

WELCOME TO SKYLINE HOUSE!

Join us for an informal chat with Maria Elena Schacknies, an OG 46-year unit owner with decades of SHUOA experience, who has helped shape our community.

- Meet your neighbors and learn how Skyline House operates as a self-managed homeowners association.
- Discover what makes our community unique and how you can take part.

Date: **Thursday, November 11, 2026**
Time: **7:00 PM**
Location: **West Party Room (P floor)**

Please RSVP at the Front Desk from Nov. 6th - 10th so we have a handout for you.

We look forward to welcoming you!

CONTENTS

SKYLINE HOUSE NEWS.....1
GENERAL MANAGER'S REPORT.....2
PRESIDENT'S NOTES.....4
FINANCIAL MANAGEMENT.....5
TREASURER'S REPORT.....7
PHYSICAL, PLANTS, & OPERATIONS.....9
ACTIVITIES COMMITTEE.....10
HOUSE CALENDAR.....15
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 or Building Link to find past issues!

GENERAL MANAGERS REPORT

BY TYCIA HAIGHT, GENERAL MANAGER

Garage Renovation:

- The regular garage renovations are moving forward as anticipated. We have not been alerted to any abnormalities during this phase.
- We continue to work on securing parking for March-July 2027 when the sandblasting, coating, sealing, and painting of the garage will be completed.

Garage Accident Repairs:

- The newly fabricated panels were installed on Saturday, October 10th. We have issued payment of $41,500.00 to SPS for the panel replacement and $4,350.00 for the Structural Oversight.
- To date, the total payments are $95,850.00 (including the $50K paid previously for the make-safe work) of the ~$180K received from insurance.
- The additional proposal for $46,700.00 submitted in July and shared with the Board will be updated by SPS for the amount approved by our insurance, $44,131.29. Once updated, it will be presented to President Porter for signature.
- The proposal is for the final work: the railing at the steps, concrete repairs, step repairs, brick at the retaining wall, and damage to conduit.

Verizon Infrastructure Upgrade:

- Verizon has not yet provided a make-up day for those who missed the fiber optic installation to their unit. This will be publicized via email and elevator signage once received.
- On Monday, October 26th, Verizon continued with repairs/updates in some of the residential corridors that needed repairs and/or the final connections from the disposal rooms.

Trash Chute Cleaning:

- West Building scheduled and completed on October 8th.
- East Building was scheduled for Oct. 22nd; however, it was postponed due to the East trash compactor motor breakdown. We are awaiting rescheduling from the vendor.
- Total cleaning cost will be just over $2,000.00.
- The East trash compactor motor needed an emergency repair in order to get the compactor running and to reopen the disposal rooms. The compactor was placed back in service late in the afternoon of October 22nd. We anticipate the repairs to the compactor to be ~$4,000.00.

2027 Phone System Update:

- Management is working with PPOC to determine the best plan of action for updating our phone system next year.
- A key question is whether or not we can do away with the intercom system for the units that are connected to it? Doing so will most likely cut the update cost in half, however, we want to make sure that our residents have the means to contact the front desk and vice versa, either by landline or a cell phone. More information will be provided at a later date.

Tree Pruning/Removal:

- An additional walk-through was conducted with our landscaper, DGM Courtney Pinnock, and PPOC Chair Neil Sklar. We are awaiting an updated proposal to determine next steps.

Deposits for Move In/Out and Deliveries:

- The refundable damage deposits we have been collecting for any damage sustained during moves and deliveries cannot be collected. This practice was put in place prior to my becoming GM, and unfortunately the VA Condominium Act does not allow us to collect this fee.
- We do have Rule 1. A, which states that an owner is responsible for damages to any common areas caused by them, their guests, tenants, invitees, etc. However, I am also in the process of drafting an elevator reservation document that must be signed and approved which states that any damage sustained as a result of the reservation will be billed directly to the unit owner. Stay tuned for further updates.

Collections:

- One unit owner brought their account current during the week of 10/12, including the acceleration of payments through the end of the year. This payment was just over $11K.
- I will be attending a trial as a witness at the end of the month for a board-approved judicial foreclosure. The Board has one collection matter to review in the executive session this evening.

