



THE UPLANDS HOMEOWNERS ASSOCIATION, INC.

Approved Minutes

August 21, 2025

Uplands Homeowners Association Board of Directors Meeting

Held via Zoom

Board Members Present:

Jerome Williams, President

Dan Fuhrman, Treasurer

Natasha Alfonso-Ahmed, Vice President

Ron Wagner – Member at Large

Homeowners Present:

Kevin Massenburg

Crystal Tyson Bridges

Todd Zimmerman

Frank & Tomoko E.

Erica Davenport

Kavon Ward

Floyd Steele

Carla Knapp

Steven Barrow

Zinethia Clemmons Carter

Pamela Redmon

Billy Taylor

Karen Santiago

Will Plummer

Representatives of Management Present:

Abaris Realty: Shireen Ambush, Andrew Moorman

Other Attendees:

Julie Krachman, Adiscov LLC

- 1. Call to Order** –Jerome Williams, President, called the meeting to order at 6:03 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** – Jerome Williams read the virtual meeting protocols format.

5. **Approval of Agenda.** Dan Fuhrman moved to approve the agenda. Natasha Alfonso-Ahmed seconded. The motion carried.
6. **Review and approval of May 15, 2025 Board Meeting Minutes.** There being no questions Dan Fuhrman moved to approve the May 15, 2025 Meeting Minutes. Natasha Alfonso-Ahmed seconded. The motion carried.
7. **Developer Update – Peterson Companies**
 - a. Ron Wagner reported. Sales right now are pretty slow. The next phase will be Phase 11 – it has been paved, seeded and mulched. Some pedestrian connection paths will be added to the area. The next phase after that is Phase 12 at the top of American Way. It is conceptually designed for about 54 houses. There is about ½ acre available for amenity space. The developer plans to engage with the community and the Board to help with the design of the amenities. Ron is thinking Spring 2026 will be a good time for the Board to put the committee together.
8. **Treasurer’s report – Dan Fuhrman.** Revenue has been a little lower than projected due to the slower pace of sales but thanks to the lower water bills our expenses have also been lower. The 2026 budgeting process has begun. We expect an increase in landscaping costs and insurance.
 - a. **Landscape & Grounds Committee Update – Dan Fuhrman.** 2026 Landscape Maintenance/Snow Removal Proposals have been coming in. They will be reviewed and a recommendation will be prepared for the Board to review and approve. Dan reported on the LED project which has been approved. All of the metal halide lights will be replaced with LED lights which will save significantly with a two-three year return on investment. Peterson Companies is splitting the cost of \$32,000 with the Uplands. We are continuing to improve the irrigation system.
 - b. **Community Engagement Committee update – Natasha Alfonso-Ahmed.** \$2,000 was budgeted for Uplands’ events including an Easter Egg Hunt and a concert series. 3 events are remaining – a happy hour on September 12 at a venue to be determined, a Harvest Festival and the tree lighting event. The summer 2025 newsletter was published and sent out to all homeowners. Natasha asked for community members to let us know if they might like to be spotlighted in the next newsletter.
9. **Items for Board Discussion/Vote:**
 - a. 2025 Audit & Tax Preparations Proposal – Ron Wagner moved to approve the 2025 Audit & Tax Preparation Proposal. Natasha Alfonso-Ahmed seconded. The motion carried.
 - b. Entrance Cameras Inquiry – Ron Wagner reported that, at the request of the Prince Georges Police Department, the developer is looking at a tag reader/video camera at the Waterfront Street gate & the American Way gate. The tag information would go to the Prince Georges Police Department. The video would be a live feed to the National Harbor security office.
 - c. Master Insurance Policy Renewal – Dan Fuhrman moved to approve the Master Insurance Policy Renewal. Natasha Alfonso-Ahmed seconded. The motion carried.
 - d. Ratification of email votes – Dan Fuhrman moved to ratify our Legal Counsel Representation, our LED Upgrade Proposals, and our Trash/Recycling Collection proposal which had all been approved through an email vote. Natasha Alfonso-Ahmed seconded. The motion carried.
 - e. Agreement with Revenue Authority Discussion – Jerome reported that the Uplands has transferred this discussion to our lawyers.
10. **Homeowners Comments – 20 Minute Maximum**
 - a. A homeowner asked about controlling pedestrian access to the property.

- b. Todd Zimmerman – asked about parking enforcement to relay to PO 8. Todd also asked about the ivy wall.
- c. Frank & Tomoko Everson – had a question about the Board of Directors Meeting protocol
- d. A homeowner had questions about the common space
- e. A homeowner would like more information on the slowdown of sales and amenities and is looking forward to the Minutes. She is also interested in amenities in the newer areas of the development.
- f. A homeowner had questions about the manned gate and the license plate readers
- g. A homeowner asked if the HOA pays for painting and roofing for individual homes.
- h. A homeowner had questions about merging the individual POS and asked about plans for other amenities.

11. Board/Abaris response to Homeowners Comments

- a. The Uplands community was never intended to be gated. The parking enforcement policy is being looked at with the Revenue Authority and our attorneys.
- b. The ivy wall is a responsibility of Peterson Companies. Ron Wagner reported that steps are being taken to improve the wall. Dan Fuhrman added that we are looking at improving irrigation.
- c. Shireen Ambush explained that the Uplands HOA is governed by the laws of the state of Maryland. While the laws of the state of Maryland require that Board Meetings are open to all homeowners they also require that all official actions are taken after they are approved by a Board of Directors vote. All official actions are taken after analysis and research by the property manager and the Board. The Uplands is the master association of Pos 3 – 9 and as new POs are added they are added to the master association. Questions about individual homes etc. need to be discussed with the individual PO Boards. The Uplands covers maintenance of the common areas and HOA wide items like trash and landscaping. All of the documents governing the Uplands HOA including approved Board Meeting and Annual Meeting minutes are available on our website - <https://uplandsnh.com/hoa/>
- d. Ron Wagner reported that PO 12 will have a half acre available for amenities and there will be a committee formed so homeowners can to offer suggestions. There will be an additional dogpark added to the northeast side of the project.
- e. Ron Wagner explained that the National Harbor waterfront area has several tag readers that will contact the police department if the tag shows it is stolen or if that vehicle has been involved in a crime. The Prince Georges Police Department asked for additional security in the Uplands. The developer will be pay to install the readers and then the NHOA will be covering the maintenance.
- f. The developer and the builder are sharing the costs of the gate attendant.
- g. Individual homeowners need to consult their documents to determine who maintains the components of their units. PO 3 -12 are condominium associations with different rules than homeowner associations. It was explained how Maryland law governed the structure of the Uplands. Jerome also explained that Dan Fuhrman and the Landscape and Grounds committee have been cutting costs wherever possible.
- h. Ron Wagner reported that the developer is working hard to try to get a grocery store at National Harbor but right now the development is not large enough.

12. 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 7:20.