



# Skyline House Newsletter

## **BOARD OF DIRECTORS ELECTION & ANNUAL MEETING**



**Skyline House is a self-governed condominium association. Our Directors of the Board oversee the management and fiscal well-being of this property. This year, there are three (3) open seats and six (6) candidates running for election. Every unit owner’s vote is important in shaping the Board to represent you, now and in the future.**

**Tuesday, March 10th, 6:30 p.m., Meet the Candidates Night**

**Tuesday, March 24th, 6:30 p.m., Election & Annual Meeting**

**Both will be in the West Party Room, Penthouse (P) level**

**Unit owner election information and ballot were mailed on February 20th. A quorum of 25% (in-person or signed proxy) is required to complete the election.**

### CONTENTS

- SKYLINE HOUSE NEWS.....1
- GENERAL MANAGER’S REPORT.....2
- PRESIDENT’S NOTES.....5
- FINANCIAL MANAGEMENT.....6
- TREASURER’S REPORT.....7
- PHYSICAL, PLANTS, & OPERATIONS.....8
- ACTIVITIES COMMITTEE.....9
- CHIEF ENGINEER’S ADVICE.....9
- HOUSE CALENDAR.....12
- BOARD OF DIRECTORS & COMMITTEES.....16

**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](http://www.shuoa.org) or Building Link to find

## GENERAL MANAGERS REPORT

BY TYCIA HAIGHT, GENERAL MANAGER

### **Garage Repairs:**

At the garage progress meeting on February 3, 2026:

1. The contractors proposed that the next phase of the project be **Phase 4** instead of **Phase 3** as planned. This is so that the painting, sealing, and coating can be completed before the onset of cold weather, which will interfere with the drying and setting of the chemicals used in the process.
  - a. **Phase 4** includes the *LowerWest* levels A, B, C, and D.
  - b. **Phase 4** would be mobilized during the second week of March. No additional parking spaces are required for this mobilization.
  - c. Additional parking spaces could be needed in the 3rd and/or 4th week of April because **Phase 1** (*UpperWest*, levels A, B, C & D) **and Phase 4** could be coated simultaneously.

Discussions regarding this proposal remain ongoing as Management investigates its feasibility logistically. Major considerations include the impact on guest parking availability and how to accommodate residents with special needs who cannot get across the street to park their vehicles.

2. We were informed that there is now a total of 103 broken post-tension (PT) cables. This discovery is quite serious, but not surprising given the update we received in December.
  - a. 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.
  - b. The additional repair work will impact the work schedule by extending **Phase 2** into late February/early March.
  - c. There is an allowance in the contract for making these repairs; note however, that the engineering costs for oversight and inspection of these repairs will likely exceed the budgeted amount. At this time, the worst-case scenario would be \$75k. Any payments for the additional repairs will be added to the back end of the payment plan.

***Watch for email blasts as we transition into the next phase.***

3. There has been ongoing discussion about replacing two additional precast panels (only one of which was included in the original contract) for the amount of \$22,000.00. If agreed upon and approved, this cost will be added to the end of the payment plan.
4. Additional drain work has also been required. There is an allowance for this work included in the contract, and so far, we have not exceeded that.
5. I previously mentioned that we need to start thinking about the load that the EVs have on the garage. They generally weigh more than regular cars and trucks, and at some point, we may need to place a limit on how many EV vehicles can be accommodated in the garage. I have reached out to our garage engineer to propose an assessment.

**Elevator Repairs Update:**

The West freight elevator went out of service in late January. A new door opener was installed and adjusted in early February. The elevator was fully back in service on February 6th.

**Snow Removal:**

As of the time of this report, we have not received the invoices for the snow removal. However, given what occurred with the unusual “snowcrete” storm, we anticipate that we will over budget for snow removal this year as there were extra days they had to come out to chip and remove ice and snow. I also hired an additional contractor who came out to help open drive lanes and pedestrian paths to make it easier to maneuver around the property. This contractor was very responsive and went above and beyond. He was referred to me by a resident. He also ended up helping other residents as well (for a fee paid by them).

