

# POTOMAC OVERLOOK

★ NATIONAL HARBOR ★

## The Uplands Homeowners Association, Inc. **Notice of 2024 Annual Meeting**

October 17, 2024

Dear Uplands HOA Homeowners,

In accordance with the By-Laws for the Uplands Homeowners Association (Uplands HOA), notice is hereby given that the Annual Meeting of the “Residential Unit Owners” (Owners) of Uplands HOA will be held on Tuesday, December 3, 2024, at 6:00 p.m. immediately following the regular Board of Directors meeting. The meetings will be held virtually, and homeowners can join the meetings using the following link or call information:

Link: <https://zoom.us/j/2316749465?pwd=Y3BXQTVyZENPMGZzTGvhwTRTWHEydz09>

Dial In: 301-715-8592

Meeting ID: 231 674 9465

Passcode: 312078

At this year’s Annual Meeting, there will be no election of Board Members since all 5 current Board members are serving 2 year terms that expire at the 2025 Annual Meeting. Enclosed is a meeting Agenda, minutes of the 2023 Annual meeting and a proxy form for quorum purposes. There is a 25% quorum requirement in the Bylaws. If quorum is not met at the December 3, 2024, annual meeting, then an additional meeting will be called. The members in attendance at the additional meeting shall be construed under the Maryland Homeowners Association Act § 11B-111 to meet quorum.

Thank you for your attention to this matter and I look forward to your participation at the upcoming Annual Meeting!

Sincerely,



Shireen Ambush, PCAM, CPM  
Community Manager

**THE UPLANDS HOMEOWNERS ASSOCIATION, INC.  
2024 ANNUAL MEETING**

**Tuesday, December 3, 2024  
6:00 p.m.**

**AGENDA**

- I. Call to Order
- II. Proof of Quorum
- III. Proof of Notice
- IV. Introductions
- V. Approval of 2023 Annual Meeting Minutes (Enclosed)
- VI. Report from the Board
- VII. Reports from Committees
- VIII. Open Forum
- IX. Adjournment

**THE UPLANDS HOMEOWNERS ASSOCIATION, INC.  
2023 ANNUAL MEETING**

**Wednesday, January 10, 2024  
6:00 p.m.**

**AGENDA**

**Board Members Present:**

Stuart Prince, President  
Ron Wagner, Vice President  
Karen Parlatore, Secretary/Treasurer  
Jerome Williams, Member-at-Large – PO 3  
Natasha Alfonso-Ahmed, Member-at-Large – PO 8

**Representatives of Management Present:**

Abaris Realty, Manager of The Uplands Homeowner’s Association, Inc: Shireen Ambush, Kaitlyn Ambush and Andrew Moorman

**Homeowners Present:**

|                 |                         |
|-----------------|-------------------------|
| Kelly Childress | Lauri Stevens           |
| Jeanette        | Alex Cole               |
| Michael Glazer  | Frank & Tomoko Everson  |
| Rebecca Wright  | Rony Garcia             |
| Malita Scott    | Del Woods               |
| Rick Schiller   | Butch                   |
| Gina Barr       | Michael Barr            |
| Angela Fortson  | Tyler Megahan           |
| Mari Spears     | Alex Farnsworth         |
| Doug Stern      | Roderick                |
| Dan Fuhrman     | Brett Carey             |
| Maradythe       | Juan Figgers            |
| Kevin           | Paul Washington         |
| Rose Matthews   | Joan Melendez           |
| Evelyn          | Sharon                  |
| Melvin Holmes   | Rony Garcia             |
| Aneka Gordon    | Hoggard                 |
| Princess Bola   | Nancy Whitfill          |
| Yvonne Glover   | Kelly Wortmann-Jabbusch |
| Glenn Moreton   | Fred Robinson           |
| David Bentley   | Roderick                |
| James Chesley   |                         |

- 1. CALL TO ORDER** – Stuart Prince, Board President, called The Uplands Homeowners’ Association Board of Directors’ Annual Meeting to order at 6:17pm. The meeting was held virtually.
- 2. PROOF OF QUORUM** – Quorum was met.
- 3. PROOF OF NOTICE** – Notice was received as required by the documents.
- 4. INTRODUCTIONS** – Board members Stuart Prince, Karen Parlatore, Natasha Alfonso-Ahmed and Jerome Williams each made brief introductions

