



With summer winding down, it's time to look ahead toward some important dates coming up in our Skyline House Community...

2027 Reserve and Operating Budget Meetings

Do you wonder how the HOA fees for SHUOA are determined each year? What the Financial Management Committee considers when determining its recommendation to the Board? What factors the Board takes into account when taking its vote? Then, come find out.

- **2027 Reserve Budget, Wednesday, August 12, 7-9 p.m., West Meeting Room**
- **2027 Operating Budget, Thursday, August 13, 7-9 p.m., West Meeting Room**

At these meetings only Management, Board, FMC, and PPOC members may participate. All other residents may listen and learn. There will be time for residents to ask questions and make suggestions at the September FMC (09/23) and Board (09/30) Meetings. Watch for emails with the Zoom link if you are unable to attend in person.

- **Labor Day, Monday, September 7th**
The Management Office is closed.
- **Seasonal Pool Days Extended**
Weather permitting, the pool will be open additional days, *Tuesday, September 8 through Sunday, September 13th from 11:00 a.m. - 7:00 p.m.* Watch for email blasts in case there are changes.
- **Welcome Autumn! Happy Hour on the Mezzanine, Saturday, September 19th, 4:00-6:00 p.m.**
This mixer is a wonderful opportunity to meet other Skyline House residents and renew acquaintances. We especially hope that our newer residents will come up to the mezzanine near the pool and discover what a welcoming, interesting community you are now a member of. Watch for a sign-up at the Front Desk closer to the event
- **Annual Skyline House Shred-It Event, Saturday, October 3rd, 10:00 a.m. to 12:00 p.m., East Loading Dock**
This is a FREE, secure shredding event for residents only. Acceptable materials are: papers and paper folders; staples and paper clips are okay.

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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 past issues!

GENERAL MANAGERS REPORT

BY TYCIA HAIGHT, GENERAL MANAGER

- **Garage Accident:**

In early June, a resident vehicle struck the lower B-level garage wall, damaging the wall and structure up to two floors above, no injuries occurred. To ensure safety, the damaged panels were removed. That make-safe repair work caused a three-day delay to the garage restoration project, but the crew is back on track with their planned work. Because the driver's auto insurance policy has a \$25,000.00 limit that is insufficient to cover the damage, we opened a claim with our building insurance (Travelers). The Association will pay its deductible of \$25,000.00, and Travelers will pursue recovery.

After review, our building insurance approved garage repairs in the amount of \$178,000.00, which includes the cost for make safe work in the amount of \$50,000.00 and \$128,000.00 for the repairs. This is not the final estimate, as there are railing, concrete, stairwell door, and structural oversight costs. [A proposal for this portion of the work has been submitted to Travelers for review.] The replacement panels are to be ordered and fabricated, which takes 6-8 weeks. The claim is expected to affect the Association's insurance renewal rate. Prior to the accident, the projected premium increases were estimated at 9-14% with higher deductibles. Management is awaiting updated guidance from the insurance broker.

- **Garage Repairs:**

Phase 4 of the garage restoration project remains on schedule for completion by month-end, with Phase 3 expected to begin thereafter. Contractors replaced two large precast concrete panels on the west side on Saturday, July 11th. The removal of the old precast panels went as expected. Finishing work was completed, and those displaced from their outdoor parking spaces were able to return on July 15th. This work was budgeted for the project and not related to the garage accident.

- **Pool Pump Room Floor Coating:**

A leak from the pool pump room caused minor damage to a resident's vehicle in the garage. To prevent future leaks, coating and sealing was installed on Thursday, July 16th and Friday, July 17th. The approved cost is \$6,610.00. This was Change Order #5 for the garage work. We will receive a small credit for this work once the entire garage is seal-coated next spring.

- **Irrigation System work:**

Our irrigation contractor (Affordable Lawn Sprinklers, Lighting, and Turf) performed needed wiring and electrical valve work on our irrigation system in zones 5, 8, and 11. They had to replace and rebuild manifolds that hold valves for 6 zones and protect them with a valve box. These repairs could not be performed in-house. The amount for this work is \$6,939.00 and is within Management's approval. Our in-house maintenance staff performed other necessary work once the contractor completed theirs. This consisted of repairing broken pipes in the front by the west mail lobby, near three parking spaces, and near T4W. Sprinkler heads were also replaced.