Later this month, we will be meeting with Potomac Springs (our landscaper), who also takes care of our snow removal. We were not pleased with the service and timing of getting a truck on the property, the timeliness of additional returns, and overall clean up. I expect improvement.

As a reminder to residents, our snow removal agreement and budget do not cover clearing outside parking spaces. It is for plowing the driving areas. We understand that, as in all areas, this usually means that snow is pushed toward parked vehicles. Our property just does not have the area to plow snow to a central location. There are snow shovels available for check out at the Front Desk, and we will purchase ice chipping bars as well. Hopefully, we won't need any of these items again until next winter! Also, we will keep a list of contacts in the Management office for residents who want/need assistance with clearing their outside spaces.

**Utility Billing:**

Although water/sewer billing came in lower for the past quarter for the West building, which has been the building of concern, it is still more than anticipated. The cooling towers were shut off in the month of November, and this could be a contributing factor to the decrease. We will know when the next quarterly bill comes in late April. In the meantime, we are planning to inspect and possibly replace the fill valves because if they are faulty this could be the main reason for the increase we experienced.

It is also worth noting that just as residents' electricity bills have been significantly higher this winter, the electricity costs for the common areas and offices in our buildings have also been significantly higher than planned. The temperature in the hallways has been reduced by 3 degrees. Meetings that do not require the West Party Room have been moved to the smaller West Meeting Room. And we continue to look for other ways to decrease our usage and cost.

**East Boiler Room Frequency Drives:**

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 awaiting receipt of at least three vendor bids, then will review them and make a proposal to PPOC and FMC.

**Sump Pump Replacement Proposal:**

We are waiting for one additional proposal for the east boiler room. This should be well within Management's budget approval authority.

**Annual Audit and Line of Credit:**

The annual financial audit was completed by Goldklang during February 18th-February 20th. Preliminary audit results have been shared with the Board and FMC. A final report will be made and reported during March. [Watch for information in the May newsletter.]

The SHUOA line of credit (LOC) is up for renewal in April. We are looking to increase the amount available to us, which is currently \$500k.

**Board Elections:**

There are three open seats on the Board of Directors. Six candidates are running for election to those seats. A "Meet the Candidates" event will be held on Tuesday, March 10th at 6:30 p.m. Elections and the Annual Meeting will be held on Tuesday, March 24th at 6:30 p.m. Both events will be in the West Party Room. Information has been mailed to each unit owner as a minimum of 25% in-person and proxy votes are required.

**Approvals needed:**

- **Ombudsman Complaint Process (see February SHUOA News):**

Initially approved in Executive session; requires approval in Open session as well. – *Unanimously approved by the Board of Directors on 02/25/2026.*

- **Lerch Bates Elevator Modernization Survey:**

This survey is needed as the first step to prepare for our elevator modernization and budgeting plan in the foresight report. Management and the Chief Engineer recommend that we select the option for the on-site equipment survey and summary report for the amount of \$15,900.00, which will include an itemization list and a proposed budget that can be used for comparison to bids from vendors. Both the PPOC and FMC have unanimously voted in support of this proposal at their February meetings.

– *Unanimously approved by the Board of Directors on 02/25/2026.*

The next Board meeting is scheduled for **Wednesday, April 22nd at 7:00 p.m.** This will be a hybrid meeting.

*Submitted by Tycia Haight, General Manager*

## PRESIDENT'S NOTES

BY RICHARD PORTER, BOARD PRESIDENT



Let's hope the January snow and freeze were winter's last best shot! Congratulations to our staff who worked overtime to keep our sidewalks and driveways clear. I wish our neighbors had done the same.

The garage project has located additional damage to the internal steel tension rods. Replacing these will take extra time and cost extra money. We expect more rod issues as work continues throughout the garage building.

We are anticipating our year end audit. It should confirm a loss for 2025. We will redouble efforts to manage income and expenses to prevent a loss in 2026.

