings. This service is needed about every ten years to keep them running in good condition and make sure you have cool efficient air conditioning in the warm months. The total for both buildings is \$17,254.00. – *Unanimously approved by the Board of Directors on 01/28/2026.*

- **Ombudsman Complaint Process update:**

During a review of Segan, Mason & Mason's newsletter published in December, there was an article by the ombudsman regarding an update to the 2012 resolution for the complaint process. The board needs to approve the updated resolution and complaint form. – *Tabled by the Board of Directors on 01/28/2026.*

The next Board meeting is scheduled for **Wednesday, February 25th, 2026, at 7 p.m.** This will be a hybrid meeting.

Submitted by Tycia Haight, General Manager



PRESIDENT'S NOTES

BY RICHARD PORTER, BOARD PRESIDENT



2025 was a good stable year for SHUOA. It appears we will end the year with a small deficit. [See the Board Treasurer's Commentary. Our annual audit in February will confirm the

numbers.]

As we look into the future, we look forward to an updated foresight committee report about likely cost increases and upcoming work projects that will guide the next several years.

As always, we will be holding annual Board elections in the spring. I hope we get a good crop of candidates with a demonstrated knowledge about our operations and procedures. I encourage you to examine the candidates for a proven record of committee membership and other contributions to our community. You should ask each candidate about future dues increases, future projects (like hallways, plaza, and elevator renovation), and new ideas for community service. We are especially in need of engineering and accounting expertise. We should seek a balance of both experienced and younger people who can move into senior positions in coming years so that we achieve smooth transitions on the Board and on our committees.

I have tried to provide everyone with the opportunity to participate in decision making, and to tackle projects of special interest to them. This means broad consultation, rather than a "go it alone" attitude. The fruits of that approach include good board cohesion which leads to a steady hand with management and staff.

This approach has allowed us, for example, to make good progress in dealing with the depletion of our reserves due to an unexpected \$7,000,000 expense for the now completed facade project. We continue to rebuild our reserves, and we are on track with our plan forecast in this respect. I am committed to staying the course, by being fiscally responsible but also attuned to the financial concerns of our owners.

Warm regards,

RH Porter

Board President, SHUOA

Pajama & Slipper Drive

Thank you to all who participated in the *Mason District Police Station Pajama and Slipper* drive for the holidays. Four large bags were taken to the station's collection point. The volunteers there were extremely grateful for our support. You made a difference!



FINANCIAL MANAGEMENT COMMITTEE

BY JoHannah Eklund, COMMITTEE CHAIR



The Financial Management Committee (FMC) met in person and via Zoom for the first meeting of the new year on Tuesday January 20, 2026.

Financial figures for the month of December 2026 are:

Total Income	\$	496,820.62
Total Expense	\$	531,438.50
Reserves Contributions*	\$	177,712.09
Federal & State Income Tax	\$	2,050.00
Net Income	\$	(34,617.88)

*Please note that the budgeted amount for December Net Income was (\$5,456.02).

The budgeted Year-to-Date Income was (\$52,435.14) while our actual unaudited Net Year-to-Date Income was (\$51,635.14) which gives the association a Year-to-Date Variance of (\$800.00).

Total Reserves Year-to-Date - \$2,132,545.08 (earmarked for the garage repairs)
Reserves Total - \$800,312.74

Total Income was (\$17,529.52), 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. Only Miscellaneous Income showed positive income for the month.

Expense categories for utilities were (\$35,669.36) and administration was (\$20,180.30) more than budgeted, and all other categories were under budget for the month. December produced a negative (\$35,669.36) for total utilities expenditure, this account is (\$123,274.94) over year-to-date budget. Water is primarily responsible for this variance with (\$97,872.11) while electricity is (\$25,402.43).

Our staff accountant, Mr. Tim Oliva, was present to answer any questions about the financial statements.

Our Assistant General Manager, Mr. Courtney Pinnock, delivered the management report on behalf of our General Manager. Considerable time was spent in discussion on a number of the topics: the implications of the broken post-tension (PT) cables in the garage, the ACH processing error impact on owners and the management office, and the timing of the financial reports vis-a-vis the FMC meeting schedule.

In particular, the FMC understands how the additional garage work will impact the current 2026 budget and the 2027 budget about which we begin discussion in June 2026. As Mr. Pinnock pointed out, with the discovery of the PT cables, the urgency the community and management placed on moving the garage renovation forward by a few years may have averted a potentially catastrophic accident.