- **Timber/Retaining wall on the west side of the building:**

The wall is rotting, as happens with wood over time. Our landscaping contractor submitted a proposal for the removal of the old wall, re-leveling of the slope, constructing a new foundation with gravel, and building a new wall (two levels, about 40' long per level with new 6 x 6 timbers. The cost estimate is \$1,940.00, which includes labor, materials, dump fees, and tax.

- **Foresight Committee Update:**

The Foresight Committee met on June 30 to review the 2023 report and discuss updates, revisions, and adjustments to projected budget years. Attendees included: the GM, DGM, Chief Engineer, Treasurer, FMC Chair, PPOC Chair, and former Board member Sarah Kreger. Ms. Kreger updated the report.

- **Reserve Study:**

All requested information was submitted to DMA and Associates for the Level III Reserve Study update. [As of 07/31, per the suggestion of our Treasurer given how far along in the budgeting process we are and the fact that DMA had not started the work on the Level III update, it was cancelled. The 2026 reserve budget includes \$5,000.00 for this update, which will not be used.] The next full reserve study is scheduled for 2027 and is expected to cost approximately \$13,000.00. We will aim to schedule it early enough in the year that the information will be available for our foresight and 2028 budgeting processes.

- **FHA Renewal:**

The Association's FHA renewal has been approved through August 2029. Beginning in 2027, FHA requirements will increase the minimum reserve contribution from 10% to 15% of the annual budget. Because the Association currently contributes about [31%] for 2026, the impact to meet that is minimal. Please note that our budget may include a higher rate as we plan expenses of the elevator work.

- **Potential Budget Variances:**

Operating: We are still on track since drawing on the credit of \$200K for operating expenses. We expect to receive the Water/Sewer billing for both buildings by the end of July. [As of 07/31, we have, and it is less than projected by \$11K.] We should expect a higher common area electric bill due to higher temperatures. [This bill was \$1.2K over projection.] These projections are included in the Potential Budget Variance chart, which is available in the Board or FMC packets in Building Link, Library tab, for those interested.

In the fall, we will have insurance renewals (also included in projections); as has been discussed, this is when we predict we will possibly need an additional draw from the LOC of up to \$150K.

As previously mentioned, we have been working with a unit owner to install replacement flooring due to a main drain backup.

Reserves: For Garage Consulting, we were at \$80.5K as 6/30/26, which is the amount budgeted for 2026. SKA has informed us that the remainder of the year projection is up to an additional \$75.5K.

Also, the \$25,000.00 deductible related to the car accident in the garage will be deducted from the initial payment we are receiving from our insurance company. This was unknown and not projected. We hope that at some time the Association will be able to recoup this expense, but that is in the hands of our insurer's attorneys.

- **Budget Meetings:**

Reserve and operating budget planning meetings were held in June and July. Draft budget preparation is underway.

- Reserve Budget: August 12, 7:00-9:00 p.m., West Meeting Room
- Budget: August 13, 7:00-9:00 p.m., West Meeting Room

Residents are encouraged to attend, listen, and learn about our process. There will be opportunities for residents to ask questions and offer ideas at the September FMC and Board meetings.

- **In-Unit Maintenance Charges:**

Chief Engineer Grimm has been working hard to update our in-unit maintenance charges to include the most current information on the cost of the goods and parts used in repairs (COGS) as well as a labor rate increase from \$80.00 to \$100.00 per hour. This will be reviewed by Management, the Financial Oversight Committee, and the FMC Chair. We plan to present the recommendations at the September meetings.

- **Verizon Infrastructure Upgrade:**

Verizon is preparing to replace aging and obsolete copper communication lines with fiber-optic infrastructure. Project planning and site reviews have been completed with management and the Chief Engineer. This is an infrastructure upgrade, which is unrelated to Fios service marketing or installation. Some preliminary work has been completed. A start date has been arranged for August 24th with an estimated completion date by the end of September. Notices will be going out to the community because unit access will be needed. The fiber-optic cable will be installed up to the point of the interior of your unit door, which will allow your unit to be fiber optic ready. It will be near the end of 2026 before their equipment is ready within our building for residents to sign up for their optional services.

The next Board meeting is Wednesday, September 30, 2026, at 7:00 pm and will be a hybrid meeting.

Tycia Haight, General Manager



PRESIDENT'S NOTES

BY RICHARD PORTER, BOARD PRESIDENT



It is midsummer so I hope you are enjoying the warm weather and our cool pool.