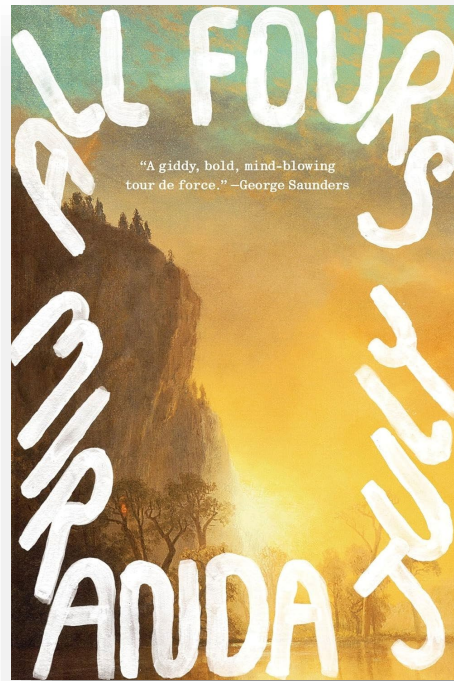
We have a good crop of candidates for our upcoming elections. Please pay attention to their resumes, their proven SHUOA experience, and their approaches to budgeting and renovation to the plaza and halls.

Happy Ramadan!

Warm regards,  
**RH Porter**  
 Board President, SHUOA

## It's warming up! Come join the SHUOA BOOK CLUB conversation

Wednesday, March 18th at 7 p.m. in the West Party Room, Penthouse (P) floor



For our April 15th meeting we will be discussing the global best-seller *MIDNIGHT BLUE* by Simone van der Vlugt. May's book is *THEFT* by Abdulrazack Gurnah, and for June we will read *THE CORRESPONDENT* by Virginia Evans.

Visit the SHUOA Library with items for children and adults in the East Building Penthouse. It's open from 6:00 p.m. -7:00 p.m. on Mondays, except holidays, and from 1:00 p.m.-5:00 p.m. on Saturdays, except holiday weekends. Come on by!

**FINANCIAL MANAGEMENT COMMITTEE**

BY JoHannah Eklund, COMMITTEE CHAIR



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

**Financial figures for the month of January 2026 are:**

Total Income	\$	555,714.21
Total Expense	\$	574,175.94
Reserves Contributions*	\$	200,093.00
Federal & State Income Tax	\$	0.00
Net Income	\$	( 21,461.73)

Please note that the budgeted amount of Net Income for January was \$12,591.15 and the Year-to-Date Budgeted Income was \$12,591.15. The same amount because we are only one month into the fiscal year. Our actual unaudited Net Year-to-Date Income was (\$21,461.73) which gives the association a Year-to-Date Variance of (\$34,052.88).

Total Reserve Year-to-Date - \$2,401,112.28  
 (earmarked for garage repairs)  
 Reserves total - \$941,114.06

Total Income was (\$2,608.83), 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 only Miscellaneous Income showing positive income for the month.

Expense categories for Utilities (\$59,955.99) and Administration (\$9,945.31) were more than budgeted. Other accounts over budget included: Legal Fees, Financial Services, Misc. Administration, Stationery & Printing, and Insurance. All remaining accounts were under budget. January produced a deficit (\$59,955.99) for total utilities expenditure; thus, this account is (\$59,955.99) over year-to-date budget only one month into the year! The variance for water was (\$12,351.40) while for electricity it was (\$47,604.59).

During the FMC chair report, the committee welcomed our PPOC chair, Neil Sklar, and PJ Sklar as new members of our committee. Both Neil and PJ have attended far more than the required 3 meetings to become FMC members.

One of the best places for residents to learn the answers to some of their questions is to look for the column SHUOA 101 found in the latest newsletter. Please read WHAT DO YOU KNOW ABOUT HOA RED Flags? This article pertains to condo association finances, which are essential to understand as a unit owner.

In her management report, Ms. Haight brought the committee up to date on: the garage repairs, Cox renewal, Board of Director elections, Snow Removal, Line of Credit Renewal, and the East Sump Pump replacement proposal status.

Our staff accountant, Mr. Oliva, responded to the numerous finance questions asked by the FMC members.