A second issue of importance was the Automated Clearing House (ACH) snafu in November/December. Mr. Pinnock explained what happened and the consequences of this blunder by Enumerate, our accounting software company. It was the first time Enumerate made this mistake. Hopefully this will be a once-only issue because it was distressing for some unit owners and without the HOA fees in SHUOA's accounts our bills could not be paid timely, which was stressful for our staff accountant.

Action Items:

- On Jan. 8th, the PPOC approved the contract renewal for the Potomac Springs Landscaping. This was forwarded to the FMC, which unanimously approved the proposal and forwarded it to the Board of Directors. For the contract year one beginning Jan 1, 2026, the total expenditure is \$28,524. There will be a 1.5% increase beginning Jan 1, 2027, for contract year two, and no further increase for contract year three beginning Jan 1, 2028. Management and the PPOC have been satisfied with the services provided and the responsiveness of the company owner as needed.

- On Jan. 8th, the PPOC approved the CT/HX East and West building heat exchanger cleaning proposal in the amount of \$17,254.00. This was forwarded to the FMC, which unanimously approved the proposal and forwarded it to the Board of Directors. This thorough cleaning is done about every ten years according to our Chief Engineer and will assist with better air cooling in the warm months.

The next FMC meeting is scheduled for **Thursday, Feb 19, 2026, at 7 PM** and will be a hybrid Meeting. Note the day change.

TREASURER’S COMMENTARY

BY KAREN JOHNSON, TREASURER



I participated in the FMC meeting on January 20, 2026. As of this date, we have data for the month of December and for the year 2025.

For the year 2025 total income was slightly below budget. The shortfall was more than explained by less than budgeted income to the in-unit maintenance program. There were also outcomes below budget for move-in refinance income and for late fees/NSF income. These shortfalls were partly offset by outcomes above budget for interest income and miscellaneous income.

Total expenses for 2025 were slightly below budget. However, total income was below budget by more. The expenses that were below budget were payroll, payroll taxes and benefits, administration, maintenance, and supplies. The expenses that were over budget were utilities, both water and electricity, security, trash removal, and cable tv. Income taxes were also above budget.

Net income for the year is a negative \$51k. [SHUOA’s annual budget is about \$6,000,000.] The 2025 budget as passed had expected a small, positive surplus. The balance sheet at the end of December recorded total assets of a bit more than \$2 million. Total liabilities were almost \$700k. Reserve funds as of the end of the year were \$800k.

We need to make an effort in this year of 2026 to prevent a repeat of negative net income and to add to our reserve funds.

Karen H. Johnson, Treasurer

FURNISHINGS & DESIGNS COMMITTEE

BY YVONNE PORTER

On January 12th, the committee members met in the lobby to review paint color samples for the East and West buildings’ galleries. They chose several options, which will be narrowed down at the February meeting using larger color samples. An **email with the meeting date and time** will be sent.



PHYSICAL PLANTS & OPERATIONS (PPOC)

BY NEIL SKLAR, COMMITTEE CHAIR

This was my first meeting as the new PPOC Chair. I am looking forward to working collaboratively with the members of the PPOC as well as other committees, the Board, and the Management team.

My main goals are:

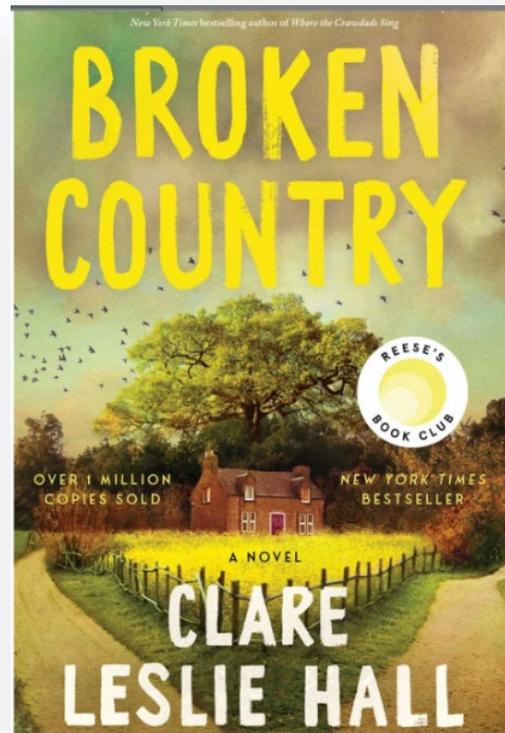
- 1) To ensure that our meetings are focused on the tasks at hand, which are numerous and important for maintaining and enhancing our buildings and common spaces;
- 2) That the PPOC provides the best possible recommendations to the FMC, so they in turn can review, vote, and then submit them to the Board for final approval.