We are in the 2027 budget season. The finance committee (FMC) will be considering management's budget recommendations next month. Non-member residents are welcome to observe proceedings but cannot participate.

Work on the garage is progressing as expected, including repair of the wall required when a resident smashed into it. Unfortunately, that resident's insurance is inadequate to cover the repairs, which will largely be paid for by our insurance. This, of course, will have ramifications to our premiums. Between wiring money to a fraudster and the wall smash, the association has incurred more than \$300,000.00 in unexpected expenses in the past couple of months. Due to prudent planning the Association has covered almost all of it with association insurance.

While we continue to run a deficit, management has assured me that after adjusting the budget upon discovering the shortfall, the Association is to this point incurring no expenses that change our projected plan to finish 2027 without a deficit and with the Association loan paid off. As you know, to achieve this we can expect a necessary major increase in Association dues [HOA fees] for next year. I expect we also need some tightening belts where possible. For me, that means closely scrutinizing discretionary line-item increases, including some wages.

As I have been doing, I will tell you each board meeting month where we stand financially as reported by management and I will tell you whether in management's opinion we are on track with the projected budget for 2026 and 2027. In the past, we have not had that focused bottom line attention, but we will now. We can also expect our treasurer to double check.

Richard Porter, SHUOA President



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.

FINANCIAL MANAGEMENT COMMITTEE

BY JoHannah Eklund, COMMITTEE CHAIR



The Financial Management Committee (FMC) met in person and via Zoom for the sixth meeting of the year 2026 on Monday, July 20, 2026.

Financial figures for the month of June 2026 are:

Total Income	\$	565,273.43
Total Expense	\$	591,336.89
Reserves Contributions*	\$	233,441.02
Federal & State Income Tax	\$	5,150.00
Net Income	\$	(26,063.89)
Reserves Total	\$	845,271.91

Please note:

- 1) The budgeted monthly amount for Net Income was \$21,781.91 and the budgeted year-to-date Net Income was \$28,125.43; our actual unaudited monthly Net Income was (\$26,063.46) and our actual unaudited year-to-date Net Income was \$148,240.42, which gives the association a Year-to-Date Variance of \$120,114.99.
- 2) Total (garage) Reserve Year-to-Date is \$1,067,160.11, which should have been \$1,200,556.14, leaving a variance of \$133,396.03, which is the remaining balance of the Feb. reserve contribution.

Monthly Total Income was \$9,950.39 more than budgeted. Accounts such as Late Fees, Rental of Facilities and miscellaneous income produced less income than budgeted, while Move-in, In-unit Maintenance Income, and EV Charging Station Income, showed positive income for the month.

Expense categories for utilities were \$71,649.88, which were (\$4,140.07) more than budgeted. The variance for water was \$48.02, while for electricity it was (\$4,188.09). The total utilities account is (\$104,921.77) over budget year-to-date. Other accounts also over budget included: Legal Fees, Licenses and Permits, Misc. Admin, Insurance, and LOC interest. All remaining accounts were under budget.

Item 1: With a unanimous vote of approval, the FMC membership approved the FMC June 2026 minutes.

Item 2: The FMC chairperson welcomed Sarah Kreger to the FMC table as a new member. Sarah attended 3 consecutive meetings prior to this meeting to qualify to become a member of the FMC. Sarah brings several years of meaningful experience as a former member of the BOD and a current member of the Foresight Committee.

Item 3: The SHUOA General Manager's Report for July 2026 delivered by Ms. Haight.

Item 4: A review of the financial statements. Members of the committee asked our Staff Accountant, Mr. Oliva, several questions for clarity.

Item 5: Issues for information and discussion based on the General Manager's Report. These eleven issues were:

1. Garage Repairs/Pool Pump Room Coating update –

Some good news during phase 4 was that fewer broken tension cables than were found during phases one and two. We will have to see what phase three (now the final phase before sealing and coating) brings.

As shared last month, a leak from the pool pump room caused minor damage to a resident's vehicle in the garage below. An investigation showed that water and cleaning solutions had penetrated the floor. To prevent future leaks, a waterproof urethane floor coating was installed. The approved cost by the General Manager was \$6,610.00 and the work commenced on Monday, July 6. Management said it was important to get the urethane floor coating installed ASAP to prevent any more mishaps. This coating should last until we need to once again renovate the pool.

