



Potomac Overlook

Uplands HOA

2025 Winter Newsletter

From your Uplands Board of Directors
Thank you for your trust, engagement, and partnership over the past two years.

As we approach the end of another year, we would like to take a moment to reflect on all that our community has accomplished together and to express our heartfelt gratitude to each of you. This marks the end of the current Board's term, and as we prepare for our annual meeting and board elections on November 20, we want to thank you—the residents—for your trust, engagement, and partnership.

We would like to extend special recognition to the members of our Landscaping and Open Space, and Community Engagement Committees. Your time, expertise, and dedication have been invaluable. From keeping our shared spaces beautiful and well-maintained to organizing events that bring neighbors together, your contributions have enriched our community in meaningful ways.

Despite the challenges we've faced, including the impact of a difficult economic climate that has touched many households, our community has continued to demonstrate resilience, compassion, and unity. Neighbors have supported neighbors, and together we have worked to keep our community strong.

Looking ahead, exciting plans are in store for 2026. The developer will begin work on the final phase of our community, which includes the design and construction of a tot lot in the common area. Residents will have the opportunity to participate in shaping this new space by joining a Design Committee that will collaborate with the developer on the type and design of the playground equipment. This committee will also explore additional outdoor amenities for residents of all ages, ensuring the area reflects the diverse needs and interests of our community. More information on how to get involved will be shared in the spring/summer of 2026.

Continued



Abaris Real Estate Management
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From your Uplands Board of Directors

Thank you for your trust, engagement, and partnership over the past two years.

2025 Accomplishments

In 2025, the Board worked diligently to continue improving the community, managing expenses effectively, and enhancing communication to foster greater engagement and responsiveness throughout the community. These accomplishments were made possible by the dedication of our volunteer Board, Committees, and residents. Some of the key 2025 accomplishments include:

- Quarterly meetings with Potomac Overlook HOA Presidents to encourage collaboration
- Regular community events for all ages and interests
- Community newsletters aimed to keep residents informed
- Selection of new landscaping and trash contractors starting in January 2026
- Regular engagement with the National Harbor Owner's Association to improve notice of major events
- Regular contact with the Prince George's County Police Department to enhance security
- Replacement of all high-energy-use bulbs with efficient LED lights in the street and sidewalk lights to cut our energy costs by around 50%
- Irrigation upgrades and efficient timer programming to reduce our irrigation water use
- Oversight of the landscaper to enhance our open spaces

Wishing you all a peaceful holiday season and a hopeful start to the new year.



Uplands HOA Board of Directors:
Jerome Williams - President
Natasha Alfonso-Ahmed - Vice President
Dan Fuhrman -Treasurer
Stuart Prince - Secretary
Ron Wagner - Member at Large



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Fall FESTIVAL

HIGHLIGHTS

What a perfect fall day we had for our first annual Fall Festival! The sunshine, crisp autumn air, and colorful leaves set the stage for a truly special community celebration.

We want to thank our Community Engagement Committee for their leadership and coordination. These events wouldn't be possible without their enthusiastic support and unwavering energy and spirit. We also want to thank our amazing neighbors, volunteers and business supporters who helped make the event such a success. Your enthusiasm, generosity, and teamwork helped create a fun, family-centered event that truly reflected the spirit of Potomac Overlook. From the excitement of the kids' bounce house and piñata to the creative face painting, craft activity and our spirited costume contests for both kids and adults, it was a joy to see so many smiles and festive costumes. The music and festive décor created a welcoming space for everyone to gather. Thank you to those who participated in the house decorating challenge - your creativity brought the fall season to life in our community!

We're so grateful for your participation, enthusiasm, and community spirit. Events like this remind us what a wonderful community we live in. Thank you again for being part of the fun, and we look forward to creating more wonderful experiences together! If you'd like to get involved in planning future events or volunteering we'd love to have you!

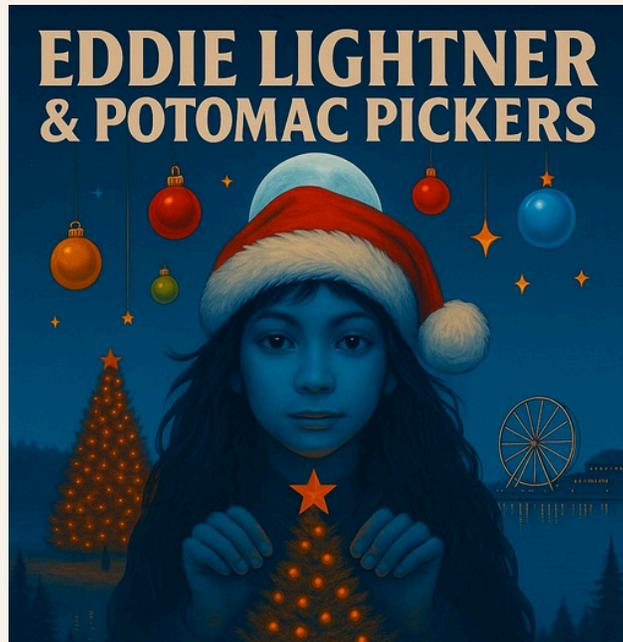


SAVE THE DATE

Tree Lighting



Celebrate the season with friends and neighbors at our community's annual Tree Lighting. Enjoy festive treats, hot cocoa and live music by our very own neighbor, Eddie Lightner, and the Potomac Pickers.