At the meeting the PPOC addressed several key agenda items brought forth by Management: A preliminary proposal from Cox Communications was discussed and approved at the meeting. We are waiting for our attorney to review the service agreement that Cox Communications has proposed. Once our attorney has given their approval of the proposal a new vote on the specifics will take place. Our current landscape contractor Potomac Springs Landscaping submitted a proposal for another three years of services. After discussing it, it received unanimous approval, reflecting satisfaction with their work and the level of service provided. Additionally, the Committee approved a proposal from CT/HX to perform cleaning services on the East and West buildings heat exchangers, with an allocated amount of \$17,254.00 to maintain system efficiency and reliability.

The next PPOC meeting will be on Thursday, February, 12th at 7 p.m. in the West Meeting Room or on Zoom.

It's (below) freezing! Try some WINTER READING with the SHUOA BOOK CLUB by Joan Treistman

Wednesday, February 18th at 7 p.m. in the West Party Room



And, to welcome spring for our **March 18th** meeting we will be reading *All Fours* by Miranda July.

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

ACTIVITIES COMMITTEE

BY PEGGY MOHL

Save the Dates - 2026!

At our January 5th meeting, the committee set some dates for activities in 2026:

- **February 14th – 10 AM- Noon – Meet and Greet**
- **June 13th – 4 to 7 PM – Pool Party (Will include live music and games for kids)**
- **August 4th – National Night Out (w/Skyline Plaza folks)**
- **September 19 – 4 to 7 PM – Skyline House Happy Hour**
- **December 12 – 6 to 9 PM – Holiday Party**

In addition to these events, the committee seeks to host more cultural awareness events, lectures, and more. Anyone who has suggestions for future activities, please email Anna Tong: tonganna7856@gmail.com.

Financials provided by Deanna Reina

\$ 5,000.00 Activities budget
 \$ 1,283.00 Fees collected
 \$ 120.00 Donation
 \$ 6,403.00 Subtotal

\$ (5,633.00) Expenses
 \$ (129.00) Petty cash
 \$ (5,762.00) Subtotal

\$ 641.00 Under budget for 2025

Join our Committee!

We meet the first Tuesday of the month in the West Party Room at 7 p.m. Next meetings are on February 3rd and March 3rd.

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.

SHUOA Community Service

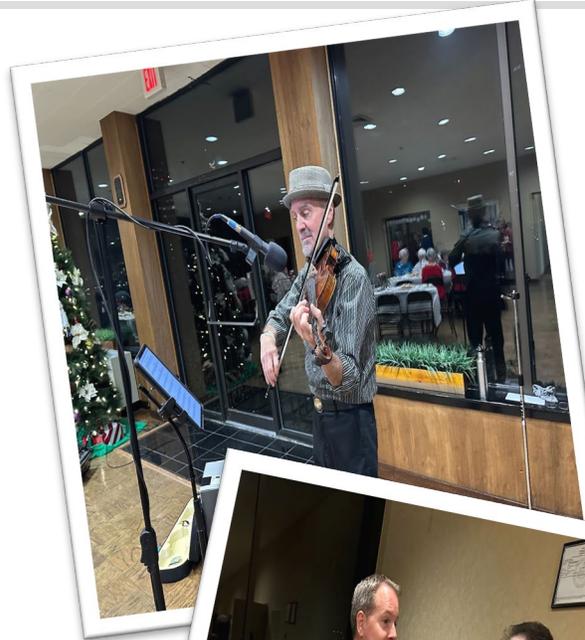
We have two “high need” volunteer opportunities:

- ✚ 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



Holiday Party

The Activities Committee ended the year on a great note with the annual Holiday Party! On December 6th, a full room of residents gathered for a festive evening that included a meal catered by Bella Napoli Italian Restaurant, live music, and a lot of friendly conversations among neighbors. The Activities Committee members set tables with holiday cheer, and our bartender, Joe, kept the joy in gear. Hope to see you in 2026.