In November 2025, Mr. Porter, the BOD president, created a limited Foresight committee to study the current 2023 Foresight Committee report in order to establish realistic dates and update the cost estimates of the renovations still necessary and remaining. The new committee met in January and quickly determined that we have one urgent renovation to attend to which is the elevators. This cannot wait until 2031 as the current report forecast. Since no one on the committee is an expert on elevators, it is important to contract with an independent vertical transportation consultancy so we can understand the condition of our equipment now, what to prioritize in the near-term, what it will cost, and what to include in our request for proposals from elevator installation companies going forward. The company suggested by Mr. Grimm, our Chief Engineer, is Lerch Bates. This is the same company contracted with back in 2004. It is a national leader in the field and Mr. Grimm stated that their service and documentation were excellent and helpful.

We learned at the February PPOC meeting from the PPOC chair and chief engineer that Lerch Bates provided three consulting options, but only one of the three options meets our needs. This option includes an on-site inspection of all the elements of our system along with a detailed report and recommendation list specific to our situation as well as a detailed budget forecast. An internet search to determine which other elevator consultants might meet our needs was done. The list was small. Given the previous positive experience and the timeliness needed for the Foresight committee to complete its work, it was decided to continue with the Lerch Bates proposal.

The FMC committee unanimously moved the Lerch-Bates proposal for \$15,900.00 to the Board of Directors for a vote at their February meeting.

Due to the Annual Meeting in March, the next regular FMC meeting is scheduled for **Monday, April 20, 2026, at 7:00 p.m.** and will be a hybrid meeting.



### Where Else Can I Find the Newsletter?



Visit the SHUOA website [www.shuoa.org](http://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.

## TREASURER'S COMMENTARY

BY KAREN JOHNSON, TREASURER



I participated in the FMC meeting on February 19, 2026. As of this date, we have data for the month of January and for the year 2026.

Relative to the budget, total income for January fell short \$2.6k, with interest income and income from the in-unit maintenance program both coming in under budget. Total expenses came in over budget at \$31.4k. The result was net income for January and the year-to-date of negative \$34k.

Of the expenses, the following categories recorded a total for the month over budget: administration (\$9.9k), utilities (\$60.0k), contracts (\$6.3k), and taxes (\$1.6k). Under budget were: payroll (\$8.6k), taxes and benefits (\$3.0k), supplies (\$9.2k) and reserves (\$22.4k). The over budget figure for utilities is large and needs to be examined further. The net income figure also needs to be evaluated, as for the year, the budget expects a net income of zero.

The balance sheet at the end of January recorded total assets of a bit more than \$2 million. Total liabilities were about \$530k. Reserve funds as of the end of January were \$940k. We need to continue to make an effort this year to prevent a repeat of negative net income and to add to our reserve funds. [The Board, FMC, and Management will continue to monitor and work on solutions. Watch this space in the coming months.]

Karen H. Johnson, Treasurer

## PHYSICAL PLANTS & OPERATIONS (PPOC)

BY NEIL SKLAR, COMMITTEE CHAIR

### Overview

This is a summary of the discussions and decisions made during the PPOC Committee meeting held on February 12, 2026.

### Review of January Work Orders

The Committee reviewed the work orders submitted in January, which totaled \$15,664.18.

### Management Report Highlights

The management report addressed three important items:

- **Garage Repairs and Parking Schedule Change:**

Updates on the ongoing repair work and changing the next phase timing from Phase 3 to Phase 4 in March. This will accommodate doing some of the garage coating and sealing process during the warmer months; the vehicle moving schedule will include both Phase I and Phase 4 in order to streamline the coating process and minimize disruptions. For more details, refer to the full Management Report.

- **Cox Cable Renewal:** The renewal process for Cox Cable services is ongoing.

- **Verizon FIOS Postponement:** Verizon's proposed FIOS installation has been postponed until further notice.

### Snow Removal Policy

The Chair discussed snow removal responsibilities with the Manager. Owners are responsible for removing snow from their reserved outside parking spaces, while the snow removal contractor focuses solely on clearing the drives/roads and sidewalks. To assist residents, management will maintain a list of recommended contacts for snow removal services. Residents must ensure that snow removed does not block other parking spaces.

### Garbage Concerns

The Chair also addressed the issue of garbage found in the corridors, galleries, and the garage, as well as boxes left in the disposal rooms.

