



Potomac Overlook

Uplands HOA

Spring 2025 Newsletter

Dear Neighbors, we're thrilled to announce the release of the very first issue of the Potomac Overlook community newsletter!

This new quarterly publication is designed to keep you informed, engaged, and connected. Inside, you'll find updates from the Uplands HOA Board, the Abaris Real Estate Management team, and Developer (the Peterson Companies); upcoming events; helpful tips; and highlights from around the neighborhood. It's a great way to stay in the loop and celebrate all the wonderful things happening in our community. We hope you enjoy reading it as much as we've enjoyed putting it together. Be sure to check it out—and let us know if you have ideas or contributions for future editions!

Uplands HOA Board of Directors:

Jerome Williams - President
Natasha Alfonso-Ahmed - Vice President
Dan Fuhrman -Treasure
Stuart Prince - Member at Large
Ron Wagner - Member at Large



Easter Event



Thank you to everyone who came out for the Easter Event on April 12, it was a great success! We had over 30 children attend and participate in the egg hunt. Many also took pics with the Easter Bunny. The Community Engagement Committee did a terrific job putting this event together!



Next up is the Cinco de Mayo Salsa Jazz Concert on May 3, 2025.
[Click here for more information!](#)

DEVELOPER UPDATE

National Harbor was conceived as a vibrant mixed-use community along the shores of the Potomac River. Our townhome community, Potomac Overlook, is a major component of the developer's vision for National Harbor.

All development in National Harbor, including our community, is subject to the National Harbor Community Declaration, which established the National Harbor Owners Association (the "NHOA") when it was recorded almost twenty years ago. The NHOA provides support and a number of services throughout National Harbor including road maintenance on certain public and private roads, landscaping, security in the downtown area, snow removal and event programming. Within our community, the NHOA maintains two of our major streets, Waterfront Street and American Way, as well as Central Park.

The first two townhouse sections (PO 1 and 2) in Potomac Overlook, which consist of 91 homes, were constructed between 2011 and 2012. After their successful launch, the developer decided to continue the townhome program and formed the Uplands HOA to create contracting efficiencies in landscaping, trash removal, and common area maintenance for the future sections. The Uplands HOA is an umbrella homeowners association that currently includes nine Sub Associations (PO 3-10) in Potomac Overlook, all of which are condominium associations consisting of townhouse-style condominium units. PO 1 and 2 are not serviced under the Uplands contracting services and therefore are not subject to the Uplands HOA rules and regulations. Although all the POs are not under the Uplands HOA, we are all part of one community, Potomac Overlook. About 420 homes have been completed and sold in Potomac Overlooks 3 – 10. Two additional sub-associations, Potomac Overlooks 11 and 12 with approximately 140 homes, are in the planning and development phases. Potomac Overlook will eventually contain about 650 homes, 560 of which will be under the Uplands HOA and 91 under POs 1 and 2.

MANAGEMENT UPDATE

Happy Spring! The Uplands HOA Board and the Abaris Real Estate Management team have been busy at work! Here are a few major accomplishments in 2024:

- As the community is maturing, the Board created various committees (Finance, Landscaping, Community Engagement), to encourage more homeowner participation and involvement in the decision making. The committees have been actively working in partnership with the Board and Abaris to improve our landscaping and provide fun events that bring our community together. The finance committee is in need of volunteers to help oversee the Uplands expenses.
- The Board formed the Council of Presidents, which meet quarterly to establish better communication, transparency and collaboration with all POs on Board decisions.
- All of the parking lots in Uplands HOA were restriped and restenciled for a fresh new look.
- Additional dog waste stations were installed and some were relocated to provide better coverage for all areas of the HOA.
- The Board engaged Strauss and Associates after reviewing competitive bids from independent auditing firms to conduct audits of the Uplands HOA financials for the past 3 years: 2022, 2023 and 2024. The audits are currently underway and will be made available to all Uplands HOA homeowners once they are finalized.
- The Board entered into a 36 month electricity contract with Constellation Energy to save on electricity utility costs to power our street lights and bollard lights throughout Uplands HOA.

MANAGEMENT UPDATE

In 2025, the Board and Abaris will focus on the following priorities:

- The Board and Abaris are soliciting bids for the trash and recycling removal services in preparation for the termination of our current contract at the end of this year. We are hopeful to see cost savings as a result of the change in providers.
- The Board will be interviewing several attorneys that specialize in Community Association law to decide on engaging one of them to serve as general legal counsel representation for Uplands HOA.
- The Board and Abaris are researching and soliciting proposals for upgrading the street lighting and bollard lighting to more energy efficient fixtures to save on maintenance and electricity costs. Some fixtures may be eligible for PEPCO rebates which will help to defray the initial up front replacement cost.
- The Landscaping Committee is working with the Board, Abaris and Complete Landscape to identify common areas in need of landscape enhancements.
- The Community Engagement Committee is actively organizing additional social events, including a summer concert series, to strengthen neighborhood connections and build a stronger sense of community.
- The Finance Committee will be working with the Board and Abaris in the next few months on the 2025 budget preparation as we continue to track the Uplands HOA finances following the successful collection of 100% of the special assessment previously levied.
- Routine inspections are conducted by the Abaris team to ensure that the common areas of the community are well kept and maintained. We encourage all residents to report any maintenance issues that need attention to: customercare@abarisrealty.com.
- The Board and Abaris are constantly looking for ways to enhance the community and we welcome resident feedback and [suggestions](#)!



