




Skyline House Newsletter

BOARD OF DIRECTORS – SPECIAL MEETING

Discussion & Vote on Cash Flow Proposals

 Wednesday, May 6th

 7:00 PM

 West Penthouse Meeting Room

All residents are encouraged to attend. This meeting will include important discussions and a formal vote regarding cash flow proposals that may impact the community.



Please refer to page 12 for more information...

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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 Repair Project Update:

Phase 4 was mobilized during the second week of March. (Phase 3 will follow Phase 4.) No additional parking spaces are required for this mobilization. However, additional parking spaces could be needed in the 3rd or 4th week of June if we can secure additional parking to, paint coat, and seal Phase 1 (*Upper West*, levels A, B, C & D) simultaneously. Discussions regarding this proposal remain ongoing as Management investigates its logistical feasibility. Major considerations include: the impact on guest parking availability, and how to accommodate residents with special accommodation who cannot get across the street to park their vehicles.

It has been approved to replace an additional precast panel that is severely cracked and not worth making repairs to. Initially, only one was included in the contract. The amount is approximately \$22,000.00; this is Change Order #3, which will be added to the end of the payment plan. Change Order #4 will be presented for approval, as the projected costs for the completion of this work is \$520K. This includes an allowance for post-tension cables based on the number of repairs/replacements needed for Phases 1 and 2. This will extend our payment plan 4-5 months into 2027, with no more than \$155K per month due until the contract is paid in full.

Garage Contractor Update:

The Atlantic Company of America has sold all of its assets substantially to Structural Preservation Systems, LLC. Due diligence was performed from a number of sources. The project manager, performance bonds, warranties, and our payment plans will all remain the same. The Board approved the consent letter at the special board meeting held on April 7th, and the letter was signed by our Board President.

Elevator Modernization Survey:

The Lerch-Bates report is included in the Board package for review and discussion at the May meeting.

Sump Pump Replacement - East Boiler Room:

We received three proposals from among the five companies that were requested to submit one. Our Chief Engineer recommended F&J DesignZ, LLC. They have the best price at \$8,150.00 and a history of good service. This was within the GM's authority to approve. – *Informational*

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 a bit more than anticipated. The cooling towers that were shut down in November are now back on. The electricity bill for February was \$100K; the March bill of \$49,164.08 was paid in April.

Annual Audit:

Conducted February 18 – 20, 2026. The final audit was received in March.

Line of Credit:

Our line of credit was renewed in April for \$500K. Without much collateral, this is the largest amount the association was approved for.

Approvals Needed:**1. Cox Bulk Proposal Agreement – *Unanimously approved by the Board***

The Association's attorney recommended several revisions to the Cox agreement. Cox accepted limited changes, including extending the default notice period from 10 to 30 days and removing the requirement to provide move-in/move-out data. All other major terms remain unchanged, including: early termination penalties, exclusivity, annual price escalation, liability protections favoring Cox, infrastructure control, and the 90-day auto-renewal provision.

The base service rate increases from \$16.39 to \$16.75 per unit per month starting May 1, 2026, a 2.1% increase. The 5-year Contour Preferred TV package includes two boxes per unit and starts at \$4.00 per unit per month for a total of \$20.75 p/unit p/month. The 5-year contract includes stipulations for a 4% annual increase:

- Year 2: \$21.58
- Year 3: \$22.44
- Year 4: \$23.34
- Year 5: \$24.27

This service is included in the unit owner's HOA fee.

2. Audit Engagement Letter – *Unanimously approved by the Board*

Included in the meeting package is Goldklang Group's Engagement Letter for audit and tax preparation services covering 2026 – 2028 along with an Acknowledgement of Management Responsibilities. The contract fees are as follows: preparation of December 31, 2026, 2027, and 2028 audits will be \$10,000, \$10,250 and \$10,500 respectively; preparation of the federal and state income tax returns will be \$1,250 per year, and an additional fee related to the annual Tax Basis Letter will be \$500. The two documents lay out what services are and are not provided by Goldklang and what SHUOA's responsibilities are. The board president or treasurer needs to sign and return to Goldklang Group by May 2, 2026.