2. **Garage Accident update** – This claim is expected to affect the Association's insurance renewal in the fall. Prior to the accident, projected premium increases were estimated at 9 – 14% with higher deductibles. Ms. Haight is awaiting updated guidance from the insurance broker. Our committee must remember these expenses will affect our 2026 and 2027 operating expenses. This was something we did not see coming, but it has been built into our budget planning process.

3. Collections Update – Of the 18 accounts in Collections as of the end of June, two accounts were paid in full earlier in July. Thus, currently, we have 16 unpaid accounts. Two account owners have established a payment plan with SHUOA. An additional two accounts are for deceased owners, and we await news from our lawyers on next steps. Of the remaining 12 accounts, nine have a court date set for September 29th, one account had a lien assigned, and two accounts are in foreclosure (one is a bank foreclosure and the other is a judicial foreclosure). Also, remember our courts are overloaded with claims which slow the process down.

4. The Foresight Committee update – No questions or clarifications.

5. 2027 Budget Process update – Everyone in the community is welcome to attend and witness the Reserve Budget process on Wednesday, August 12th and the Operating Budget process on Thursday, August 13th from 7:00 – 9:00 PM for each. The Budget Planning Committees have been meeting regularly to prepare for these meetings.

6. Reserve Study Level III Update – The committee must determine what the adequate funding level for 2027, 2028 and 2029 needs to be in anticipation of bidding the elevator replacement project in 2029 such that work will commence in 2030. Setting aside the required FHA reserve contribution of 15% of our total budget may be inadequate since ideally we need to set aside between 70-100% of the cost of elevator replacement by 2030. SHUOA cannot begin the saving process until we pay off the garage which will occur by June 2027. Then, we must immediately begin saving for the elevator installation.

7. Financial Oversight Committee update – Ms. Hubert reported this committee meets regularly to review potential budget variations and other financial matters. Ms. Haight sends a bi-weekly report to the BOD. All members of this committee (Elizabeth Hubert, Karen Johnson, Tim Oliva, Ty Haight, Courtney Pinnock) are on the Budget committees.

8. Cyber Insurance Claim update – We have had our first cyber insurance claims, each with a \$2,500.00 deductible. We anticipate these will alter our future rate, but knowing how frequently cyber-attacks are made, we are planning for two cyber claims per year going forward.

9. FHA Renewal update – Mr. Pinnock completed all the paperwork for the FHA Certification renewal and our application was approved. This is useful for SHUOA because we can accept FHA backed mortgagees, which keeps the pool of potential residents as large as possible. It also shows that SHUOA meets important fiscal benchmarks and maintains an excellent unit owner to renter ratio.

10. Irrigation system repairs information – No questions or clarifications.

11. Verizon Fios – Fiber Optic Installation update – Management will notify the community as more information is available.

Item 6: There were no new action items on the July agenda.

The chair closed the regular meeting and opened the forum to residents' questions, suggestions and solutions for how to improve the finances of our property.

Due to the Budget Meetings in August, **the next regular FMC meeting is scheduled for Wednesday, September 23, 2026, at 7 PM and will be a hybrid meeting.**

JoHannah Eklund, FMC Chair

TREASURER'S COMMENTARY

BY ELIZABETH HUBERT, TREASURER

Skyline House Unit Owners' Association – Treasurer's Report, July 20, 2026

I attended the FMC meeting as a liaison on July 20, 2026. As of that date, we had financial data for the month and for the year-to-date ending June 30, 2026.

Monthly:

Monthly Total Income Actual is \$9,950.39 over budget [\$565,273.43 actual and \$555,323.04 budgeted]. This positive amount is primarily due to: an increase in Interest Income \$5,090.91 over projected and an increase in In-Unit Maintenance Income \$4,290.77 over projected. All other income categories are essentially neutral.

Monthly Total Expenses Actual are over budget by (\$57,795.76) [\$591,336.89 actual and \$533,541.13 budgeted]. This negative amount is due to: Legal Fees (\$5668.08), Employment Advertising (\$3,137.96), In-Unit COGS (\$17,084.46), Utilities (\$4,140.07), and Contracts (\$16,479.93), some of which is due to billing timing, being significantly over budget. All other areas are essentially neutral.

Year-to-Date:

YTD Total Income is \$13,382.23 over budget [\$3,345,320.47 actual and \$3,331,938.25 budgeted]. This slightly positive amount is the result of: Legal Fees Recovered, Interest Income, Move-In/Refinance Income, EV Charging Income, and Miscellaneous Income all over performing with all other income categories neutral or negatively performing.