### Walkaround with the Chief Engineer

Chief Engineer Greg has offered to take us to see the East Boiler Room and the East Passenger Elevator Room on Saturday, February 28th at 2:00 p.m. Interested owners are invited to participate.

### Elevator Survey Approval

The Committee unanimously approved the Vertical Transportation Modernization proposal submitted by Lerch Bates in the amount of \$15,900 to conduct an Equipment Survey and Summary Report on the twelve elevators. This survey aims to assess the current state of the elevators and provide an estimated cost and timeline for their eventual replacement. The survey will also be used to produce a Request for Proposals so elevator companies can bid for the replacement of the elevators when the time comes.

The next PPOC meeting will be on **Thursday, April 9th at 7:00 p.m.** in the West Meeting Room or on Zoom.

## 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](mailto:mariaelena.shuoa@gmail.com)

## ACTIVITIES COMMITTEE

BY PEGGY MOHL



The Activities Committee hosted a Meet & Greet on February 14th. Residents came and enjoyed coffee and pastries, played board games and conversed with their neighbors. Attendees at the Meet & Greet completed a short survey regarding future activities and topics they would be interested in. Those responses will be reviewed as we plan future activities for 2026.

The receipts are still being collected from the Meet & Greet, so the financial summary will be included in the next report in April.

In addition, 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](mailto:tonganna7856@gmail.com).

**We meet on the first Tuesday of the month in the West Meeting Room at 7:00 p.m.**

## CHIEF ENGINEER'S ADVICE

BY GREGG GRIMM, CHIEF ENGINEER

### WE CAN HELP



Do you need a skilled, reliable person to fix a flapper, patch and paint some drywall, put in a light bulb you can't safely get to,

unclog a drain, or install that chic new kitchen faucet? If so, then Skyline House has the team for you: Will and Jaime, the Skyline House In-Unit Maintenance team!

Why call an outside company and pay their higher labor and trip charges when our guys are here, ready, willing, and able to assist you.

A brief list of what we can do:

- **New appliance installation**
- **Bulk item disposal**
- **Caulking**
- **Door repairs and replacements**
- **Dryer vent cleaning - FREE! (except for the 17th floor)**
- **Drywall repair and paint**
- **Electrical - check the full list for specifics**
- **HVAC - all care, including replacing the unit**
- **Lockout service**
- **Plumbing - including drain clearing, toilet replacement and maintenance, garbage disposal replacement and maintenance, and water heater repair and replacement; check the full list for specifics**
- **Smoke detector unit installation or battery replacement**
- **Water leak - clean up (w/Housekeeping) and investigation**

A full list of all the services offered is in the Building Link Library as well as in print from the Management Office.

How do I schedule your services? Go to BuildingLink and click on My Repair Requests or send an email to your building coordinator: Belinda, East or Gloria, West.

You can pay p/service or have the amount you spend in a month deducted automatically.

### What are the four most important things to consider doing?

1. Toilet replacement - Because of functionality and water savings, especially if you have an original American Standard Toilet.
2. HVAC Replacement - There are still units that use the old R-22, which is inefficient, more expensive to run, and difficult to repair.
3. Smoke detectors - Especially if the detector is more than 10 years old or you are not certain that it's operating properly.
4. Water leak detectors - Leaking water = damage and \$; leak detectors are available for purchase at the Management Office, at local hardware stores, or online. They protect you and your neighbors.

# Special offer

## HVAC SPRING SPECIAL OFFER

We have a **seasonal HVAC maintenance** offer available from **April 1st until the end of May!**

Schedule now to receive the **\$35.00 special rate**, which is normally \$52.72. Please note that if you request service without prior preventive maintenance and your unit is already leaking, repairs may be more costly.

## SELF-GOVERNANCE ORIENTATION

Are you interested in learning about the inner workings of our self-managed condominium association? Are you wondering what our committees do and how they work with our Board of Directors? Are you new to a committee or the Board and wondering about your role? Do you have ideas to share? If so, then this orientation session is for you.



When: Monday, March 30th at 7:00 p.m.