3. Cash Flow Proposals – *Tabled by the Board pending a Special Board Meeting on May 6th when a vote will be taken*

Management and our Staff Accountant have been meeting with the newly appointed Financial Oversight Committee. Our team has been reviewing our finances and projections to determine the best path forward to relieve the financial strain we are experiencing. Tonight, we will review two proposals for addressing our cash flow challenges. See information elsewhere in this newsletter.

The next Board meeting is scheduled for **Wednesday, May 27th at 7:00 p.m.** This will be a hybrid meeting.

**General Manager Report from April 22, 2026 Board meeting* Submitted by Tycia Haight, General Manager*

PRESIDENT'S NOTES

BY RICHARD PORTER, BOARD PRESIDENT



The last month has been busy because of requests from our garage repair company and our financial situation. A special board meeting was held on April 7th to approve Atlantic's request for it to merge with another

company, Structural Preservation Systems. Approval was granted after the Board conducted a due diligence report to guarantee that the merger would not negatively affect our garage repair program.

On the financial front, a special board team has been reviewing information from management about the expected shortfall for 2026 and 2027. As you know we have already taken steps to improve the quality of our financial reporting and forecasting, including greater involvement by our outside accountants.

A recent Wall Street Journal article discussed rising condo fees across America in recent years. (I believe the newsletter will contain more information about that.) As noted at the annual meeting, SHUOA has implemented larger than usual HOA fee increases over the last three years, but we are still short. The shortfall for 2026 will be approximately \$300,000. The shortfall through 2027 will be approximately \$1,000,000. To handle the shortfall, we can expect to do some or all of raising HOA fees beginning in June, borrowing to cover the 2026 shortfall, and increasing 2027 HOA fees enough to cover the shortfall plus any borrowing costs.

I have major concern with using our line of credit now not only because of borrowing costs but also because borrowing now will deplete our ability to access funds immediately if a sudden emergency arises (such as the facade project for instance). Which of these options will be chosen will depend on committee and Board choices, to be informed by our lawyers.

I trust you will agree that we have covered a lot of ground since discovering the nature of our problems in January. For this I am appreciative of the hard work of Karen Johnson and especially Elizabeth Hubert. They have put in many hours with management and staff to fully grasp what is happening, why it is happening, and what we can do about it. We would like to think we have made changes in reporting and updating, safeguards that will not allow us to be blindsided going forward. A lot of what happened is the result of our old usual way of doing things proving inadequate to predict new circumstances. So, we need to change to meet those new circumstances. Let it be said that failing to adequately foresee, however, did not cause our increased costs. Those costs are our new reality, and we must rise to the occasion by raising more money. As you know I have always supported increases justified by the factual data, and not otherwise. I confirm to you now that the factual data compels these substantial fee increases.

Warm regards,

RH Porter

Board President, SHUOA

FINANCIAL MANAGEMENT COMMITTEE

BY JoHannah Eklund, COMMITTEE CHAIR



The Financial Management Committee (FMC) met in person via Zoom on Monday, April 20, 2026.

Financial figures for the month of March 2026 are:

Total Income	\$	550,913.89
Total Expense	\$	544,755.65
Reserves Contributions*	\$	200,092.69
Federal & State Income Tax	\$	4,000.00
Net Income	\$	6,158.24

Please note that the budgeted amount for net Income was (\$10,931.43) and the year-to-date budgeted income was (\$31,630.43); our actual unaudited net year-to-date income was \$148,603.06 which gives the association a Year-to-Date Variance of \$180,233.49 due to the February reserve transfer being held back.

Total (garage) Reserves Year-to-Date - \$400,185.38
(should have been \$600,278.07)
Reserves total - \$804,881.47

Total Income was (\$4,409.15), 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.

Expenses for utilities were \$115,426.23, which was more than budgeted. The variance for water was (\$23,570.53) while for electricity was (\$13,522.36). This account is (\$59,332.28) over budget year-to-date. Other accounts also over budget included: legal fees, financial services, misc. administration, stationery & printing, and insurance. All remaining accounts were under budget.

The committee reviewed the financial statements. Mr. Tim Oliva, Staff Accountant, was present to answer the numerous questions from the committee.

Mr. Courtney Pinnock, Deputy GM, gave the SHUOA General Manager’s Report for April 2026 in Ms. Haight’s absence. The items in the report were then open for questions and discussion by committee members.