YTD Total Expenses are under budget by \$106,732.76. However, note that a reserve transfer was not made in February [see net income below], so this total includes the remainder of that amount. Payroll, thus payroll taxes and benefits, continue to be less than budgeted by \$92.6k. Additionally, Maintenance and Supplies are also under budget. Administrative costs are somewhat over budget at (\$13,176.95), primarily due to increased Legal Fee expenses. A key area of note continues to be Utilities which are now over budget by (\$104,921.77). This amount is a difference of \$4,140.07 over last month's variance, which is the smallest of 2026 to date.

Electricity continues to be the main driver of this overage. With warmer months here, our bill increased, but it was within the updated FY 2026 projection. Our next water bill, due to arrive in late July, will reflect the cost of refilling the pool as well as the full running of the cooling towers and any additional water usage related to transitioning from one phase to another for the garage renovation project.

Net Income:

Monthly Net Income is (\$26,063.46), which is (\$47,845.37) less than budgeted. YTD Net Income is \$148,240.42, which is \$120,114.99 more than budgeted. The monthly variance is primarily due to a Feb. Reserve Replacement Contribution of \$33,348.33, which was the second of six. A third will be made in July.

Balance Sheet:

Total Assets are \$2.4 million. Total Liabilities are \$855 thousand. Total Equity is \$1.6 million, which includes Reserves, Members Equity and Current Net Income/(Loss). All totals are as expected for the month.

Informational:

1) SHUOA Potential Budget Variations Chart Notes

This month's chart has some key updates in the Reserve Expenses section:

- The 2025 Garage Project Budget and Actuals have been added for context.
- The FY 2026 Budget now has the Garage Consulting portion of the Garage Project added in as a separate line item.
- The FY 2026 Projection YTD for Garage Consulting has been updated to reflect new information from the consultants.
- FY 2027 Projected Budget for Garage Project Change Orders reflects the cost of the Post-tension Cable Repairs to date (through 3 of 4 phases) and the Pool Pump Room coating.
- As always, Operating and Reserve Actuals have been updated as warranted.

The implication of all of this is that Reserve Contributions will be used for the Garage Project through mid-year FY 2027, then will start accumulating toward the next large reserve project - elevator replacement. More information about this will be given at the August Reserve Budget meeting on the 12th.

2) Collections

	#	+/-	Balance Due	+/- \$
Owners in Legal	15	-3	\$186,794	(37,771)
Aged Account Owners (over 30 days)			\$109,399	(5,958)
Totals	140		\$296,193	\$19,255

For those in Legal, there are nine court dates set for September and one in October. One has a lien assigned, one has a lien filed, and two are in foreclosure processes. Point being we are making slow, but steady progress.

3): SHUOA Unit Distribution

Description	#	%
Percent Renter Occupied:	93	16.73%
Percent Owner Occupied: (includes vacant)	463	83.27%
Total Units:	556	100%

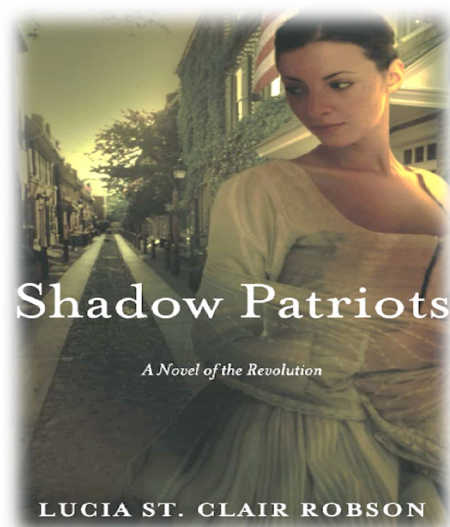
This is an increase of 28 owner occupied units in just over one year.

Elizabeth Hubert, Treasurer

It's summer reading time! Come join the SHUOA BOOK CLUB

Come join the SHUOA BOOK CLUB! It's Revolutionary War historical fiction season

Wednesday, August 19th at 7:00 p.m. in the West Party Room, Penthouse (P) floor



This month's book is *Shadow Patriots* about a young Quaker woman who becomes a spy by Lucia St. Clair Robson. Our September book will be *A Girl Called Samson* by Amy Harmon, based on the true story of Deborah Samson who fought in the Revolutionary War. Our final Revolutionary historical novel for October is *The British Are Coming* by Rick Atkinson.

Come for the book, stay for the camaraderie!