FEBRUARY 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 6:00 PM – 7:00 PM Library is Open	3 Activities Committee 7 PM Bridge 3-5 PM	4	5	6	7 1:00 PM- 5:00 PM Library is Open
8	9 FDC Committee Meeting 7 PM 6:00 PM – 7:00 PM Library is Open	10 Bridge 3-5 PM	11	12 PPOC Meeting 7PM	13	14 1:00 PM- 5:00 PM Library is Open <i>Meet & Greet 10 AM WPR</i>
15	16  Presidents Day Management Office Closed	17 Bridge 3-5 PM	18 SHUOA Book Club 7PM WPR 	19 FMC Committee Meeting 7 PM	20	21 1:00 PM- 5:00 PM Library is Open
22	23 6:00 PM – 7:00 PM Library is Open	24 Bridge 3-5 PM	25 <i>Board Meeting 7PM</i>	26	27	28

SHUOA 101 BY MARIA ELENA SCHACKNIES AND ELIZABETH HUBERT

At the PPOC meeting on January 8th, several questions were asked. Resident participation is most valuable, and continued inquiry is most welcome, as it prompts the need to offer responses that can prove valuable to the wider community.

Question 1: Does management or the board know our neighboring HOAs condo fee increases?

SHUOA adjusts our fees based on our operational, maintenance, and reserve capital needs. Each HOA makes its own determination of its needs and sets its fees independently. While unit sales data for various properties can give some sense of the HOA monthly fees in that complex, as it does for our units, we don't have access to the underlying financials, so comparisons are not practical.

Question 2: Why is there only one parking space for a two-bedroom or three-bedroom unit?

Each unit automatically received one assigned parking spot at the time of the buildings completion, regardless of unit size. When sold each unit must convey at least one parking space in the sale. Additional available spaces were sold based upon a schedule set by the builder, again not on the basis of unit size. If a current owner has more than one parking space, it's because 1) when they purchased their unit more than one space was conveyed in the sale, or 2) they bought an additional parking space that was for sale, which occasionally happens.

Question 3: Do we know how many owners access the TV service offered by Cox, and, if it's not a large number, perhaps we could cut that service and save some money?

TV access is included in the SHUOA By-laws as a "common element" therefore, the Association has to offer it. When the building was built, it had an antenna that provided access to TV stations. When the antenna had to be removed, the Association replaced that service with cable. Cox is our current cable provider.

Question 4: Why can't we have our windows cleaned as I see happening in some other buildings?

OSHA requires that buildings over a certain height/number of stories have permanently installed, sound, and rigid roof anchorages for window washing when rope descent systems (RDS) are used, and requires owners to provide documented proof they're tested, certified (at least every 10 years), and inspected annually by a qualified person, each supporting 5,000 pounds per worker. These anchors are a critical part of the fall protection system, with building owners (in other words SHUOA) responsible for ensuring compliance under OSHA standards like 1910.27. The old anchors were removed during the last façade repair and to install new anchors would have cost over \$400,000 on top of the \$7 million that was already being spent. SHUOA did not have the necessary funds to install them. Additionally, like other mechanicals, these anchorages have a "lifespan," which would mean future costs for SHUOA to put into reserves. There is some fascinating remote-controlled robotic and drone technology being developed that may one day mean safer window cleaning at a lower cost since permanent installation of equipment would not be required and people would not need to dangle next to the buildings.

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... HOA Red Flags?

(adapted from the **New York Times**) <https://www.nytimes.com/2026/01/24/realestate/buying-in-a-condo-association-heres-how-to-spot-the-red-flags.html>

Q: ... From my experience, most of the important documents, such as the finances and association rules, are revealed very late in the process, and they may not tell the whole story. How can I avoid another disaster?

A: You do have rights to information that will give you a window into the health of an association before you purchase a condominium. Hiring a good real estate agent and lawyer will help you learn all you can before you get too far along in the process.

When buying in a condo association, the essential documents are often provided late. But you can demand to see them earlier, and you can make your offer contingent on a satisfactory review. Sellers must provide the condominium's governing documents and what's known as a [6\(d\) certificate](#), which will disclose the unit's common expense status, budgets, reserves and any special assessments.

Together with your agent or lawyer, you should examine the association's financial statements for any red flags. Look out for low cash reserves, recurring deficits, common charges that have risen dramatically, and routine maintenance that is paid for with special assessments.

The governing documents should also confirm that trustees are properly elected, and meetings are held and documented. If the condo association uses a management company, check to see if it's a legitimate company and what kind of reviews it gets. Ask about any pending litigation and upcoming major repairs.

All these documents should be obtained, and your questions addressed, within a week or two of submitting an offer — before you sign a purchase and sale agreement, said [Paul Grover](#), a co-founder and principal broker of Berkshire Hathaway HomeServices Robert Paul Properties.

“During this review period, a good attorney should be able to gauge the overall health of the association and catch any potential red flags,” Mr. Grover said.

Virginia law does not mandate a specific minimum dollar amount or percentage for HOA reserve levels. Instead, it mandates that associations conduct a [reserve study](#) every 5 years to determine the *necessary* amount, and review it annually to ensure sufficient funding for capital components.