The Deputy General Manager provided the three action items for this meeting.

1. Cox Cable Renewal – ***Unanimously approved by the FMC and sent to the Board***
2. Goldklang Auditor’s Engagement Letter – ***Unanimously approved by the FMC and sent to the Board***
3. Cash Flow proposals (presented by Elizabeth Hubert) – ***Unanimous, non-binding recommendation to the Board for adopting the Line of Credit Proposal***

SHUOA has received the Lerch Bates elevator modernization survey, which was sent to us on March 27, 2026. Our chief engineer, Greg Grimm, is comfortable with the findings in the report, and the FMC will take up the findings at the May meeting. Mr. Grimm briefly summarized the report with the following: 1. We have to replace the elevators because the system is obsolete, and parts are hard to find. 2. The initial equipment and labor cost lies between \$4.5 M and \$5.2 M at today’s prices, and the cost will increase the longer we wait. 3. These costs do not include some building components, but Greg predicts they will be small in comparison to the initial equipment expense. 4. The window for starting the modernization is between 2028 – 2030.

The FMC lost one committee member to the BOD, but this member will continue on the committee as a board representative.

The next regular FMC meeting is scheduled for **Monday, May 18, 2026, at 7 PM** and will be a hybrid meeting.

JoHannah Eklund, FMC Chair

TREASURER'S COMMENTARY

BY ELIZABETH HUBERT, TREASURER

I attended the FMC meeting as a liaison on April 20, 2026. As of that date, we had financial data for the month of March and for the year-to-date ending March 31, 2026.

Monthly:

Monthly total income is (\$4,409.15) under budget [with \$550,913.89 actual and \$555,323.04 budgeted]. This negative amount is the result of only miscellaneous income overperforming with all other income categories neutral or negatively performing.

Monthly expenses are somewhat under budget by \$21,298.82, which is helpful. This is the result of payroll, thus payroll taxes and benefits, being less than budgeted. Additionally, administration, maintenance, supplies, and contracts are also under budget. Utilities (\$37,092.89) and income taxes (\$2,416.67) are over budget.

Year-to-Date:

YTD total income is (\$18,918.68) under budget [with \$1,647,050.44 actual and \$1,665,969.12 budgeted]. This negative amount is the result of only miscellaneous income over performing with all other income categories neutral or negatively performing.

YTD total expenses are under budget by \$199,152.17. However, note that a reserve transfer was not made in February [see net income below], so this total includes that amount. Payroll, thus payroll taxes and benefits, continue to be less than budgeted. Additionally, maintenance, supplies, and contracts are also under budget. While administrative costs are somewhat over budget at (\$8,738.46), the key area of note continues to be utilities which are now over budget by (\$59,332.28) only three months into the FY. This is a concern as the summer months, and some winter months are ahead of us.

Net Income:

Monthly net income is \$6,158.24 [which is \$17,089.67 ahead of budget] while YTD net income is \$148,603.06 [which is \$180,233.49 ahead of budget]. This is attributable to not making the February reserve transfer in the amount of \$200,092.69 in order to maintain operating cash flow due to the unexpectedly high electricity and water bills. This reserve transfer is being repaid incrementally in the months when the quarterly water bill is not due so that it will be repaid in full by the end of the FY.

The Financial Oversight Team, including yours truly, is keeping close watch on current and projected income and expenses, which currently show the likelihood of ending the fiscal year (\$325-\$350k). The team is proposing solutions for ending FY 2026 net zero to the Financial Management Committee for a recommendation and to the Board of Directors for approval.

Balance Sheet:

The balance sheet as of the end of March records total assets of just over \$2 million and total liabilities of \$448,000.00. Total reserves are about \$805,000.00. These figures are similar to those for the end of February.

Elizabeth Hubert, Treasurer

2026 ANNUAL MEETING

For the President's Report, the Treasurer's Report and the Committee Chairs' Reports please go to Building Link, Building Library, Annual Meetings, 2026. For information on the election process and results, see the April News Brief or the bulletin boards in each building's elevator area.

PHYSICAL PLANTS & OPERATIONS (PPOC)

BY NEIL SKLAR, COMMITTEE CHAIR

Overview

This report summarizes the discussions and decisions made during the PPOC Committee meeting held on April 9, 2026

Review of January Work Orders

The Committee reviewed the work orders submitted in January, which totaled \$13,865.81.