2027 Draft Budgets – Action Item: Passed unanimously by the Board on 10/28/26

- The 2027 operating and reserve draft budgets are being recommended by FMC to the Board for approval tonight. [See specific information about this elsewhere in the newsletter.]
- I would like to extend my sincere thanks to our Staff Accountant, Tim Oliva, Treasurer Elizabeth Hubert, and our full Budget Team for the countless hours of hard work, dedication, and collaboration that went into preparing and developing the 2027 budgets. Your time, attention to detail, and commitment to this important process is truly appreciated. Developing a responsible and well-planned budget takes considerable effort, and your contributions play a vital role in supporting the financial stability and future needs of our community. Thank you all!

In-Unit Maintenance Charges – Action Item: Tabled by the Board on 10/28/26 pending a recommendation from PPOC

- The proposed in-unit maintenance charges increase for 2027 was approved by FMC at their meeting this month.

Due to the Thanksgiving holiday, the next Board meeting will be held on Wednesday, December 2, 2026, at 7:00 p.m.

Tycia Haight, General Manager



PRESIDENT'S NOTES

BY RICHARD PORTER, BOARD PRESIDENT



As we acclimate to autumn, I hope you are enjoying returning to school or your normal work schedule. At Skyline House we are winding up the budget for 2027 and working to bring our staffing levels up to normal.

The garage project is continuing as scheduled, with an anticipated finish date of summer 2027.

Based on information from management we are on track to meet our revised budget goals for 2026. This will put us in a good position to pay off this year's loan as budgeted for 2027.

We have had resident questions about the recent large police presence in the east building utility parking lot. A deceased person was found, not on our property but across the fence on the NOVA side. The deceased was not one of our residents. The police, while investigating, did not share much information with us. To be clear: the incident was unrelated to Skyline House and posed no direct problem for us. Some have asked why a general email wasn't sent out. It was management's decision that that was unnecessary given the tangential connection to our operations. Management informed the board; no board member sought broader broadcast.

As we approach Election Day, I encourage each of you eligible to vote to do so.

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 eighth meeting of the year 2026 on Monday, October 19, 2026.

Financial figures for the month of September 2026 are:

Total Income	$	548,089.63
Total Expense	$	580,842.61
Reserves Contributions*	$	233,441.52
Federal & State Income Tax	$	5,150.00
Net Income	$	(32,752.98)
Reserves Total	$	822,876.39

Note: The Year-to-Date budgeted Net Income was $6,274.49. Our Actual unaudited Net Year-to-Date Income was $44,617.21, which gives the association a Year-to-Date Variance of $38,342.72.

Reserves Total on Balance Sheet - $822,876.39

Note: Total Reserve Contributions Year-to-Date were $1,734,135.84, which should have been $1,800,834.21 leaving a variance of $66,698.37, which is the remaining balance of the Feb. reserve contribution.

See the Treasurer's Report for specifics on the variations in income and expenses.

The **first item** on the agenda was review and approval of the September 2026 FMC Minutes. There were no edits or corrections; the FMC membership approved the minutes unanimously.

The **second item** on the evening's agenda was a few words from the FMC Chairperson. Last month our committee presented the recommended 2027 draft proposed operating and reserve budgets.

The FMC sent the following recommendation to the Board of Directors to adopt the 2027 Operating Budget draft in the amount of $7,626,007.00, which includes:

a) A 2027 Reserve Contribution increase of 7% totaling $2,569,190.00.
b) An operating emergency/contingency fund of $62,500.00.
c) The payback of the $330,000.00 Line of Credit draw + interest.

This represents a 9.33% increase in the 2027 HOA fee assessment and a 5.25% line of credit payback assessment for a total 2027 increase of 14.58%.

SHUOA basically began working on the 2027 budgets early in the new year 2027. Due to considerable efforts by Tim Oliva, SHUOA Staff Accountant, and Elizabeth Hubert, SHUOA Treasurer, we have drafted a projected annual budget total and reserve modeling for 2026 – 2033. Tim and Elizabeth have laid out known capital projects with projected costs and cost increases along with scenarios for various contribution levels over the next seven years. This is a first step, as we have contracted DMA to complete a full reserve study which will begin early 2027 and be completed during the first quarter of the year 2027. This reserve study will provide us with more fine-tuned estimates for what our projected projects will cost over the next seven years. There will be differences between our current modeling and their report, but no huge surprises. We will need to have a mini reserve study update sometime between year one and year five, when we will be due for another full update. We can never take our foot off the pedal, but we now have a pedal in place to put our foot on.