5. **APPROVAL OF 2022 ANNUAL MEETING MINUTES** – Jerome Williams moved to approve the minutes. Stuart Prince seconded. The motion carried.
6. **REPORT FROM THE BOARD** – Stuart thanked his fellow board members, Abaris and the community for the progress that’s been made over the last year to include community policies passed, enhanced communication efforts and the completion of the Uplands HOA Reserve Study. Natasha thanked the community for their patience and support in working with the Board to help get things accomplished. She thanked Abaris Realty as well.
7. **REPORTS FROM COMMITTEES** - Nothing to report.
8. **ELECTION OF BOARD OF DIRECTORS FOR 2024-2025 (Results to be announced on January 11, 2024)** – As the documents require, 60 days after 75% of the total number of Residential Units of the Uplands HOA have been conveyed to the homeowners the Board of Directors shall consist of five (5) Directors elected by the Owners. Shireen explained that, since the election is being held electronically, residents have until midnight this evening to cast their votes. All results will be sent out Thursday, January 11 at 5pm. Each candidate had submitted a written statement about their candidacy and these write-ups are included with these Minutes. Shireen then opened the floor to the candidates to make their statements:
  - **Natasha Alfonso-Ahmed** – In addition to her written statement, Natasha said that she would like to engage more with board members of the individual POs to incorporate more feedback and work together as a community to help reduce costs, and to finalize reserve responsibilities.
  - **Kelly Childress** – Kelly spoke of the importance of working together and of his interest in reducing costs wherever possible and improving operations.
  - **Dan Fuhrman** – Dan spoke of his extensive experience in landscaping and contract management. He looks forward to serving the community if elected and to improving resident engagement and managing community expenses.
  - **Stephanie Majerus** – Not present
  - **Joan Melendez** – As president of PO IX East, she spoke of the importance of a PO Board member sitting on the Uplands Board. She is interested in financial transparency and working to reduce costs.
  - **Stuart Prince** – As the current Uplands HOA President, Stuart stated that he feels the Board has made much progress over the course of the last few years. He would like to stay on to help ensure a smooth transition for all and has no intent of continuing as President, if elected, but would look to fill a lower seat.
  - **Malitta Scott** – As President of PO IX, she feels it is important to have a voice on the Uplands Board. Her background focuses on effective operations, and she wants to use this to ensure a smooth and efficient operation of the community and to make smart, financial decisions.
  - **Ron Wagner** – As the Vice President, Residential of the Peterson Companies, Ron has worked on the National Harbor residential program since 2007. He has a strong knowledge and understanding of the overall community of Potomac Overlook, and hopes to be elected to help ensure a smooth transition to the homeowner-controlled Board.
  - **Paul Washington** – As President of PO VIII, Paul thinks there is value in having that voice on the Uplands Board. He looks forward to working with whoever is selected.
  - **Jerome Williams** – Jerome thanked the community for the opportunity to serve the homeowners on the Uplands Board up to now. He currently serves as the Vice President of PO III and hopes to be elected to continue the work he has been doing as Member at Large on the Uplands HOA Board of Directors.

Shireen Ambush then opened the floor for residents to ask questions of the candidates:

1. Princess Bola asked in what ways would candidates work to help reduce costs and improve amenities:
  - Joan Melendez – Wants to take a closer look at contracts. Suggested reducing trash pickup from 2 days/week to 1 day/week.
  - Natasha Alfonso-Ahmed – Spoke to the reserve studies and working with the Associations to take a closer look as many of the current costs in Association reserves are now included in Uplands’ reserves. Additionally, she wants to revisit the questionnaires that were previously sent out regarding site amenities.
  - Dan Fuhrman – Wants to look for opportunities to save money including ensuring that the individual POs are correctly reserving, looking at landscaping and carefully considering site amenities.
  - Jerome Williams – Wants to revitalize the process of committees advising the Uplands HOA Board, so that the Board can review both pros and cons with respect to contracts, repairs and maintenance, etc. He spoke on Uplands consolidating trash and landscaping to one umbrella to help lower costs. Management across the POs could become a unified structure to help lower costs.
  - Malitta Scott - Does not want to overpromise, but would work with the community to help beautify and come up with residential programs and incentives. She would utilize the current amenities so as not to increase costs. One example given was providing discounts for amenities at National Harbor - resident rewards and discounts.
  - Kelly Childress – He stated that reducing costs is the main reason he’s running. He wants to help lower dues and help to eliminate/optimize layers between Associations and Uplands.
  