Management Report Highlights

The management report addressed four important items:

- **Garage Repairs:** Updates on the ongoing repair work within the garage. See Management Report.
- **Cox Cable Renewal:** The Committee approved the renewal of Cox's proposal agreement, as described in the Management Report.
- **Lerch Bates Elevator Modernization Survey Results:** See Building Link, Building Library for the full report. PPOC will be having a discussion about it at the May meeting.
- **Sump Pump Replacement.** The cost came to \$8,150.00 after three bids were received. The Committee agreed with it.

Garbage Concerns

The Chair also addressed the issue of garbage found in the corridors, galleries/hallways, and the garage, as well as numerous boxes left in the trash disposal rooms. Owners must flatten boxes and place them directly into the designated bins to maintain cleanliness and order in our shared spaces. Plastic bags should not be put in the recycling receptacles ever.

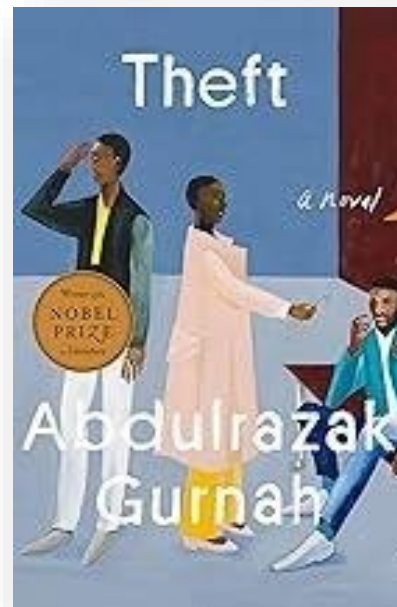
Walkaround with Chief Engineer

The Walkaround headed by Greg Grimm on February 28th, which included the elevator operation room (top of the building) and the boiler and trash rooms (bottom of the building) was very informative. Another will take place in the future (TBD). We encourage attendance to learn about the inner workings of our buildings' infrastructure.

The next PPOC meeting will be on **Thursday, May 14th at 7:00 p.m.** in the West Meeting Room or via Zoom.

Neil Sklar, PPOC Chair

We are off to Africa! Come join the SHUOA BOOK CLUB conversation Wednesday, May 20th at 7:00 p.m. in the West Party Room, Penthouse (P) floor



"Entirely engrossing. . . There are no single truths in this steady, mature novel, which may be why it feels so true as a whole." — *Wall Street Journal*

For our **June 17th** meeting we will be discussing the New York Times bestseller *THE CORRESPONDENT* by Virginia Evans. We will be choosing our next raft of books soon and appreciate suggestions.

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

ACTIVITIES COMMITTEE

BY PEGGY MOHL

On **Thursday, May 21st**, there will be a presentation by AARP on “**Fraud Basics and Avoiding Online Scams.**” The presentation will be at 7:00p.m. in the West Party Room.

* The annual **Pool Party** will be held on **Saturday, June 27th** from 4:00p.m. – 7:00p.m. on the Mezzanine. Details will be coming.

* Another Cultural Awareness Event with cooking is being planned. More details to come.

* The Activities Committee helped promote Maria Elena’s Skyline House Orientation Meeting for recent (and long-time) residents as well as providing light refreshments.

* Given the interest in the inaugural event, the Activities Committee hosted another **Meet & Greet on Saturday, April 25th** in the West Party Room. There was coffee, pastries, juice and games. In addition, a special table was reserved for those who brought their own knitting, crocheting, or other crafts. This was a free event. We anticipate scheduling another one.

Financial:

- The final cost for the Meet & Greet in February was \$187.50.
- Refreshments for the Skyline House Orientation meeting cost \$57.70.
 - Total Activities Committee expenditures year to date are \$245.20.

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

CHIEF ENGINEER’S ADVICE

BY GREGG GRIMM, CHIEF ENGINEER

How to Request/Report a Maintenance Issue for Emergencies...