The **third item** on this evening's agenda was the SHUOA General Manager's report for September 2026. Ms. Haight read her report. There were no questions from the committee.

The **fourth item** on this evening's agenda is a review of the financial statements. Individual FMC members asked several questions, which our SHUOA accountant, Mr. Tim Oliva, answered immediately.

The **fifth item** on this evening's agenda is contract updates. There were no additional contract updates.

The **sixth item** on this evening's agenda includes issues for information and discussion.
These eight issues are:

1) Garage Project – Informational – In addition to Ms. Haight's report, Neil Sklar, PPOC chairperson, updated the committee on what to expect starting in March 2027 when the garage will be half emptied, either East or West for 10 weeks each, to proceed with the interior walls and floor finishing. A key challenge will be that only ½ of each side of the ramps will be available for travel.

2) Garage Accident Damage – Informational – The outside work was completed on October 10th, right on schedule.

3) Tree Pruning/Removal – Update – Neil shared the tree pruning/removal he and Courtney are working on with our landscaper. Remember, before the September storm, we did not have so many obvious, damaged trees.

4) Verizon Fiber Optic installation – Update – Verizon only enters our home if the resident allows the update to extend into their unit. Make up dates for installation for those residents who missed theirs have not yet been announced.

5) 2027 Phone System – Informational – A discussion on a new phone system has been postponed until we have more information.

6) Financial Oversight Committee – Update – Elizabeth gave an update on any new oversight information for the remainder of the year. We are on track to take the remainder of the projected Line of Credit draw sometime in November.

7) Trash Chute Deep Cleaning – Informational – See GM report.

8) Proposed In-Unit Maintenance Price List increase for 2027 – Approval needed.

The **final item** on the agenda was a vote on the proposed In-Unit Price List Increase for 2027. A motion was made and seconded; the committee unanimously voted to recommend the proposed In-Unit Maintenance Price List Increase for 2027 to the Board of Directors without changes.

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

The next FMC meeting is scheduled for **Wednesday, November 18, 2026 at 7:00 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, October 28, 2026

I attended the FMC meeting as Board liaison on October 19th, 2026. As of that date, we had financial data for the month and for the year-to-date ending September 30th, 2026. We are ¾ of the way through our fiscal year.

Monthly:
Monthly Total Income Actual is ($7,233.41) under budget [$548,089.63 actual and $555,323.04 budgeted]. This negative amount is primarily due to lower than expected in In-Unit Maintenance income and a decrease in Interest Income. All other income categories are essentially neutral.

Monthly Total Expenses Actual are over budget by $36,487.25 [$580,842.61 actual and $544,355.36 budgeted]. Payroll, Benefits and Supplies continue to be under budget while Legal Fees, Maintenance and Contracts (specifically Trash Removal) are over budget. All other areas, including utilities, are essentially neutral or as expected.

Year-to-Date:
YTD Total Income is $28,433.93 over budget [$5,026,341.29 actual and $4,997,907.36 budgeted]. This positive amount is the result of: Legal Fees Recovered, Interest Income, Move-In/Refinance Income, and Miscellaneous Income all over performing with all other income categories neutral or negatively performing.

YTD Total Expenses are under budget by $9,908.79. However, note that a reserve transfer was not made in February [see net income below], so this total includes the remainder of that amount, which is decreasing as expected. Payroll, thus payroll taxes and benefits, continue to be less than budgeted by ~$131k. Additionally, Maintenance and Supplies are also under budget. Administrative and Contracts costs are over budget at ($39,971.60) and ($25,680.28) respectively. Administration overages are primarily due to increased Legal Fee expenses while Contract overages are due to Trash and Security expenses.