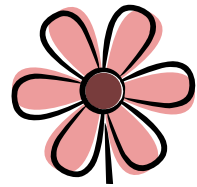
Shireen Ambush - President

Phone: 301-468-8919

Email: customercare@abarisrealty.com



Spring Landscaping



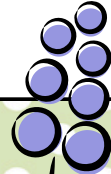
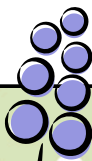
As we welcome the vibrant Spring season, our community is beginning to bloom. With flowers blossoming and trees showing their fresh green leaves, it is truly a delightful time for homeowners to enjoy the outdoors and appreciate the growth in our surroundings.

The Board of Directors has been diligently working to finalize landscaping guidelines for our individual POs and residents. These guidelines will provide clear directions on upgrading your landscaping, ensuring that our community remains aesthetically pleasing and environmentally friendly.

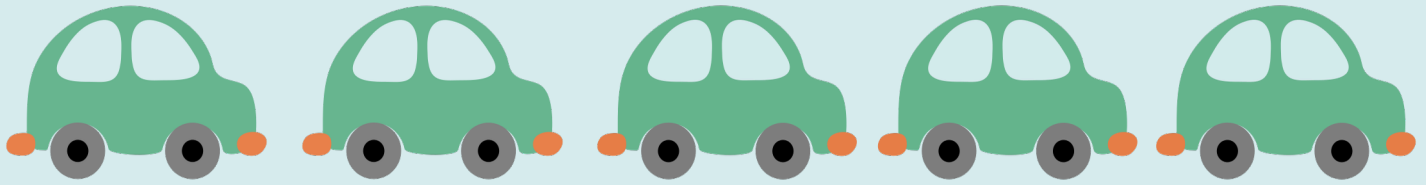
We would also like to remind all residents to be mindful of their dogs, especially in the limited common areas in front of the houses. These areas are for the exclusive use of the homeowner. It is important to respect these spaces to maintain their beauty and cleanliness. Please ensure your pets are on a leash and that you promptly pick up after them. Pets are not permitted in the limited common element areas in front of units not belonging to that resident.

If you are interested in gardening or landscaping or want to be more involved in community activities, we encourage you to volunteer for the Landscaping and Grounds Committee. Your participation will help us make informed decisions about how to use our HOA dues. Please contact your property manager at customercare@abarisrealty.com to volunteer.

Let's work together to make our community a beautiful and welcoming place for all. We look forward to seeing many of you join the Committee and contribute to creating a greener, more enjoyable environment.



Parking and Personal/Guest Vehicle Reminders



Complete parking policy can be found on the website by [clicking here](#).

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- Your dedicated parking spaces are in your garage and on your driveway.
 - You must park so that your vehicle is not impeding the flow of traffic or encroaching on the travel lanes outside of your driveway apron.
 - Surface spaces throughout the community are intended for short-term guests and visitors and service vehicles. For any guest parking for longer than a night, a long-term guest pass must be secured as referred to in the [parking policy](#).
 - Every resident is issued a Gate PIN code for food deliveries, Amazon deliveries etc. If you have misplaced your PIN code please let Abaris know at customercare@abarisrealty.com.
 - Owners are required to register their own vehicles or register vehicles on behalf of their tenants/renters.
 - Upon registering their vehicles, each household may be issued up to 4 resident parking stickers for their vehicles.
 - Each household that registers their vehicles will receive 2 visitor parking hangtags. The cost to replace any lost or stolen visitor hangtag is \$150.
 - Vehicles may not park in the same Authorized Permit Parking space for more than 2 consecutive days without special permission from Abaris.



The National Harbor Owners Association (NHOA) are excited to announce some “Coming Soons”!

Now open is Crimson Coward National Hot Chicken where Crab Cake Café used to be. Also just opened in the old Girlkin Lashes is Jewelry Experience.

In May, Crumbl Cookies, Jamba Juice, Cinnabon, Auntie Anne’s and Carvel are expected to open. illyCaffe will be taking over the old Miguel Wilson and Thread & Sole (Kinetics) space in late summer.

In August, gather your friends to make candles at Wigenton Candles. Also coming in late summer will be Live-K karaoke bar. Nan Xiang Xiao Long Bao, a national soup dumpling spot, is working on their design plans for the old Potomac Gourmet Market to open in 2026. Plus, The Walrus Oyster & Ale House National Harbor is in the midst of a \$1.7 million dollar renovation and is still serving lunch and dinner.

We have other things brewing, so stay tuned for more announcements!



Potomac Overlook

Uplands HOA

NEXT MEETING

The next meeting of the Uplands HOA Board of Directors is scheduled to take place on:

May 15, 2025, at 6:00 PM

All owners are welcome to attend! Please use the following information to participate in this virtually held meeting:

Link: [Zoom Meeting Link](#)

Dial-In Number: 301-715-8592

Meeting ID: 231 674 9465