6 DECEMBER 2025, 5-7 PM

[RSVP HERE BY 11/29](#)

DEVELOPER UPDATE

Construction continues as planned at Potomac Overlook. About 529 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.

On the Waterfront we are welcoming some exciting new neighbors. Just opened is [The Yard Milkshake Bar](#), (185 Waterfront St.,) in 1,917 sq. ft. The Yard is a wildly popular milk shake chain that originated in Gulf Shores, Alabama and was featured on the TV show Shark Tank. The National Harbor location is owned by a Veteran. [Build-A-Bear](#) has relocated to 181 Waterfront Street in a newly designed 1,125 sq. ft. store. Bombay Street Food owners extended their footprint by opening another concept in National Harbor called [Crimson Coward Nashville Hot Chicken](#). The 1,753 sq. ft restaurant is located at 140 National Plaza

[Live-K](#), a karaoke club and bar has signed a lease for 12,154 sq. ft at 137 National Plaza and will have its largest location at National Harbor with 25 private karaoke rooms. In addition to nightlife, this venue will feature family friendly entertainment during the day, including birthday party packages. There will be a weekend brunch available. It is scheduled to open mid 2025.

DEVELOPER UPDATE

The [Walrus Oyster & Ale House](#), one of SRG Concepts' restaurants, is celebrating 10 years at National Harbor. The restaurant has just extended its lease (6,706 sq. ft.) for another 10 years and is undergoing a major renovation. The \$1.7 million remodel started with a kitchen upgrade and the remaining work will commence in January 2025 with a new exterior and interior redesign.

These new members of our community join 60 other food establishments, specialty boutiques and shops, gourmet stores, entertainment venues and national brands in the Waterfront District at National Harbor.

As we approach the holidays, please keep an eye out for package thieves and report them to PGPD Lt. Charles Perry, Commander, National Harbor, at 240-695-4451 or 911.

For more information on National Harbor, visit www.NationalHarbor.com.

Business Spotlight

Thank You to Our Community Partners!

We'd like to extend a heartfelt thank you to the Harbor businesses listed below for their generous donations to our Fall Festival's silent auction, which helped raise funds for future community events.. We're grateful for their partnership and commitment to supporting our neighborhood!



The Corinto Gallery,
Owner Josue Martinez –
Washington
Commanders Limited
Edition Poster



Community Love Hub,
Owner Prynce Hall –
Red Baseball Cap
(Community Love Hub)



Hyatt Place National
Harbor, General
Manager Ted
Fleurimond – One-Night
Stay voucher



Cole Stevens Salon,
Owner Diane Stevens –
Luxury Hair Care
Package



Sip and Develop,
Owner/CEO Rashon
Robinson –
Photography Session
for Two



Wigenton Candle Co.,
Owners Michael &
Stephanie Wigenton –
National Harbor Travel
Candle



HARBOR
WINES®

Harbor Wines,
Owner/Operator
Cristina Tufts – 2 Bottles
of Amazing Harbor
Wines

Please support our neighborhood businesses!

Parking and Personal/Guest Vehicle Reminders



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

-
- 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.

UPLANDS HOA

BOARD OF DIRECTORS

PRESIDENT

✉ jerome.uplandshoa@gmail.com

JEROME WILLIAMS

Jerome Williams serves on the Uplands HOA Board of Directors (BoDO) in the position of President. A resident of PO III since 2017, prior to his Uplands HOA role, Jerome served on the POIII BoD from 2017 - 2023 in various positions.

VICE PRESIDENT

✉ nalfonso.pohoaboard@gmail.com

NATASHA ALFONSO-AHMED

Natasha is the Vice President of the Uplands HOA Board of Directors and serves as liaison to the Communications and Engagement Committee. She has lived at National Harbor for seven years, in PO8. In addition to overseeing the HOA's budget and planning for community events, Natasha leads quarterly meetings with the Council of Presidents to ensure open communication and coordination between the Uplands and PO Boards. Natasha is an urban planner/designer for Arlington County and an avid seasonal decorator. She is passionate about design and creating spaces that bring people together.