A key area of note continues to be Utilities which are now over budget by ($138,725.87). This is a net increase of only $277.20 from last month. This small difference not only indicates some stabilizing of our utility expenses, which is anticipated in autumn, but the improvement in projections by our staff accountant, Tim Oliva. The next quarterly water & sewer bill will be coming in at the end of October and will include a sewer rate increase for the remainder of 2026 and three quarters of 2027. Both electricity and water are within range of the updated FY 2026 projections and continue to be closely monitored.

Net Income:
YTD net income is $44,617.21, which is $38,342.72 more than budgeted. The positive variance is primarily due to the remainder of the Feb. Reserve Replacement Contribution. Five of the six "repayments" have been made as scheduled. Now is the time that management will be determining what amount of an additional line of credit (LOC) draw will be needed to see the budget through to the end of the year. Based on current projections, a total of ~$326k of the $330k projected in the spring will be needed.

Balance Sheet:
Total Assets are ~$2.367 million. Total Liabilities are ~$880 thousand. Total Equity is ~$1.487 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 no significant changes.

- As of 09/21/26, the Projected FY26 Additional Expenses are $322.6k, which indicates that the estimated LOC draw of $330k remains accurate.
- As always, Operating and Reserve Actuals have been updated as warranted.

2) Collections

	#	+/-	Balance Due	+/-$
Owners in Legal	18	+2	$212,425	($715)
Aged Account Owners (over 30 days)			$105,312	$24,567
Totals			$317,737	$23,852

Two accounts have been resolved: one owner paid $11.6k, and the other was a foreclosure write-off per our lawyers' recommendation and Board approval. Of the cases that went to court recently, several unit owners contested and now have trial dates set in 2027. Others agreed to their judgment and SHUOA awaits payment. Several cases are in process with our lawyers. Two-unit owners received new demand letters: one to an owner who pays sporadically, and the other to a unit owner's estate.

3): **SHUOA Unit Distribution**
This information will be updated next month.

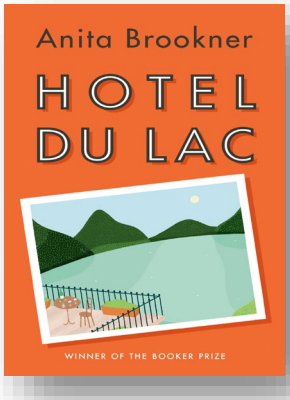
Respectfully submitted to the Board by
Elizabeth Hubert, SHUOA Treasurer



BOOK CLUB!

Come join the SHUOA BOOK CLUB! It's time for our cozy reading season.

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



"In the novel that won her the Booker Prize and established her international reputation, Anita Brookner finds a new vocabulary for framing the eternal question, 'Why love?'"

Come for the book, stay for the camaraderie!

Library News
It is with sadness that we announce the recent death of our neighbor and librarian, Carol Cataldo. Carol was a long-time resident who developed many friendships here in addition to shepherding and organizing the library. She is missed.

The library needs a new librarian. Someone who is working or has worked in a library would be ideal. However, simply being a lover of books who is a good organizer is sufficient. We have a person, Susan Grady, who volunteers to be in the library when it is open, so you would have some assistance. If you are interested, or know someone who might be, please reach out to
Tycia Haight, General Manager, tycia@shuoa.org.

In the meantime, you can still 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 & OPPERATIONS (PPOC)

BY NEIL SKLAR, COMMITTEE CHAIR

PPOC Meeting Summary from Thursday, Oct. 8, 2026

The Work Order Report for Sept. 2026 was $8986.54.

The Management Report dated Oct. 08, 2026, was then read the main items discussed were as follows:

Garage Project Update:
This last phase of the garage project construction has been going smoothly with an expected completion between the last week of November and the first week of December as long as any unforeseen issues do not pop up. The shot blasting of surfaces, coating/membrane install, painting of garage, rails and numbering of spots will start up in March 2027 with an expected completion sometime in July 2027. More information will be coming into this as we get closer.

Garage Accident Update:
The new panels have been installed, and it went very smoothly.

Verizon Infrastructure Upgrade:
See Management Report

Tree Pruning & Removal:
Another walk around was done by the Landscaper, Courtney and myself. We identified some additional places where trees needed to be pruned and/or removed. The initial quote that was given to management was not detailed enough and lacked some of the items we talked about. We are awaiting the landscaper's new quote. The landscaper was on property recently doing the usual maintenance and trimmed many of the bushes that we talked about on the walk around.