Key details regarding Virginia HOA reserve requirements include:

- **Mandatory Studies:** The Virginia Property Owners' Association Act requires HOAs and condo associations to conduct a reserve study at least once every 5 years.
- **Annual Review:** The board must review study results annually and make adjustments to the budget/assessments to maintain adequate funding.
- **Scope:** The study must identify major components that the association is responsible for repairing or replacing, the estimated cost of repair/replacement, and a timetable for doing so.
- **Funding Goal:** While no minimum is set by law, several blog posts note that to be eligible for certain loans, associations must maintain sufficient reserves.

The SHUOA Financial Management Committee (FMC) and the Board of Directors both welcome your attendance at meetings wherein these important matters are reviewed and discussed and there are open forums for resident questions. All Board documents are in BuildingLink under the Library tab.

SAFETY & COURTESY REMINDERS FOR OUR COMMUNITY

by Elizabeth Hubert

- **Unsupervised Children**

There have been numerous complaints regarding the conduct of unaccompanied and/or unsupervised children around the community. A particularly challenging time of day is when the children are returning home from school through early evening. There is a lot of coming and going in the common areas at that time of day. Parents/guardians, please ensure your children are respectful of other residents' safety and well-being. Some of the concerning behaviors observed, experienced, or overheard include: fighting, wrestling, playing ball in the lobby or hallways, scooter riding, doing flips off of the walls, door-knocking pranks, and use of profanities/obscene language toward other children and adults. If a child is found to be unattended and is acting disorderly, residents are encouraged to go to the management office and request that the surveillance camera footage be reviewed so that the child(ren) may be identified, and the appropriate parent/guardian contacted. As you can read below from the SHUOA Rules and Regulations, **residents are responsible for the control and behavior of their children.** We appreciate everyone's efforts to keep our community safe and enjoyable for all of us.

SHUOA Rules and Regulations, February 2022
Rule 7 - Conduct and Behavior in Common Areas

C. Unruly or aggressive behavior, nor the use of profanity, shall be tolerated under any circumstances within common areas of the building or its exterior premises.

D. The Association's employees, directors, officers, and agents shall treat unit owners, residents, and guests with courtesy and respect. Likewise, unit owners, residents, and guests shall treat each other and the Association's employees, directors, officers, and agents with courtesy and respect. Abusive, intimidating, or threatening language and breaches of peace will not be tolerated. Owners and residents are responsible for the behavior of their children, guests, and agents.

E. Residents shall refrain from leaving litter anywhere on the premises; smoking or spitting indoors; standing, jumping, or roughhousing on furniture and ledges. Residents are responsible to control their children's behavior.

- **Noisy Adults & Children**

Imagine having a job where you have a lot of focused work to complete. And, at the same time, you need and want to be available to listen to and converse with people so you can assist them with their questions and concerns. But, there are people in the hallway having full conversations on their phones and/or children using "outside voices" inside. That is what our management staff has to navigate daily. Even behind the glass, they can hear us! I know, as I have been on the staff side of the glass and it is quite astonishing to hear what some people will talk about on their phone in the hallway as if no one else is there. Let's all do our best to remember that the Management Office is a place of business and the area in front of the office needs to be a quiet, calm space so that the important work of managing Skyline House can carry on.

- **Safe Street Crossing**

Even before the recent snow/ice event, I observed and heard about a number of residents crossing S. George Mason Drive very unsafely at the intersection where our main entrance is located as well as the Skyline Plaza intersection. While a couple of these incidents occurred in the daytime, several, and the scariest, have occurred at dusk or in the dark.

It's challenging to have to park away from our usual spots in the Skyline House garage and to navigate the nonsensical sudden ending of sidewalks on the Skyline Place campus, the unhelpful locations of the crosswalks, the lack of a crossing light at the Skyline Plaza/House driveway, along with the long wait for the signals that are installed to change in our favor. Add to this the mounds of snow and ice which currently coat portions of the sidewalks and curb cutouts. The situation can be dangerous.

Please be careful out there and:

- Remember you are responsible for your personal safety, so proceed with caution when walking or driving around and near the property.
- Know your limitations and do your best to time your outings with your safety in mind.
- Consider wearing something bright/reflective enough to catch car lights when you are crossing the street, especially at dusk and in the dark.
- Use the actual crosswalks across S George Mason as they each have a pedestrian signal timed with the lights. (The unsignalled crosswalk between Skyline Plaza and Skyline House is another matter - proceed with caution and watch for turning vehicles with drivers looking away from your direction.)



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
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