



## THE UPLANDS HOMEOWNERS ASSOCIATION, INC.

Draft Minutes

May 15, 2025

Uplands Homeowners Association Board of Directors Meeting

Held via Zoom

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### **Board Members Present:**

Dan Fuhrman, Treasurer

Natasha Alfonso-Ahmed, Vice President

Ron Wagner – Member at Large

### **Homeowners Present:**

Yvonne Somerville

Pam Bentley

Todd Zimmerman

Frank Everson

Bonnie

Denise Polk

Kevin

Pamela Graham

Deb Ellis

M. Scott

Robert Larino

Reese Brown

Joe Alexander

Fred Robinson

Wil Plummer

Marie

Audra D.

Mike G.

James Chesney

Paul Washington

Rich Foster

### **Representatives of Management Present:**

Abaris Realty: Shireen Ambush, Andrew Moorman

1. **Call to Order** –Natasha Alfonso-Ahmed, Vice President, called the meeting to order at 6:02 PM. The meeting was held virtually.
2. **Proof of Quorum** – Quorum was met as required by the documents.
3. **Proof of Notice** – Notice was received as required by the documents.
4. **Announce Virtual Meeting Protocols Format** – Natasha Alfonso-Ahmed read the virtual meeting protocols format.
5. **Homeowners Comments**
  - a. There was a question about how the transition from the developer will unfold and how homeowners can get more involved.
  - b. A resident noted that there was an umbrella cover in the tree located between 709 & 711 River Mist Dr.
  - c. There was a question about the frequency of grass trimming and whether the landscapers should be edging during each mowing.

- d. There was a question about whether proper navigation around roundabouts can be included in the next newsletter.
  - e. A resident reported an increase in clover mite sightings at their home and throughout the neighborhood.
- 6. Board/Abaris response to Homeowners Comments**
- a. Dan Fuhrman responded to the landscaping concerns noting that he met with the landscaper to address several complaints and confirmed that mowings are to be done weekly every Thursday, weather permitting.
  - b. The umbrella cover reported in the tree will be collected.
  - c. Ron Wagner explained the process for the developer transition and the turnover of the common areas to the Members. He also mentioned that they will be asking for community feedback in relation to amenity features for the large area in PO XII.
  - d. An excerpt regarding proper navigation around roundabouts will be included in the next newsletter.
  - e. Widespread pesticide for clover mite treatment cannot be put down. Owners should contact their own exterminating company to have them addressed.
- 7. Review and approval of February 20, 2025, Board Meeting Minutes.** Dan Fuhrman moved to approve the Minutes as read. Ron Wagner seconded. The motion carried.
- 8. Developer Update** – Ron Wagner reported that new homes were sold in Section 10. Section 11 was just paved and building will begin in early 2026.
- 9. Treasurer’s Report** – Dan Fuhrman provided the Treasurer’s Report based on the April 30, 2025 financial report prepared by Abaris. He also confirmed that each PO has paid the Special Assessment and that the HOA is in the process of receiving credits from WSSC for overbilling.
- 10. Finance Committee** – The Board appointed Becki Baker to the Committee.
- 11. Landscape Committee** – Dan Fuhrman reported that the Board has been frustrated with Complete Landscaping and that new protocols have been implemented for better quality control and communication with the landscapers. He also noted that a landscaping walkthrough was held with Complete Landscaping and that the pavilion will be repainted in the spring. The Board appointed Jennifer Sur to the Committee.
- 12. PO3 Landscaping enhancements** – Dan Fuhrman made a motion to approve two proposals from Complete Landscaping for landscaping enhancements to be completed in PO 3 for a total of \$3,300.00. Natasha Alfonso-Ahmed seconded. The motion carried.
- 13. Community Engagement Committee** – The Board appointed Deb Ellis, Denise Polk, and Pamela Graham to the Committee.
- 14. Legal Counsel Representation Proposals** – Three (3) proposals were received from law firms to provide general legal counsel representation. The HOA is currently engaged with Rees Broome and the Board agreed to stay with them for now.
- 15. Parking Enforcement** – Two complaints were recently received from PO 8 residents regarding vehicles parking in No Parking lanes. Ron Wagner confirmed that there are currently ongoing talks with PGRA discussing parking enforcement and hope to have an agreement with them by mid-June with parking enforcement procedures.
- 16. PO Presidents Council** – Next meeting for the PO Presidents Council will be on Tuesday, May 20, 2025.
- 17. Adjournment** - There being no further business to discuss, Natasha Alfonso-Ahmed moved to adjourn the meeting. Dan Fuhrman seconded. The motion carried and the meeting was adjourned at 7:30 PM.