Security Issues with Deliveries:
Some smaller delivery companies have been leaving packages in the Mailbox areas. They are sneaking in by the entrance door near the West Mailboxes, bypassing our front desk and possibly gaining entrance from our recycling areas. Many residents have been very nice and have brought these packages to the front desk so they can be put into the package delivery system. In a few cases they have been stolen.

Food deliveries have also been left in the mailbox areas. Please make sure your unit number is stated on your orders, so they are delivered correctly. We would like to emphasize to all residents that letting in people you do not know through any door poses a security risk to all residents. All deliveries must go through the front desk.

I came up with a possible solution for walking past our front desk without checking in. I gave diagrams of my idea to the committee. Tasha also found out some additional information on how Building Link might help the front desk as well. We hope to get additional information on this as well. We are looking for more ideas from all residents so we can further discuss the security issues and hopefully implement something in the near future to give all residents a better sense of security.

Action Items:

1. In Unit Maintenance Proposal - **tabled** due to a lack of a quorum; we will take this up at the November meeting.

2. Elimination of the Intercom System - **tabled** for gathering of more information.
It was my opinion that voting on the elimination of the intercom system was premature. Firstly, I feel we need to receive 3 or more quotes for the new phone system that we are considering for the building so we can determine the actual savings we will receive by the elimination of the intercoms. And secondly, it is likely that features in Building Link will play a large part in the elimination of the intercom system. Skyline Plaza utilizes Building Link/Phone Numbers to be in touch with their residents. We will have to look into any additional costs for Building Link Add-Ons if we eliminate the intercoms.

Questions were then taken from residents on zoom and present at the meeting.

The next PPOC meeting is scheduled for **Thursday Nov. 12 at 7:00PM** in the West Meeting Room, Penthouse floor

Neil Sklar, PPOC Chair

ACTIVITIES COMMITTEE

BY PEGGY MOHL

The next event will be a Calligraphy Class on November 5th. Sign-ups have been robust, so we expect this event to be full. Participants will receive free materials to continue calligraphy after the class. We may schedule another class in the new year.

The planning for the Holiday Party is in full swing. Some committee members are going to restaurants to taste different dishes. They will choose the entrees, which will include Halal and vegetarian options. In addition to the food, the committee will purchase drinks, table decorations, desserts and hire a duo to provide music throughout the dinner. The Holiday Party is SHUOA's biggest event of the year. We could use some additional people willing to assist us with set-up and clean-up on the 12th.

The Activities Committee incurred no new expenses in October. Year-to-date expenses remain at $875.09.

The committee received several ideas from residents for future events including:
*A cooking class
*Billiards tournament
*Trips to museums
*Walking on outdoor trails
*Another welcome chat and more.
We will include some of these ideas for events in 2027. The committee is always willing to consider new ideas.

The next meeting of the Activities Committee will be Tuesday, November 17th at 7:00PM in the West Meeting Room (P floor).

Peggy Mohl, on behalf of the Activities Committee

MARK YOUR CALENDARS!

NOVEMBER 2026 | COMMUNITY ACTIVITIES

THU 05	Calligraphy Class	7:00 PM
WED 11	Welcome Chat	7:00 PM
THU 12	PPOC Meeting / Craft Group	7:00 PM
TUE 17	Activities Committee Meeting	7:00 PM
WED 18	FMC Meeting	7:00 PM
THU 19	Book Club	7:00 PM

THANKSGIVING OFFICE CLOSURE • November 26–27 (Thursday & Friday)

DECEMBER 2026 | HOLIDAY CELEBRATIONS

WED 02	Board Meeting	7:00 PM
SAT 12	★ SKYLINE HOUSE HOLIDAY PARTY ★	6–9:00 PM
WED 16	Book Club	7:00 PM

CHRISTMAS HOLIDAY OFFICE HOURS

Thursday, December 24: Office closes at 2:00 PM. Reopens Tuesday, December 29, at regular business hours.

DECEMBER MEETING UPDATE

No PPOC or FMC meetings this month. The Activities Committee will meet as needed for holiday party preparations.

