

THE UPLANDS HOMEOWNERS ASSOCIATION, INC.
DRAFT MINUTES
BOARD OF DIRECTORS MEETING
February 19, 2026

Board Members Present:

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

Representatives of Management Present:

Abaris Realty, Andrew Moorman, Shireen Ambush

Other Attendees:

Julie Krachman, Adiscov LLC

Homeowners:

Deb Ellis	Will Plummer
Erica Pope	Bri and Zach
Kevin	Stephanie Majerus
Todd Zimmerman	Will Clark
Kavon W.	
Arianna K. Royster	

1. CALL TO ORDER – The meeting was called to order at 6:02 PM. The meeting was held virtually. Natasha introduced the attendees.
2. QUORUM – A majority of Board Members were present as required for quorum.
3. REVIEW AND APPROVAL OF MINUTES FROM THE NOVEMBER 20, 2025 BOARD MEETING – Dan Fuhrman moved to approve the minutes as read from the November 20, 2025 Board Meeting. Stuart Prince seconded. The motion carried.
4. REVIEW AND APPROVAL OF MINUTES FROM THE DECEMBER 2, 2025 ORGANIZATIONAL BOARD MEETING – Dan Fuhrman moved to approve the Minutes from the December 2, 2025 Organizational Board Meeting as read. Stuart Prince seconded. The motion carried.
5. ANNOUNCE VIRTUAL MEETING PROTOCOLS AND FORMAT – Natasha Alfonso-Ahmed reviewed the virtual meeting protocols and format.
6. APPROVAL OF MEETING AGENDA – Stuart Prince moved to approve the agenda. Dan Fuhrman seconded. The motion carried.
7. HOMEOWNER COMMENTS –
 - The holiday decorations were taken down late.
 - The traffic arms are broken a lot.

- There is an overflowing trash can
- The holiday decorations were complimented
- Some of the light fixtures are broken.
- The Gate on American Way is always broken
- The trash and recycling are being put into the same truck
- There have not been responses to some of the emails being sent
- A comment was made on the possible merger of PO1 and PO2 with the Uplands asking for further information
- A request was made to clean up the trash around the property. Is it possible to have a special clean-up.

8. BOARD/ABARIS RESPONSE TO HOMEOWNER COMMENTS

- The holiday decorations were taken down late because of the snow event. The lights are LED and there is very little electricity being used. This will not happen again. Bri and Zach were recognized for their design contribution.
- The traffic arms break away on purpose so that vehicles will not be damaged. They are broken by vehicles hitting them. Repairs are easily made in house unless the gate arm is completely damaged.
- Trash can on patio area on Winwood Way – there was a miscommunication on the location and this will be corrected.
- Lights on Waterford Way were broken by a vehicle hitting them. They are working on replacement.
- Management will look at the trash contractor to make sure that everything is properly picked up and will also look into the recycling being put into the trash truck. Management will report back to the Board on that. It was noted that the current contractor takes better care of the bins than the previous company.
- Management asked which email address was used for requests from the homeowner and will look into it.
- Management will look into a spring trash cleanup and get back to the homeowners.
- There has not yet been a review of the possible merger with PO1 and PO2. The Board of Directors will report on this after the review is complete.

9. PRESIDENTS REPORT

- Developer Transition Study is being conducted with the help of legal counsel
- The PO1 and 2 Uplands merger is being looked at.
- Economies of scale are being looked at
- The Board is working on updating the parking policy and additionally will be sharing the scope of work of the Prince Georges Revenue Authority.
- NHOA is planning to install security cameras at both American Way and Waterfront entrances
- A 4-way stop at the intersection of National Harbor Blvd. and Waterfront Street is being evaluated.
- Pedestrian crossings at traffic circles are also being evaluated for improvement
- The Board is following up with the Developer on a Landscape/Grounds punchlist.
- The Board will be naming open spaces with community input.
- Community Amenities are being reviewed and a Design Working Group under the Landscaping and Open Space Committee will be appointed.
- The Community Engagement Committee continues its work with a priority to increase homeowner participation as well as redesigning the newsletter and creating a welcome letter.
- The Board will continue to improve communications with the POs and with the National Harbor Owners Association.
- Board members will continue to attend the Public Safety Forums hosted by the PGC Police.

10. DEVELOPER UPDATE

- Ron Wagner reported that construction of new homes continues as planned. Development of additional lots is continuing. They are hoping to get the security cameras in by June at the 4 sections of gates.

11. FINANCIAL REPORT – Dan Fuhrman reported

12. LANDSCAPE AND OPEN SPACE COMMITTEE REPORT – Dan Fuhrman reported. He will be reporting and proposing several related motions in old/new business.

13. COMMUNITY ENGAGEMENT COMMITTEE REPORT – Yvonne Summerville reported

- Annual Spring Egg Hunt – March 28th
- Summer Concert Series – starting May 2nd
- Community Happy Hour – May 15th
- Fall Festival – October – TBD
- Volunteers are needed

14. OLD/NEW BUSINESS

- There is a proposal for tree pruning to be done on the property for \$3,600. After discussion Dan Fuhrman moved to approve the proposal. Natasha Alfonso-Ahmed seconded. The motion carried.
- There is a proposal to treat the scale on the crepe myrtle trees on property – there are 231 crepe myrtle in the community. The two services are \$10,395. Dan Fuhrman moved to approve. Stuart Prince seconded. The motion carried.
- There is a request to add scope to the snow removal services. Dan Fuhrman reported on the snow event and how it was addressed. Overall the Board and management are satisfied with how this highly unusual snow and ice event were handled. Dan Fuhrman moved that Uplands continue to clean the lead walks unless it is not feasible. Natasha Alfonso-Ahmed seconded. The motion carried. Shireen will let the homeowners know about their responsibilities during the snow.
- PO Merge Feasibility and Achieving Economies of Scale. Natasha Alfonso-Ahmed explained the possibilities for saving money through negotiating contracts with all of the POs together and achieving efficiencies. Dan Fuhrman said that a cost/benefit analysis could possibly be done by securing contracts from all of the POs for review and possibly working together. He also noted that each PO has different policies. Dan Fuhrman is concerned about who would manage the process to look at a possible merger and the fact that it could be very expensive. Stuart Prince added that unwinding a legal regime would be very expensive. He can share what information and knowledge that Peterson already has. Yvonne agrees that getting estimates for legal fees etc. and reviewing what Stuart has would be a first step. Shireen Ambush recommends that the Uplands gets an estimate on what a legal opinion would cost. She thinks that exploring economies of scale with insurance could be the biggest cost savings. Establishing MOUs would also be an avenue to take if a merger is not feasible. Dan Fuhrman moved that the Board review the documents from Peterson and any other documents and review to see the feasibility of a merger. Natasha Alfonso-Ahmed seconded. The motion carried. Natasha Alfonso-Ahmed will communicate with the PO presidents to get their insurance policies to help determine economies of scale.

15. Next meeting is May 21st at 7:00.

16. ADJOURNMENT - There being no further business Natasha Alfonso-Ahmed called for a motion to adjourn. Dan Fuhrman moved. Stuart Prince seconded. The meeting was adjourned at 7:30 PM.