Where: One of the West Penthouse rooms TBD

Who: Led by Maria Elena Schacknies, current Board VP and one of Skyline House's original residents

RSVP: By March 26th at the Front Desk (so we will have enough copies of the SHUOA Orientation Handbook ready for you)

## MORE COURTESY REMINDERS FOR OUR COMMUNITY by Elizabeth Hubert

- **Housekeeping in our Common Areas**

There have been numerous complaints regarding the following in our common areas (lobby, gallery hallways, elevators, resident hallways, garages, storage and trash rooms) and outside:

1. **Animal waste** - With the snow and ice, we know that those of you with emotional support dogs have had challenges finding a good place for them to “go.” This makes it all the more important that you clean up their poop immediately and completely, then dispose of the bag in the proper ESA waste container attached to the building in each loading area.
2. **Litter/trash**, especially food wrappers, food bags, plastic bottles - Residents, including children, are expected to pick up their own trash and dispose of it properly. Ask if you don't see a trash can readily available. Bagged trash that doesn't fit easily into the chute needs to be taken downstairs to be put into a trash can.
3. **Boxes** left on the floor near, but not in the recycling bins - Put any contents in the appropriate container, e.g. foam and plastic wrap in the trash, cardboard dividers in the recycling. Flatten the boxes and 1) put them into one of the recycling bins, or 2) if too large or the bins are full, slide the flattened boxes between the bins where they are out of the way.
4. **Unattended packages**, especially grocery bags or take-out food.

It is vital to maintain cleanliness and order in shared spaces so that we all feel and are safe and comfortable. **Our staff members are not here to pick up after us. They have other important work to do for our benefit.**




- **Incorrectly addressed or misdelivered mail**

A reminder that any mail addressed to a specific person who is not a resident in your unit **MUST** be taken to the Front Desk staff for return to our USPS letter carrier. It should not be opened, nor left on the counter near the mailboxes, nor recycled. **THIS IS USPS LAW**, not something we're picky about just because.





## MARCH 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 6:00 PM – 7:00 PM Library is Open	3 Activities Committee Meeting 7PM  Bridge 3-5 PM	4	5	6	7 1:00 PM- 5:00 PM Library is Open
8 	9 6:00 PM – 7:00 PM Library is Open	10 Bridge 3-5 PM  Meet the Candidates 6:30 PM	11	12	13	14 1:00 PM- 5:00 PM Library is Open
15	16 6:00 PM – 7:00 PM Library is Open	17 Bridge 3-5PM  <i>St Patrick's Day</i> 	18 Book Club 7PM WPR	19	20  First day of Spring	21 1:00 PM- 5:00 PM Library is Open
22	23 6:00 PM – 7:00 PM Library is Open	24 Annual Meeting & Elections 6:30 PM  Bridge 3-5 PM	25	26	27	28 1:00 PM- 5:00 PM Library is Open
29	30 6:00 PM – 7:00 PM Library is Open	31 Bridge 3-5 PM				

# SHUOA 101

by Elizabeth Hubert

## *Master Policy and Personal Insurance: Protecting Your Asset and Yourself*

(from: <https://www.preferins.com/master-policy-vs-personal-insurance-a-guide-for-condo-managers-and-members/>)

To be fully insured when living in a condominium as unit owners we rely on two policies to protect against loss: a **master condominium policy** and a **specific homeowner's personal insurance policy** for condo owners called **HO-6**. If we are renters, then we rely upon three policies: the master, the homeowner's, which the landlord carries, and our personal **renter's insurance** called **HO-4**. Master policies and personal insurance policies serve distinct roles in condo associations, and both types of insurance are essential for comprehensive protection within the association. Collaboratively, these policies contribute to the financial security and well-being of both the association and its individual members.