Autumn and Winter Safety



Even though we are experiencing exceptionally beautiful autumn weather now, we are changing our clocks on Nov. 1st. It will become dark earlier and earlier. Then, soon enough it will be colder and stormy too.

- Be a pedestrian aware driver!
  - Slow down, especially in our garage where people are walking to/from their cars.
  - Be aware of people using crosswalks in both directions and follow the traffic signals with extra care.
  - Be aware of bicyclists and scooter riders sharing the road.

- Be a safe walker!
  - Slow down and look around before crossing. Make eye contact with drivers so you know you are seen.
  - Wear bright and/or reflective clothing.
  - Use signaled crosswalks whenever possible.
  - Be aware of bicyclists and scooter riders sharing the sidewalk.

- Personal safety:
  - Residents are responsible for their personal safety during dark and/or poor weather, so proceed with caution especially if there is lots of water, snow, or ice.
  - In the event of snow, snow shovels will be available for loan to residents who park outside. You must provide a valid ID to check out a shovel.
  - Check that your battery operated flashlights or lanterns are working now, so they are ready if we lose power. To report or check on a power outage call Dominion Energy at 1-888-667-3000 or go online to https://outagemap.dominionenergy.com/.

SHUOA ACTIVITIES



Craft Group

The Craft Group will meet on Thursday, November 12th 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.



SHUOA 101: The 2027 BUDGET RECOMMENDATION for the OCTOBER 28th BOARD MEETING

Budget Recommendation:

The recommendation from the FMC is that the Board adopt the 2027 Operating Budget draft in the amount of $7,626,007.00, which includes:

a) A 2027 Reserve Contribution increase of 7% totaling $2,569,190.00.
b) An operating emergency/contingency fund of $62,500.00.
c) The payback of the $330,000.00 Line of Credit draw + interest.

This represents a 9.33% increase in the 2027 HOA fee assessment and a 5.25% line of credit payback assessment for a total 2027 increase of 14.58%.

A motion to accept and approve the recommendation was made and seconded by board directors. It was unanimously approved by the five directors present.

Budget Notes:

• The 7% reserve contribution increase from operating income reflects the completion of the garage renovation project by mid-year 2027 as well completing needed current maintenance and repairs while building adequate reserve balances for future projects. This maintains the overall reserve contribution level of 2026 at 35%.
• The intention for the $62.5k operating emergency/contingency fund is to build it to a total $125k in 2028. Clearly, seeing if and how it is used may change this calculation.
• There was a more moderate increase in various insurance renewals than anticipated, which lowered the overall projected operating budget increase by about 2-3% for 2027.
• Payroll and related expenses are expected to remain essentially the same with a modest cost of living increase for staff of 3.5%.
• Legal fee spending will be higher (10% v. 6%) due to our on-going, focused effort on reducing the number of unit owners in collections and the amounts owed.
• Spending on routine maintenance, supplies, and utilities will increase in response to increases in costs due to persistent inflation and high fuel costs.
• This budget considers lessons learned from 2025 and 2026 budgets.
• A preliminary 2028 budget draft has been set up and will be updated as we close FY 2026 and start FY 2027.
• The complete line by line operating and reserve budgets can be found in the Building Link Library.

Payment Notes:

• Documents sent to unit owners will contain their new total monthly cost as well as the breakdown by tiers for the HOA fee increase and LOC payback assessments.
• Unit owners who use the ACH payment method will pay the combined monthly total of both assessments.
• Unit owners who do not use ACH for their payments will receive a coupon booklet in the mail. Those who want to pay the LOC payback assessment separately (i.e. lump sum or quarterly), may do so by the usual payment methods of check, bill pay, or debit/credit card.

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





WHAT DO YOU KNOW ABOUT…?:

Veterans Day

One of the amazing things about settling into Skyline House and getting to know some of our neighbors is discovering how many veterans from the various branches of service we have in our midst along with some active duty members as well. Thank you all for your service!

Originally proclaimed in 1919 as Armistice Day to honor WWI veterans by President Woodrow Wilson, the day commemorated the 1918 armistice between the Allied powers and Germany, which took effect at the 11th hour of the 11th day of the 11th month, which is why it continues to be on November 11th.