Call the office if during office hours, if the office is closed, call or go to the Front Desk and report the issue. **If the office is closed, do not send email to anyone, as none are monitored after hours, this is why we have this policy.**

Regular Maintenance Requests for Your Unit

- 1 - Call or go to the office.
- 2 - Submit the request through Building Link, however, do not submit Common Area requests through Building Link, as they show that they are for your unit and cannot be changed to Common Area.
- 3 – Email your Resident Services Coordinator. No need to email or copy anyone else.

For Common Area requests, stop by the office, or if closed, the front desk and report the issue. Again, please do not send email.





Where Else Can I Find the Newsletter?



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

The Skyline House Newsletter is published in: February, March, May, June, July, August, October, November, and December of each year. April and September are Skyline House News Briefs for annual election results and budget news respectively. January has no issue. Print issues are available at the Front Desk and the mailbox areas, and a pdf is emailed. The current issue is posted on the Skyline House website, and all issues and monthly calendars are available in BuildingLink.

LET'S NOT GO UP IN SMOKE by Elizabeth Hubert



Smoking and Smoking Debris in and Around Skyline House

One of our biggest concerns as we get into the warmer, drier months is that a careless person will flick their cigarette butt into the mulch or other dry vegetation where it can smolder and start a fire. It has happened! Plus, smoking litter is unsightly and unnecessary - there are smoking debris receptacles behind each building.

RULE 27 from the Rules & Regulations

- A. Smoking is strictly prohibited within all common areas of the building to include, but not limited to: the lobby; stairwells; trash disposal closets; galleries; corridors/hallways; loading docks; interior areas of the garage; party rooms; other indoor recreational facilities; fitness rooms; public restrooms; elevators; storage rooms; bicycle storage room; and Association employee offices and work areas.

Smoking is prohibited within the enclosed area of the swimming pool but is allowed elsewhere on the exterior Mezzanine level pool and recreation deck.

- B. Smoking is allowed within units; on balconies and patios of units; on the East and West 18th floor rooftop terraces; and on the exterior grounds of Skyline House property.
- C. All persons who smoke or vape shall ensure that their smoking materials are safely extinguished and disposed of properly in trash containers.

It is vital to maintain cleanliness and order in shared spaces so that we all feel and are safe and comfortable. Be mindful, be careful, be a neighbor.

Youth self-care ideas for the summer



Less screen time



Join a book club



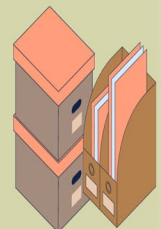
Go on nature walks



Exercise



Keep a daily journal



Get organized



Build a routine



Create a vision board



Meditate





Visit new places





MAY 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2 1:00 PM – 5:00 PM Library is Open
3	4 6:00 PM-7:00 PM Library is open	5 3:00PM-5:00PM Bridge 7:00PM Activities Committee	6 Special Board Meeting 7PM	7 7:00PM Crafters Group Meeting (WPH)	8	9 1:00 PM – 5:00 PM Library is Open
10 	11 Decorating Committee 7PM 6:00 PM-7:00 PM Library is open	12 3:00PM-5:00PM Bridge	13	14 PPOC Meeting 7 PM	15	16 1:00 PM – 5:00 PM Library is Open
17	18 FMC Meeting 7 PM 6:00 PM-7:00 PM Library is open	19 3:00PM-5:00PM Bridge	20 SHUOA Book Club 7PM	21 Fraud Basics by an AARP Guest Speaker <i>“Avoiding online scammers”</i> 7-8PM	22	23 <i>SHUOA Pool Opens</i> 
24	25 Memorial Day SHUOA Offices Closed	26 3:00PM-5:00PM Bridge	27 SHUOA Board Meeting 7PM	28	29	30 1:00 PM – 5:00 PM Library is Open

BOARD OF DIRECTORS – SPECIAL 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, due to significantly higher than expected electricity and water/sewer bills along with an anticipated increase in insurance for Q4 of 2026, the SHUOA faces an operating shortfall of \$325k-\$350k. It is vital that we end 2026 at net zero so that we maintain our history of fiscal soundness, minimize the 2027 SHUOA unit owners' fee increase to the extent possible given our new expense realities, and continue transferring monies to our reserves for ongoing (garage) and future (elevators) capital improvement projects.