2. Todd Zimmerman asked how each candidate would fix the barren landscaping in some of the common areas:
  - Malitta Scott - Scrutinize and focus on the RFP process, and perform a thorough due diligence going through the process. Holding contractor accountable to the contract.
  - Dan Fuhrman – Identify who is responsible for what and work carefully to ensure proper maintenance and replacement.
  - Natasha Alfonso-Ahmed – She was involved in re-writing the RFP, and what we’ve learned over the last 2 years is that the current contractor is the least expensive. She suggested re-engaging the Open Space Committee to help provide feedback and suggestions as to the current conditions, create a budget line item for plant replacement and determine which sections would go first for plant replacement; or put the onus on the individual POs.
  - Joan Melendez – She would come up with a clear delineation of responsibility of landscaping between Uplands and the POs, and determine the underlying cause of dying plant material.
  - Jerome Williams – We need to prepare an overall landscaping plan for the community. Additionally, we need to reinstate the committee structure, which would help with routine inspections.
  
3. Rose Matthews voiced frustration over the quality of landscaping downtown at National Harbor compared to that of Potomac Overlook. She felt Potomac Overlook should be more consistent with that of National Harbor.

## **9. OPEN FORUM**

Lauri Stevens asked what the procedure will be for the Board transition to the Residents. She has concerns regarding the large dog park. Stuart Prince explained that new members would be announced tomorrow and it would now be a homeowner majority Board, rather than a Developer majority Board. The current Manager is staying in place and residents will continue to use the same email address and website to submit issues at the HOA level. Princess Bola wished all candidates luck and said she hoped the residents’ voices would be heard. Juan Figgers wanted to know what the current policy is for residents who walk

their dogs off leash. He cited an aggressive dog that is always off leash. Shireen advised him to contact Animal Control as the county has the authority to deem the pet a public threat and/or nuisance. Joan Melendez commented that the dog park is not dog friendly due to current landscaping conditions. Gina Barr stated that she would love to see storm drain markers as she witnessed people throwing trash and liquids down the drains. She mentioned DOE lists on their website how to obtain markers. Additionally, she asked Dan Fuhrman to speak to Complete Landscaping about some issues with their employee behavior on site.

**10. ADJOURNMENT** – There being no further business to discuss Jerome Williams moved to adjourn the meeting. Karen Parlatore seconded. The motion carried and the meeting was adjourned at 7:20pm

**THE UPLANDS HOMEOWNERS ASSOCIATION, INC.**  
**2024 ANNUAL MEETING**  
**Tuesday, December 3, 2024**  
**6:00 p.m.**  
**PROXY FOR QUORUM PURPOSES**

I/We, the undersigned hereby appoint \_\_\_\_\_ as Proxy, and hereby authorize him or her to represent me appurtenant to Address(s) \_\_\_\_\_ at the virtual Annual Meeting of the Uplands Homeowners Association to be held on December 3, 2024 at 6:00 P.M., or any adjournment thereof. In the event that a quorum is not reached on December 3, 2024 this proxy shall be valid for the subsequent Annual Meeting. This Proxy shall be exercisable for the purpose of establishing a Quorum.

ACKNOWLEDGEMENT: I/We hereby acknowledge that I/We own \_\_\_\_\_ of the Uplands Homeowners Association and have executed the foregoing Proxy by virtue of such ownership in accordance with the provisions of the By-Laws of the Association.

**TO BE VALID, AT LEAST ONE OWNER OF RECORD MUST SIGN AND DATE**

Homeowner Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

**INSTRUCTIONS ON SUBMISSION OF PROXY**

- 1) Advance Delivery: Must be received by **no later than 5:00 p.m. on December 3, 2024**, by either method below:
  - (a) **mail or deliver to:** Shireen Ambush, Community Manager, Abaris Real Estate Management, 7811 Montrose Road, #110, Potomac MD 20854; or
  - (b) **email** completed proxy (e.g., as a PDF or digital image attachment to: [sambush@abarisrealty.com](mailto:sambush@abarisrealty.com))