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 holidays, and from 1:00-5:00 p.m. on Saturdays, except holiday weekends. Come on by!

PHYSICAL PLANTS & OPERATIONS (PPOC)

BY NEIL SKLAR, COMMITTEE CHAIR

Meeting Summary Date: July 09, 2026, at 7:00PM

Location: West Penthouse Meeting Room / Zoom Meeting

The meeting started with The Reading of the Management Report by Tycia Haight. We read the monthly work order report for June 2026 which was a total of \$20,977.44.

The next item was the garage project update. Phase 4 seems to be winding down on time and the next phase, which is called Phase 3, will be starting sometime over the next 2 weeks or so. E-mail blasts will be going out about the removal of the charging stations for the new traffic patterns to follow during Phase 3. Also, e-mails will be going out about when cars can return to the garage that were affected by Phase 4. Finally, e-mails will explain when Lower A, B, C & D East Levels will have to move their cars to the garage across the street for Phase 3.

The next item discussed was the garage accident and the costs involved. We were waiting for final costs but a preliminary cost of approximately \$178,000 was mentioned.

The Pool Pump Room Floor was the next item discussed. This project, which is a special coating to the floor, was either started or just about to be started as of July 09. This coating is necessary to prevent leaks to the level below.

We then discussed the next foresight committee and budget meetings and any new items that might need to be added. The process of these 2 committees continues to progress.

We also discussed the replacement of numerous valves of the lawn sprinkler system and some leaks on the property. This work was completed by our irrigation company. Our building engineer – Greg Grimm and in-house maintenance staff were also doing some minor repairs to the system (sprinkler heads).

We then talked about two quality-of-life issues. 1) PPOC member, Bert, talked about how to clean terraces/balconies properly. He gave tips on how to accomplish this by using a vacuum, broom or wet mop. He emphasized how debris, water or cleaning solutions should not be poured or swept off the terraces. This is detrimental to your neighbors below your unit. [It was mentioned that there is a handout for proper balcony maintenance available in the management office along with other useful handouts for safely and courteously navigating life at Skyline House.] 2) Especially with a new traffic pattern coming, courtesy and patience in the garage is a must. One car on a ramp at a time.

The last item discussed was that Verizon will be doing the infrastructure upgrade to fiber optics. The date of this work has yet to be announced but once started it is projected to take 5 – 7 weeks.

There were no Action Items on the agenda.

We then took questions from people in attendance. The major item discussed was better signage to get information to all residents. We discussed putting signage in the elevators more frequently and the possibility of posting information on the video boards in the lobby and two mailbox areas.

I then closed the meeting.

Neil Sklar, PPOC Chair

ACTIVITIES COMMITTEE

BY ANNA TONG

After a rainy week of worry, on June 27th, under threatening skies, we had our summer pool party on the mezzanine! Along with delicious food and drinks and good company, the live music was a very nice touch, and several people even got up to dance! We had a wonderful turnout, with over 70 residents showing up for the event. Everyone was relieved that the weather cooperated, and we didn't have to move up to the West Party Room as a backup! We received lots of nice comments that it was a relaxing and fun time, and a good opportunity to get to know our neighbors. ***We hope you will join us for our end of summer gathering on Saturday, September 19th, 4:00-6:00 p.m.***

- ✚ The Craft Group continues to be well attended. They meet on first and third Thursday evenings in the West Penthouse Board meeting room.
- ✚ A Cultural Awareness Day is in the works for October. Three Chinese- American ladies will share their stories along with cooking demonstrations. Details to come.

Pool Party Expense for the month:

Our expense was \$767.77

Collected from residents: \$409.77

Net amount spent: \$358.00

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



Garage Project Transition!

Phase 4 Folks:

Those who have been parking across the street are free to return to their Skyline House garage parking spaces now.

Blue and Green Parking Permits must be returned to the Management Office or Front Desk by Tuesday, August 3rd.

Phase 3 Folks:

Lower A - spaces P337E-P375E

Lower B - spaces P411E-P448E

Lower C - spaces P485E-P522.5E

Lower D - spaces P559E-P598E

Tuesday, August 4 at 9:00 a.m. is the first day to pick-up your permit from the Management Office and begin relocating your vehicle to the garage across the street in area Six G-3. Directional maps are available.

Thursday, August 6th by 5:00 p.m. is the last day to obtain your permit from the Management Office.