The SHUOA Board with the leadership of the Board President, Richard Porter, set about addressing the matter by calling a Special Board meeting on March 4th to alert the community to the problem and to describe the steps for addressing it. (See the Skyline House News Brief for April 2026 in Building Link for specifics). One step was to set up a Financial Oversight Committee to work with SHUOA management as a Financial Oversight Team to fully research the situation and develop an action plan.

The Financial Oversight Team presented its findings and two options: Mid-year HOA Special Assessment (payable by unit owners in 2026) or Line of Credit Draw (payable by unit owners in 2027), to address the 2026 operating shortfall at the April 20th FMC meeting and the April 22nd Board of Directors meeting.

Option 1) Line of Credit (LOC) Draw — A \$200k initial draw from the existing \$500k LOC, with an additional draw of \$130k in the fall pending future utility costs and insurance renewal data.

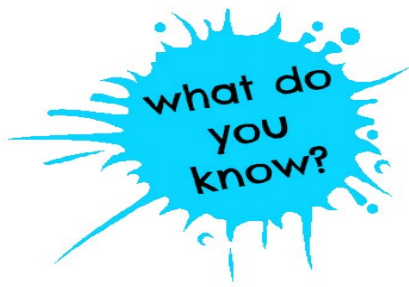
This proposal, while somewhat more costly overall, gives unit owners a chance to adjust/plan for an HOA increase in 2027. It is quick to execute, flexible as conditions change, and preserves timely reserve transfers at a particularly important time re: FHA recertification. We would borrow the least amount possible, (\$200k now, and more in the fall as needed up to approx. \$330k), and re-pay it as quickly as possible, no later than the end of 2027. The main drawback is the reduction of our "emergency fund" until principal payments are made. The cost to unit owners would be spread proportionally based on unit tier (as are HOA fees) over 12 months in 2027 with a range from \$36.13 p/mo. to \$75.12 p/mo. based upon drawing \$330k at 7.5% interest.

Option 2) Mid-Year 2026 HOA Fee Increase — A proportional 9% increase over 7 months (June-December) that would raise approximately \$329k.

This proposal would meet our cash flow needs in 2026 and would not cost additional interest. It would preserve our \$500k LOC as an emergency fund. It does not give unit owners much time to adjust/plan their budgets. It would necessitate missing a reserve transfer while being implemented, which would be made up by the end of the year. While straightforward on the surface, it is quite complex in the execution for accounting. The cost to unit owners would be spread proportionally based on unit tier (as are HOA fees) over 7 months in 2026 with a range from \$59.41 p/month to \$123.54 p/mo.

For either option, a unit owner could pay the total amount v. monthly if they so choose. Payments will be made via ACH, bill pay, credit card, or check as they are for regular HOA fees.

The FMC made a unanimous, non-binding recommendation to the Board for adopting the Line of Credit Proposal. The Board decided to defer its vote until May 6th in order to give unit owners an opportunity to reach out to Directors or Management to ask questions and offer feedback on the proposals. *The proposal documents are available as attachments on the emails sent out about the meeting, in Building Link under Building Library, as well as at the Management Office.*



ABOUT... WHY SKYLINE HOUSE CABLE TV SERVICE?

When SHUOA was built, the By-Laws outlined a number of General Common Elements shared by all unit owners [Article I (F) (2a) for those who read the By-Laws]. Among the elements are installations for services. Television was included in this list, and at one time there were antennas on the roof to bring in TV service to the building. These antennas were eventually replaced by access to cable TV service. For the past number of years, our service has been provided by Cox Cable, and with the recent approval of a contract renewal it will be for the next five years.

The cable service fee is included in the unit owner's HOA fee. As of May 1st, this is \$20.75 p/month p/unit. Our package is called Contour Preferred TV, which includes **two** Digital HD Set Top Boxes and all of the Starter and Preferred channels. If you only have one box and would like a second one you can go to the closest COX Store, 5958 Kingstowne Towne Ctr., Ste. 100, in Alexandria, 10 a.m.-7 p.m., Monday-Saturday, or call (703) 480-7885 to have one mailed to you. For an up-to-date channel guide go to <https://www.cox.com/residential/tv/channel-lineup.html> or use the Cox mobile phone app.

Any additional premium cable or streaming packages are paid for by the unit resident as is internet service.