### **Master Policy**

A master policy is a comprehensive insurance plan purchased by the condo association itself. It typically covers common areas, individual units as originally constructed, and liability protection for the association as a whole. Here are some key aspects of master policies for associations:

- **Property Coverage:** Master policies are designed to provide coverage for common elements and units within the community. This includes the building structure, the units as originally constructed, swimming pools, landscaping, other structures, and other amenities owned collectively by the association.
- **Liability Protection:** In addition to physical property coverage, master policies also include liability protection. This can be crucial in case accidents or injuries occur on the association's property.
- **Uniform Coverage:** The terms and conditions of a master policy are uniform for all members of the association. This ensures consistency and equity in coverage among all owners.
- **Managed by the Association:** Typically, governing documents and the insurance contract specify that the board of directors, or management company via direction from the board, is responsible for managing the master policy. The board is identified as the singular managing party to make decisions related to the master insurance coverage. Individual owners cannot file claims or make decisions relating to the master insurance coverage.
- **Coverage Limitations:** While master policies provide defined coverage for common areas and units, they have limitations and do not cover personal property, betterments and improvements within units (aka remodeling), and many other exposures owners may have. It is essential for individual homeowners to understand what is and isn't covered under the master policy.

### Homeowners Personal Policy HO-6

Personal insurance, often referred to as HO-6 insurance for condominium owners, is a policy purchased by individual homeowners within the association whether resident or non-resident. This insurance covers personal property, interior betterments and improvements, cost of living expenses, and liability protection for the homeowner. Each homeowner is responsible for obtaining and maintaining their own personal insurance policy. The cost of personal insurance is separate from association dues and varies based on coverage choices and other factors.

Here are some key aspects of personal insurance for homeowners:

- **Personal Property Coverage:** Personal insurance policies protect a homeowner's personal belongings, such as furniture, electronics, clothing, and appliances. In case of theft, fire, or other covered events, homeowners can file claims to replace or repair their personal property. This includes temporary storage of personal property that may be required in the event of a loss.
- **Betterments and Improvements Coverage:** While master policies typically cover the original construction of the unit, such as walls, floors, cabinets, countertops, appliances and other fixtures, it does not cover the cost differential for betterments and improvements. An HO-6 policy is the only way to cover the cost difference between betterments and improvements and the modern-day cost of originally constructed material within the unit that is covered by the master policy.
- **Liability Protection:** Personal insurance includes liability coverage, which can be crucial if a homeowner is found responsible for injuries or damage to property or others, either inside or outside their unit. Note: This is especially important for water damage. Make sure your policy has a sufficient amount of coverage or an additional endorsement/rider as the current p/unit master policy deductible is \$50k p/occurrence, which means the unit owner would pay up to \$50,000 before the master policy kicks in.
- **Customizable Coverage:** Homeowners have the flexibility to choose the coverage limits and deductibles that best suit their needs. This allows for tailored protection based on individual circumstances.

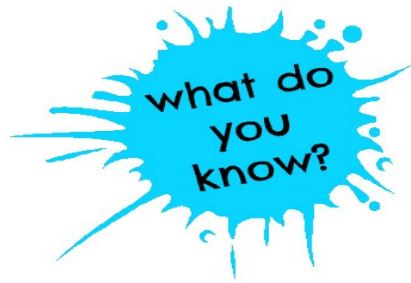
### Renters Policy HO-4

- Covers your personal property, additional living expenses and personal liability.

### Bottom Line

It is always best to provide the coverage terms of the master policy to your personal agent when identifying appropriate limits of coverage to ensure there are no gaps in coverage between the HO-6 or HO-4 policy and the master policy. It is wise to review this with your agent at each renewal as the master policy and your circumstances change over time. Unit owners are sent emails with the Master Policy attached at each renewal, or a copy can be obtained at the Management Office, or you can find a summary policy letter and certificates of insurance in the Building Link Library under Insurance.

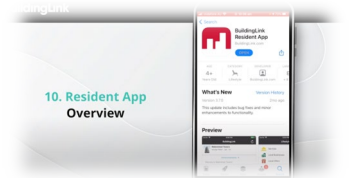
*Most months SHUOA 101 will feature some aspect of Skyline House that is useful to know about. If you have a question or an idea, please email: [shuoa-news@googlegroups.com](mailto:shuoa-news@googlegroups.com). We may not be able to publish all of them, but they all will be read.*



## ABOUT... BUILDING LINK?

BuildingLink is the company that hosts our Skyline House residents' online portal, which can be accessed online or via the BuildingLink app available for Apple or Android devices. We just call it BuildingLink for short. When you moved in you should have received an email with the link to our site and a login-in name and password.