In 1954, the day was renamed Veterans Day by Congress and expanded by President Dwight Eisenhower, who was also a WWII General, to honor all American veterans—living and dead—across all wars and eras. In the U.S. it is a customary day to display or wear a U.S. flag. In the UK, Canada, Australia, France, and Belgium it is observed with two minutes of silence at 11 a.m. and the wearing of red poppies. (In the U.S., Red Poppy or Remembrance Day is celebrated on the Friday before Memorial Day in May, which specifically honors service members who died while serving in the military.)

President Eisenhower's words from his Veterans Day Proclamation ring as true today as they did in 1954… "On that day let us solemnly remember the sacrifices of all those who fought so valiantly, on the seas, in the air, and on foreign shores, to preserve our heritage of freedom, and let us reconsecrate ourselves to the task of promoting an enduring peace so that their efforts shall not have been in vain."



Delivery Issues Causing Problems



There are delivery people leaving packages on the counters near the mailboxes (East and, especially, West) as well as by the freight elevators rather than taking them to the Front Desk for logging in and notification. This causes the residents expecting the packages concern and extra time trying to figure out what happened. In addition to non-perishable purchases, people have been missing food, medications and items that need special care. Some packages have been stolen.

How to help:

- Do not just let delivery people in the West or Freight doors because it is easy or you are being nice. Direct them to the Lobby first. *Letting in people you don't personally know through unmonitored doors poses a security risk to all residents.*
- If you see a package on the counter near the mailboxes or by the freight elevator, take it to the Front Desk for processing. Let the staff person know where you found it.
- When ordering, add special instructions that the package must be delivered to the Front Desk (the address there is 3711 S. George Mason Dr.).
- If you have other ideas, contact PPOC chair, Neil Sklar at neilsklar167@gmail.com.

"Neighborism": Neighbors Intentionally Being Neighbors

Our digital, "always on" era along with lingering post-pandemic isolation has shown many of us that we actually need other people around us and that our proximity is a potent resource, a way of being seen and connected, and a vital aspect of being in community. Research by Robert J. Sampson, a sociologist, shows that neighborhoods function best when residents are loosely connected but willing to be alert to one another and to assist each other in small, but meaningful, ways.

This old idea has been given a new name – neighborism, which is intentional visibility and connection with those we live near. In light of some of the isolating realities at Skyline House that we are aware of: a not insignificant number of seniors living solo without nearby family, parents with babies and very young children, people with disabilities that limit their ability or capacity to get out and about, a growing number of young adult first time homeowners, an untold number of residents who work remotely, a few of us have been wondering how can we effectively manifest neighborism at Skyline House? What are some small but meaningful ways we can be present for each other?

Several years ago, our community had a model that worked well for many years: a volunteer role called "Good Neighbors," someone who was known to residents on that floor, who was aware of some of the particular circumstances that might be challenging during an emergency, who was aware of who might benefit from meeting another neighbor with a common interest or need. We are wondering if there are people here at Skyline House who'd be willing to revive and redefine this role for our current day? If you are interested, please email: Tycia Haight, tycia@shuoa.org, JoHannah Eklund, johannaheklund@yahoo.com, and Maria Elena Schacknies, cultura@att.net. They will create a list of those willing to consider it and set up a time to meet. Also, if you have any additional ideas, please share those with us!



NOVEMBER 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 6 PM – 7 PM Library Open	3	4	5 Calligraphy Class 7-8:30 pm	6	7
8	9 6 PM – 7 PM Library Open	10	11 Veteran's Day Welcome Chat! 7PM WPR	12 PPOC Meeting 7:00 PM- 8:0 PM	13	14 1:00 -5:00 PM Library is Open
15	16 6 PM – 7 PM Library Open	17 Activities Committee Meeting 7:00 PM	18 FMC Meeting 7:00 PM-8:00 PM	19 *Book Club Meeting 7 PM* 	20	21
22	23 6 PM – 7 PM Library Open	24	25	26 MANAGEMENT OFFICE CLOSED 	27	28
29	30 6 PM – 7 PM Library Open	DECEMBER 1	2 Board Meeting 7:00 M- 8:00 PM	3	4	5

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	Greg@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		
GARDEN CLUB	Neil Sklar		neilsklar167@gmail.com		