



Potomac Overlook

Uplands HOA

2026 Spring Newsletter

From your Uplands Board of Directors

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

Spring is here, and with it comes a renewed sense of energy in our community. Warmer days, longer evenings, and blooming green spaces make this the perfect season to get outside, reconnect with neighbors, and enjoy everything our neighborhood has to offer. From community events to simple moments on a walk, there are plenty of ways to shake off winter and step into the season with a fresh outlook and a little extra joy.

As our community moves into its final phase of development, we're excited to share an opportunity for residents to help shape one of the new shared spaces coming to life, which will include a tot-lot. Residents will have the opportunity to participate in shaping this new space by joining a Design Committee that will collaborate with the developer and the Landscape and Grounds Committee on the type and design of the playground equipment.

The Design Committee will also explore additional outdoor amenities for residents of all ages, ensuring the area reflects the diverse needs and interests of our community. If you are interested in being a part of the Design Committee, please email customercare@abarisrealty.com by May 22nd, 2026, with your statement of interest. Initial meetings will be held during the summer (dates TBD) and the committee is expected to begin work in August.

Uplands HOA Board of Directors

Natasha Alfonso-Ahmed - President
Yvonne Sommerville - Vice President
Dan Fuhrman -Treasurer
Stuart Prince - Secretary
Ron Wagner - Member at Large

Abaris Real Estate Management

Phone: 301-468-8919

Email: customercare@abarisrealty.com





Spring Egg Hunt



Thank you to everyone who came out for the second annual Spring Egg Hunt on March 29. It was wonderful to meet our neighbors in the new pavilion on American Way!

Over 30 children attended and participated in the egg hunt and the fun lawn games. Many also took pics with the Easter Bunny. The Community Engagement Committee did a terrific job putting this event together! Thank you to Pam Graham for chairing this event!



Next up is the Community Happy Hour at the Flight Deck (Capital Wheel) on May 15, 2025. [Click here for more information!](#)

DEVELOPER UPDATE

Construction continues as planned at Potomac Overlook. About 520 townhomes 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 will be welcoming some exciting new neighbors. Due to open are [Nan Xiang Soup Dumplings](#), [The Ruxton](#), and [Falafel Inc.](#)

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

MANAGEMENT UPDATE

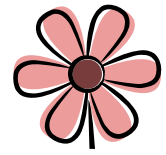
The Uplands HOA is currently having an independent engineering firm conduct a transition study which is an important step as the community moves from developer control to full homeowner control. This process includes an inspection of all Uplands HOA-owned common areas and ensures a smooth, well informed transition from the Developer.

Abaris Real Estate Management's physical office location has moved! The new address is 1101 Wootton Parkway, Suite 820, Rockville, MD 20852.





Spring Landscaping



Dig In! What to Know Before You Plant This Spring

We love seeing our community come alive this time of year! Spring is a wonderful time to add some color and improve the curb appeal of your home.

As you plan your garden, here are a few helpful things to keep in mind. The landscaped area in front of your home is known as a Limited Common Element ("LCE"). While this space is legally owned by your Potomac Overlook Condominium association (your "PO"), it is for your exclusive use and enjoyment. The Uplands HOA maintains the landscaping in that space, however, the standards and process for plant replacements and enhancements are governed by the governing documents and rules of your individual PO condominium association. The great news is that each PO has the flexibility to set its own planting policies.

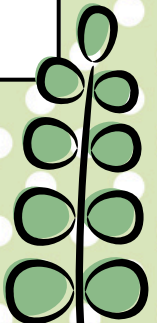
If you are thinking of replacing plants or enhancing the landscaped area in front of your home, the first step is to reach out to your PO. They'll be happy to point you in the right direction. We encourage POs and homeowners to maintain a similar landscaping theme in the community. [A list of suggested plants can be found here.](#)

Additionally, we highly recommend notifying the Uplands HOA before planting, so our irrigation contractor can verify the sprinklers will adequately water your new plants. If you maintain the general planting originally installed, the irrigation check and any adjustments are performed at no cost. If the planting is substantially different (e.g. adding plants where none were before), the Uplands irrigation contractor will provide a proposal for the necessary upgrades at the homeowner's expense.

Happy planting — we can't wait to see what you grow!

Questions and landscape guidance, contact your [PO community manager or Board.](#)

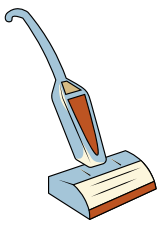
For pre-planting irrigation checks, contact the Uplands HOA at customer care@abarisrealty.com.



PAVILLION *UPDATE*

We're excited to share that the new pavilion on American Way will soon be outfitted with brand-new furniture. A few of the items are currently on back order, and we expect the full delivery to arrive in late June or early July. Once everything is in, we'll set up the space so residents can enjoy it all summer. Thank you for your patience as we put the finishing touches on this great new community amenity.





Spring Cleaning



Spring is the perfect time to give your home a fresh start. A quick declutter, a deep wipe down of high traffic areas and opening the windows for a burst of fresh air can make a big difference. As you tackle bigger clean out projects, please remember that bulk trash removal is available upon request through our community's contracted trash service, for a reduced fee. This is an easy, reliable way to dispose of large items while keeping our neighborhood looking its best. A little effort now sets the stage for an easier, brighter season ahead!

Bulk Trash Removal:

- Bulk Pick-ups are not included and must be coordinated and paid for by individual homeowners.
- Bulk items will be collected and priced per item based on size. All payments are paid by the individual to TRIPLE-R.

To request pick-up:

- Email a request for pickup to TRIPLERTRASH@gmail.com, or info@refuseremovalresults.com, or [fill out this form on their website](#).
- Don't forget to mention you live in Potomac Overlook to ensure you get the contracted price.



Parking and Personal/Guest Vehicle Reminders



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

The Uplands parking policy and enforcement procedures are currently under review, and residents can expect an update with more information soon.

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- Each owner/resident will register their vehicles with the Uplands HOA through the parking registration system created on the Uplands HOA website [by clicking here](#). Owners are required to register their own vehicles or register vehicles on behalf of their tenants/renters.
 - 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.
 - 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.
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UPLANDS HOA

BOARD OF DIRECTORS

PRESIDENT

✉ nalfonso.pohoaboard@gmail.com

NATASHA ALFONSO-AHMED

Natasha is the President of the Uplands HOA Board of Directors. She has lived at National Harbor for eight years, in PO8. 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.

VICE PRESIDENT

✉ yvonneuplands@yahoo.com

YVONNE SOMMERVILLE

Yvonne is the Vice President of the Uplands HOA Board of Directors and serves as liaison to the Communications and Engagement Committee and oversees the HOA's budget and planning for community events. She also serves as the Secretary for the PO5 HOA Board. Yvonne has lived at National Harbor for two years, in PO5. She just retired from the Federal Government with 40 years of service; four years were spent in the US Navy. She is passionate about making our community better by ensuring all residents have an opportunity to be included and assist in bringing events to the community that will foster fun and help with building friendship/relationships. She is addicted to fitness, which has led her to assisting others in reaching their fitness goals.

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 six 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.



Potomac Overlook

Uplands HOA

UPCOMING MEETINGS

The next **Uplands HOA Board of Director's meeting** will be held on **May 21, 2026, at 7:00 PM.**

To participate in Board meetings please use the following Zoom link or dial-in number:

Link: [Zoom Meeting Link](#)

Dial-In Number: 301-715-8592

Meeting ID: 531 163 1097

The remaining meetings in 2026 will be held on the following dates:

Thursday, August 20

Thursday, November 19

Meeting dates are subject to change and any changes will be announced.