Friday, August 7th at 5:00 p.m. your vehicle must be out of the Skyline House garage, or you risk it being towed at owner's expense.

If your vehicle is inoperable, you must arrange for its removal. The Skyline House garage clearance is 6'6".

Access/Egress: Briefly, it will be the usual East door for entrance and West door for exit. However, once Phase 3 begins all entrances and exits will be on the WEST side. One car on a ramp at a time and 5 mph for everyone's safety and well-being.

EV Charging: See info elsewhere in the newsletter.

Watch for email blasts and signage with further updates.

SHUOA ACTIVITIES

B-I-N-G-O!!

2nd Sunday of the Month | 7:00 p.m. | Skyline Plaza

Our neighbors at Skyline Plaza have invited Skyline House residents to join them for Bingo on the second Sunday of each month. Space is limited to **10 residents**, so be sure to sign up ahead of time at the Front Desk.

Bingo cards are **\$1 each**, and prizes will be gift bags, not cash.

Craft Group

The Craft Group meets on the first and third Thursday of each month at 7:00 p.m. in the West Meeting Room or Party Room, as scheduling dictates.

Crafts include: knitting, quilting, crocheting, painting (no wet paint, please), journaling, etc.

For more details contact Anna Tong by phone or text at 503-201-4768.



WHAT DO YOU KNOW ABOUT...? GARDENING CLUB

It takes a team of people: maintenance and housekeeping staff, landscape contractors and resident volunteers to keep our property and common areas appealing, inviting, accessible, and safe. Who are these resident volunteers? Members of our Gardening Club!



Recently, there was an article about creating thriving balcony gardens by Yvonne Porter, who also creates the beautiful floral arrangements you see in our lobby area. Neil and PJ Sklar spearheaded and completed the purchase of new pots and plants for the lobby with minimal SHUOA expense. Sometimes the work is inside, sometimes it is outdoors. These quiet, but impactful, acts benefit us all and contribute to our sense of community. If you would like to be a part of this type of community-based volunteering, contact Neil Sklar.



Senseless Vandalism

Three BB bullets were shot into three large plate glass windows along the east corridor making holes in the glass, which has to be replaced. This glass is expensive. Fortunately, given the type of bullet and the type of glass in the windows, the holes did not go all of the way through, and no one was injured. However, the reality is someone or several someones had to be on the Skyline House property to do this damage, most likely shooting from the pool deck or possibly from within the garage. This kind of senseless vandalism is very, very rare at Skyline House and we need to keep it that way. If you have any information that might be useful in identifying the culprit or culprits you may confidentially reach out to our General Manager, Tycia Haight.

Storage Units for Rent

Have you discovered that you have more pool toys, balcony furniture, camping gear, or just plain stuff than you can store in your residence or current storage unit? Well, there are some available units to rent in both the East and West storage areas. Please contact your Building Coordinator, Belinda for East or Gloria for West, for the cost and to sign up.





AUGUST 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1 1:00 PM – 5:00 PM Library is Open
2	3 6:00 PM-7:00 PM Library is open	4	5	6 Craft Group 7:00PM	7	8 1:00 PM – 5:00 PM Library is Open
9 <i>BINGO at Skyline Plaza</i> 6:45 PM (Sign up is required)	10 6:00 PM-7:00 PM Library is open	11	12 SHUOA Reserves Budget Meeting 7:00PM	13 SHUOA Operating Budget Meeting 7:00PM	14	15 1:00 PM – 5:00 PM Library is Open
16	17 6:00 PM-7:00 PM Library is open	18	19 SHUOA Book Club 7:00 PM	20 Craft Group 7:00PM	21	22 1:00 PM – 5:00 PM Library is Open
23	24 6:00 PM-7:00 PM Library is open FCPS 1 st day of School	25 Activities Committee Meeting 7:00PM	26	27	28	29

The Pool is Open! Let's Make It Safe and Fun for All!

The Skyline House Pool is now open! Before diving in, please stop by the Front Desk to pick up your pool passes and a copy of the pool rules.

Pool Hours

 **Monday – Friday**
11:00 a.m. – 8:00 p.m.

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

Guest Passes

 **Limit:** Up to 4 additional passes per unit

 **Weekdays:** \$2 per pass

 **Weekends & Holidays:** \$5 per pass



Food & Drinks

 Food and beverages are permitted **ONLY** in the picnic area on the Mezzanine.

 No food or drinks are allowed in the pool area.