Building Link is chock-a-block with useful information and ways to get things done on your schedule.



On the SHUOA BuildingLink landing/home page you will find these useful sections:

- Upcoming Events
- Bulletin Board - resident postings of items wanted, items for sale, lost and found
- Building Info with the following click boxes:
  - My Repair Requests
  - My Front Desk Instructions
  - My Deliveries
  - Communicate with Management
  - Calendar
  - Staff Directory
  - Skyline House News - current and past issues
  - Amenity Reservations - for Service Elevators and Party Rooms
  - Building Library - Documents such as the By-laws, Rules & Regulations, Board and committee minutes, financials, emergency info, unit plans, and more

Fun fact: There is a language tab at the top of the home page. Pick a language and the headings on the page will change to that language! You'll need AI to translate the documents though.

# BOARD OF DIRECTORS & COMMITTEES 2025-26

Position	Name	Unit	Email	Phone #	Term
<b>PRESIDENT</b>	Richard Porter	1005E	<a href="mailto:Rporter325@aol.com">Rporter325@aol.com</a> , <a href="mailto:Rhporter@gmail.com">Rhporter@gmail.com</a>	(414) 870-0499	2027
<b>VICE PRESIDENT</b>	Maria Elena Schacknies	1302W	<a href="mailto:Mariaelena.shuoa@gmail.com">Mariaelena.shuoa@gmail.com</a>	(703) 225-8569	2026
<b>TREASURER</b>	Karen Johnson	1511W	<a href="mailto:Kjohnson1@verizon.net">Kjohnson1@verizon.net</a>	(703) 379-0322	2027
<b>SECRETARY</b>	Linda Councill	1404W	<a href="mailto:Lec22041@gmail.com">Lec22041@gmail.com</a>	(703) 217-5184	2028
<b>DIRECTOR</b>	Tasha Demps	1706W	<a href="mailto:demps9698@gmail.com">demps9698@gmail.com</a>	(703) 278- 8020	2026
<b>DIRECTOR</b>	Gregg Grimm	T008E	<a href="mailto:Greg@shuoa.org">Greg@shuoa.org</a>	(703) 477-3656	2028
<b>DIRECTOR</b>	Sarah Kreger	301W	<a href="mailto:sak22041@gmail.com">sak22041@gmail.com</a>	(703) 593- 3806	2026
COMMITTEE CHAIRS					
COMMITTEE	Name	Unit	Email	Phone Number	
<b>COVENANTS</b>	Bert Barrois	0512E	<a href="mailto:Bert.Barrois@gmail.com">Bert.Barrois@gmail.com</a>		
<b>FINANCIAL MGMT.</b>	JoHannah Eklund	606E	<a href="mailto:eklundjoannah55@gmail.com">eklundjoannah55@gmail.com</a>		
<b>PHYSICAL PLANT &amp; OPERATIONS</b>	Neil Sklar		<a href="mailto:neilsklar167@gmail.com">neilsklar167@gmail.com</a>		
<b>KIDS</b>	Joe Rahall, Rima Magdaleu, and Iman Ali	0802E & 1710W	<a href="mailto:skylinetoydonation@gmail.com">skylinetoydonation@gmail.com</a>		
<b>FURNISHING &amp; DESIGN</b>	Yvonne Porter & Maria Elena Schacknies	1605E	<a href="mailto:Shouadecor@gmail.com">Shouadecor@gmail.com</a>		
<b>ACTIVITIES</b>	Peggy Mohl		<a href="mailto:peggymohl@gmail.com">peggymohl@gmail.com</a>		
<b>Book Club</b>	Joan Treistman, Lead	514E	<a href="mailto:schatzjmt@gmail.com">schatzjmt@gmail.com</a>		
<b>Bridge Club</b>					
<b>Garden Club</b>	Neil Sklar, Lead		<a href="mailto:neilsklar167@gmail.com">neilsklar167@gmail.com</a>		