TREASURER

✉ dan.fuhrman@me.com

DAN FUHRMAN

Dan is the Treasurer of the Uplands HOA Board of Directors and serves as liaison to the Landscaping and Open Space Committee. He has lived at National Harbor for five years, in PO5. In addition to overseeing the HOA's finances, Dan regularly works in the community and with our landscapers to ensure the irrigation is working properly and plants are thriving. Dan is an Executive Coach and owns Enotis Coaching, a coaching and strategy consulting firm. He also serves in the U.S. Army Reserve. He is passionate about water conservation, fiscal soundness, and leadership development.

SECRETARY

✉ sprince@petersoncos.com

STUART PRINCE

Stuart S. Prince serves as Senior Managing Director, Residential for Peterson Companies, where he has been since 2005. Stuart oversees all aspects of the Company's multifamily and residential lot development projects, which includes nearly twenty projects and over 5,500 housing units in Maryland, D.C., and Virginia. He has been involved in many different capacities at National Harbor over the last twenty years, including design, development, construction, and association management. Prior to his 20 years at Peterson Companies, Stuart was an associate at the law firm, Latham & Watkins LLP.

AT LARGE

✉ rwagner@petersoncos.com

RON WAGNER

Ron Wagner serves as the Vice President, Residential for Peterson Companies, where he has been since 2003. Ron has been involved in land development for nearly 40 years, having worked on dozens of projects in the DMV. Ron started at National Harbor in 2007 and has performed a variety of development duties on many different projects and initiatives. He has been part of the Potomac Overlook Community development team since its inception in late 2009, and a member of the Uplands Association Board representing the Declarant since 2012.



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Uplands HOA

UPCOMING MEETINGS

The next **Uplands HOA Board of Director's meeting** will be held on **November 20, 2025, at 6:00 PM**. The **Annual Meeting** is scheduled to take place immediately after the Board of Director's meeting.

The Annual Meeting is when the five (5) Board of Directors are elected to serve. Nominations from the following have been received for this year's election: Natasha Alfonso-Ahmed, Daniel Fuhrman, Stuart Prince, Yvonne Somerville and Ron Wagner.

Secure voting is done electronically, [please click here for more information on how to vote!](#)

To participate in the Annual Meeting please use the following Zoom link or dial-in number:

Link: [Zoom Meeting Link](#)

Dial-In Number: 301-715-8592

Meeting ID: 231 674 9465

HARBOR PERKS NEWSLETTER

November 2025

Crumbl Cookies Giveaway

Enter by Dec. 1st

The holiday season is here, and so are the delicious seasonal flavors! Enter for a chance to win a \$50 gift card to the new Crumbl at National Harbor! BONUS: Share what new retailer/restaurant you're most excited to visit for (2) extra entries.



Head to the app to RSVP & learn more!



Nightly Tree Lighting Show | Nov. 8th - Dec. 31st
Watch the 60-ft tree come to life alongside a holiday medley recorded by the U.S. Air Force Band each night from sunset - 9 PM. Plus, every Saturday there will be festive fireworks at 5:30 PM!



Cirque Italia | Nov. 7th - 17th
Dive into a circus adventure like no other and experience the magic of Cirque Italia's Water Circus show at the Plateau Lot. *Head to the app to purchase your tickets!*



ICE! at Gaylord National | Nov. 14th - Jan. 4th
Experience the holidays at ICE! featuring The Polar Express! Step into scenes from the movie, hand-carved from over 2 million pounds of ice. *Head to the app to purchase your tickets!*



Tanger Holiday Market | Nov. 15th from 3 - 7 PM
Make your holidays bright and join Tanger National Harbor for a holiday market with free festive fun for everyone. Learn more in the app!



Bobby McKey's Brunch Show | Nov. 16th at 12 PM
Join the D.C. area's one and only dueling piano bar for an unforgettable afternoon of live music. *Head to the app to purchase your tickets!*



Christmas Market and Holiday Craft Show Series | Saturdays & Sundays from Nov. 29th - Dec. 21st
Join us each weekend for an enchanting holiday experience with a rotating selection of talented artisans and crafters, along with holiday desserts.



Shop Small Saturday | Nov. 29th from 11 AM - 4 PM
Make a purchase at any Waterfront District shop or the brand new Christmas Market & Holiday Craft Show and receive a free parking voucher. *Learn more in the app!*



Holiday Movies on the Potomac | Nov. Dates
Join us on the Plaza to watch these classics!

- Nov. 16th | The Polar Express
- Nov. 23rd | The Grinch (2018)
- Nov. 30th | Elf

Featured Perks

Water Taxi | City Cruises
15% Off

The Yard Milkshake Bar
10% Off

Bombay Street Food
BOGO Free Entrees

MGM Spa & Salon
15% Off Mon. & Thurs.



Download the app using Access Code: **20746**

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