WHAT'S WITH THE EVER INCREASING HOA FEES? BY ELIZABETH HUBERT

(compiled from: Gordon James Realty <https://share.google/k3ilohiACm89hJo46>, Jamil Brothers Realty Group <https://share.google/CpjtnLOTQnUMtEYXH>, Tom Angel Realty <https://share.google/Z8lioBLs4aV9UShwD>, and The Wall Street Journal https://www.wsj.com/economy/housing/housing-affordability-hoa-fees-d02902af?mod=panda_wsj_section_alert)

According to a recent widely quoted and shared Wall Street Journal article by Nicole Friedman, monthly costs of homeowners associations nationwide have jumped 26% since 2019; in addition, owners can also be hit with special fees (aka special assessments) for large repairs. Ms. Friedman shares the example of Donald DeFesi whose monthly fees for his condominium association in Walnut Creek, Calif., have more than doubled since 2015 to \$1,500. He now pays more each month for his association fees, condo insurance and property taxes than he does for the principal and interest on his mortgage. “I certainly didn’t expect the homeowners association dues to increase as they have,” DeFesi said. HOA and condo fees aren’t the biggest expense in many household budgets, but they are rising at the same time as near-record home prices and elevated mortgage rates have worsened home-buying affordability. Property-tax bills, home-insurance premiums and utility costs have also climbed in many parts of the country. These ballooning costs, said Joel Berner, senior economist at Realtor.com, are “pricing some people out of homeownership.” Mortgage rates could eventually decline from current levels, allowing homeowners who bought in recent years to refinance for lower payments.

But HOA fees and these other homeownership costs are likely to keep moving in one direction—up. About 21.6 million households, one-fourth of owner households in the U.S., paid HOA or condo fees in 2024, according to a [Census Bureau analysis](#) from September. For about three million of those households, the fee was above \$500 a month. In Durango, Colo., Mike Downing’s condo association started raising fees in recent years to cover rising costs and rebuild its financial reserves, said Downing, the board’s president. Downing and his wife, Christie Downing, paid about \$600 in monthly fees when they bought their condo in 2019. Now they pay almost \$1,300. Some owners in the community were angry about the fee increases and argued the higher fees could make it more difficult to sell, he said. “It got kind of nasty,” he said. “It’s a tough calculus for everybody that’s involved.”

HOA and condo fees make up the biggest proportion of home buyers’ mortgage payments in Florida markets, according to Realtor.com, which is operated by News Corp, parent of The Wall Street Journal. After the 2021 condo collapse in Surfside, Fla., insurers grew stricter about assessing condo safety, and the state enacted new requirements to make sure older buildings are structurally sound. These new expenses pushed up condo fees in the state and led to an increase in owners trying to sell.

In Northern Virginia, HOA fees for aging condominiums (35 years +) are experiencing significant upward pressure, with many associations raising dues by 15–25% over the past five years to combat inflation and deferred maintenance. High-rise condos near Metro stations in NoVA can now see fees ranging from \$550 to over \$1,300 per month, depending on age, unit size, amenities, and building systems.

What are the drivers of HOA fee increases in 2026?

- **Aging Infrastructure:** Buildings that are 40+ years old require higher reserves for capital improvements like roof replacements, elevator repairs/replacement, garage refinishing, and outdated plumbing/HVAC systems.
- **Deferred Maintenance:** Many older communities are forced to hike fees—or implement special assessments—to address years of ignored maintenance. Those that don’t maintain their properties and adequately fund their reserves can lose their place on the HUD/FHA Approved Condominium List, which means buyers with FHA mortgages cannot buy there.

- **Rising Insurance Costs:** Master insurance premiums for Virginia condos have increased significantly, often representing 18%–32% of the total operating budget.
- **Rising Operating Costs:** Inflation and tariffs have driven up the cost of goods/parts, utilities, landscaping, security, staff salaries, and professional management services.

For home buyers and current owners, avoiding an HOA isn't always the cheaper option. Older buildings often represent good value for those just entering the home buying market and those downsizing from single family homes or larger units. HOA fees can cover items that homeowners otherwise need to pay for themselves, such as building repairs, routine maintenance, and snow removal. Condos are often centrally located near shopping, other community amenities, and public transportation that can decrease some costs. And associations can sometimes negotiate group rates that keep some expenses lower.

SHUOA 101

by Elizabeth Hubert

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.



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