Safety Rules for Children

Chaperone Requirements

Children **under age 12** must be accompanied by a qualified chaperone:

✓ Age 18 or older, OR

✓ Age 15 or older if they can demonstrate adequate swimming and supervision skills.

✚ **One (1) chaperone is required for every three (3) minor children.**

✚ Chaperones must remain in the pool area with the children at all times.

Pool Use Based on Age

VISIT WWW.SHUOA.ORG

Children Age 3 and Older

If a lifeguard determines that a child's swimming skills are not strong enough for the main pool, they may be directed to use the wading pool.

- ✓ A qualified chaperone must supervise them in the wading pool.

Children Age 2 and Younger

Children age two (2) and under are **not permitted in the main pool**, but may use the wading pool if:

- ✓ They wear non-permeable swim pants (such as Splashers)
- ✓ They are supervised at all times by a qualified chaperone

Diaper Policy

Regular cloth diapers and disposable diapers are **strictly prohibited** in both pools under all circumstances.

- ✓ Non-permeable swim pants (Splashers) are required for eligible children using the wading pool.

Pool Rules & Regulations Available

You can find the complete Pool Rules and Regulations:

- 📌 In the Pool Area
- 📌 Inside the Pool Restrooms
- 📌 Included with your Pool Passes

Enjoy the Summer!

Let's work together to keep the Skyline House Pool:

- 🧼 Clean
- 🛡️ Safe
- 😊 Fun and Enjoyable for Everyone



Have a wonderful summer at the pool!



 At **Crossroads Center** – Leesburg Pike & Crossroads Center Way) next to AT&T Store (the intersection of Crossroads Center Way and Moray Lane) there are four **evGo** chargers in a well lit area. Free parking.

 **Fairfax County** – Over 100 Level 2 public charging ports; track using the [ChargePoint](#) network.

 **Arlington County** – All Level 2 chargers; may also have to pay for parking via Park Mobile app depending upon location.

LOCATION	BRAND	# of Ports
Arlington Mill Community Center	ChargePoint	2
Aurora Hills Community Center	ChargePoint	4
Central Library	Blink	12
Courthouse Surface Parking Lot	Blink	6
Fairlington Community Center	ChargePoint	4
Irving Street Group Home	ChargePoint	1
Long Bridge Aquatics Center	ChargePoint	8
Lubber Run Community Center	Blink	8
Madison Community Center	ChargePoint	6

 At **Three Collective** behind (west side) Skyline 1 and 3 buildings (5201 and 5205 Leesburg Pike). Need a **Sema Connect** account. Free parking. However, they may be difficult to access as no one monitors how long cars park there.

BOARD OF DIRECTORS & COMMITTEES 2026-27

Position	Name	Unit	Email	Phone #	Term
PRESIDENT	Richard Porter	1005E	President@shuoa.org Rporter325@aol.com rhporter@gmail.com	(414) 870-0499	2027
VICE PRESIDENT	Scott Tonko	1711W	VPresident@shuoa.org		2029
TREASURER	Elizabeth Hubert	502E	Treasurer@shuoa.org	(720)841-3278	2029
SECRETARY	Linda Councill	1404W	Secretary@shuoa.org	(703) 217-5184	2028
DIRECTOR	Tasha Demps	1706W	Director2@shoua.org	(703) 278-8020	2027
DIRECTOR	Gregg Grimm	T008E	Gregg@shuoa.org	(703) 477-3656	2028
DIRECTOR	Karen Johnson	1511W	Director1@shuoa.org	(703) 379-0322	2027
COMMITTEE CHAIRS					
COMMITTEE	Name	Unit	Email	Phone Number	
COVENANTS	Bert Barrois	512E	Bert.Barrois@gmail.com		
FINANCIAL MGMT.	JoHannah Eklund	606E	johannaheklund@yahoo.com		
PHYSICAL PLANT & OPERATIONS	Neil Sklar	1002W	neilsklar167@gmail.com		
KIDS	Joe Rahall, Rima Magdaleu, and Iman Ali	802E & 1710W	skylinetoydonation@gmail.com		
FURNISHING & DESIGN	Yvonne Porter &	1005E	Shouadecor@gmail.com		
ACTIVITIES	Peggy Mohl		peggymohl@gmail.com		
BOOK CLUB	Joan Treistman	514E	schatzjmt@gmail.com		
BRIDGE CLUB					
GARDEN CLUB	Neil Sklar		neilsklar167@gmail.com		