



★ N A T I O N A L H A R B O R ★

THE UPLANDS HOMEOWNER'S ASSOCIATION

Notice of 2026 Annual Meeting

October 6, 2026

Dear Uplands HOA Homeowners,

In accordance with the By-Laws for the Uplands Homeowners Association (Uplands HOA), notice is hereby given that the Annual Meeting of the "Residential Unit Owners" (Owners) of Uplands HOA will be held on Monday, November 30, 2026, at 6:00 p.m. The meeting will be held virtually, and homeowners can join the meetings using the following link or call information:

Link: <https://abarisrealty.zoom.us/j/5311631097?pwd=K1ZxczFXUjZldldWWjJUaGtFdUxOUT09>

Dial In: 301 715 8592

Meeting ID: 531 163 1097

Passcode: 529175

At this year's Annual Meeting, there will be no election of Board Members since all 5 current Board members are serving 2 year terms that expire at the 2027 Annual Meeting. Enclosed is a meeting Agenda, minutes of the 2025 Annual meeting and a proxy form for quorum purposes. There is a 25% quorum requirement in the Bylaws. If quorum is not met at the upcoming Annual meeting, then an additional meeting will be called. The members in attendance at the additional meeting shall be construed under the Maryland Homeowners Association Act § 11B-111 to meet quorum.

Thank you for your attention to this matter and I look forward to your participation at the upcoming Annual Meeting!

Sincerely,

Andrew Moorman, CMCA, AMS
Community Manager

**THE UPLANDS HOMEOWNERS ASSOCIATION, INC.
2026 ANNUAL MEETING**

Monday, November 30, 2026

6:00 p.m.

AGENDA

- I. Call to Order
- II. Proof of Quorum
- III. Proof of Notice
- IV. Introductions
- V. Approval of 2025 Annual Meeting Minutes (Enclosed)
- VI. Financial Summary (enclosed)
- VII. Report from the Board
- VIII. Reports from Committees
- IX. Open Forum
- X. Adjournment



THE UPLANDS HOMEOWNERS ASSOCIATION, INC.

The Uplands Homeowners Association
2025 Annual Meeting Draft Minutes
November 20, 2025

Board Members Present:

Jerome Williams, President
Natasha Alfonso-Ahmed, Vice President
Dan Fuhrman, Treasurer
Stuart Prince, Secretary/Treasurer

Representatives of Management Present:

Abaris Realty, Manager of The Uplands Homeowner's Association, Inc: Shireen Ambush, and Andrew Moorman

Homeowners Present:

Wil Plummer	Yvonne Summerville
Brett & Melissa Carey	Todd Zimmerman
Deb Lynn	Tashi
Floyd	Keith
Bri & Zach	Deb E.
Frank & Tomoko	Jeanette
Kevin M.	Luis
Santiago "Chago" Ortiz	Marie Smith

Other Attendees:

Julie Krachman, Adiscov LLC

- I. Call to Order – Jerome called the meeting to order at 6:34
- II. Proof of Quorum – Quorum has been met
- III. Proof of Notice – Shireen Ambush reported that Two Notices were sent timely as required by the documents.
- IV. Introductions – Natasha Nalfonso-Ahmed introduced the Board.
- V. Approval of 2024 Annual Meeting Minutes – Jerome Williams moved to approve the minutes as read. Stuart Prince seconded. The motion carried.
- VI. Report from the Board – Highlights of 2025 included enhanced communication including a new newsletter, community events, and new landscaping and trash contractors as well as irrigation upgrades and replacement of lights with LED. Dan Fuhrman reported that Yvonne Summerville was helping with communication with the NHOA. Stuart Prince and the Board recognized Jerome Williams for his service to the Board and offered him good wishes as he is stepping down.
- VII. Floor Nominations for Board of Directors. Shireen Ambush reported on the election process. She opened the floor for any homeowners that might like to run for the Board of Directors. She explained that only the homeowners at the meeting would be allowed to vote. There being no nominations from the floor, the nominating process was closed. The voting is open until 11:59 tonight and results will be announced on November 21, 2025..

VIII. Open Forum

- a. A homeowner asked how to secure a new trash can. Shireen took his information and will contact him.
- b. A homeowner asked if both gates have access codes. They both do.
- c. A homeowner asked if the construction gates could be closed during the week during the holidays.
- d. A homeowner complimented the Board for their work keeping the assessments steady.

IX. Adjournment – There being no further business to discuss, Jerome Williams moved to adjourn the meeting. Stuart Prince seconded. The meeting adjourned at 6:53.

THE UPLANDS HOMEOWNERS ASSOCIATION, INC.
2026 ANNUAL MEETING
Monday, November 30, 2026
6:00 p.m.
PROXY FOR QUORUM PURPOSES

I/We, the undersigned hereby appoint _____ as Proxy, and hereby authorize him or her to represent me appurtenant to Address(s) _____ at the virtual Annual Meeting of the Uplands Homeowners Association to be held on November 30, 2026 at 6:00 P.M., or any adjournment thereof. In the event that a quorum is not reached on November 30, 2026, this proxy shall be valid for the subsequent Annual Meeting. This Proxy shall be exercisable for the purpose of establishing a Quorum.

ACKNOWLEDGEMENT: I/We hereby acknowledge that I/We own _____ of the Uplands Homeowners Association and have executed the foregoing Proxy by virtue of such ownership in accordance with the provisions of the By-Laws of the Association.

TO BE VALID, AT LEAST ONE OWNER OF RECORD MUST SIGN AND DATE

Homeowner Signature: _____

Print Name: _____ Date: _____

INSTRUCTIONS ON SUBMISSION OF PROXY

- 1) Advance Delivery: Must be received by **no later than 5:00 p.m. on November 30, 2026**, by either method below:
 - (a) **mail or deliver to:** Andrew Moorman, Community Manager, Abaris Real Estate Management, 1101 Wotton Parkway #820, Rockville, MD 20852; or
 - (b) **email** completed proxy (e.g., as a PDF or digital image attachment to: customer care@abarisrealty.com)

The Uplands HOA, Inc.

Summary of August 2026 Financial Report

Period ending August 31, 2026 | Prepared from the Abaris Real Estate Management package (interim, unaudited, modified cash basis)

Overview

The association ended August with \$520,491.77 in total cash, of which \$13,205.09 is operating cash and \$507,286.68 is held in reserve money market accounts. Both bank accounts reconcile to the books. There are no delinquent accounts, and five member condominiums have prepaid a combined \$41,497.27.

Key Figures at a Glance

Measure	Amount
Total cash on hand	\$520,491.77
Operating cash (NCB checking)	\$13,205.09
Reserve cash (Capital Bank + ICS)	\$507,286.68
Combined reserve balance incl. interest (equity)	\$541,036.42
Operating/contingency reserve (equity)	\$85,688.06
Year-to-date revenue	\$787,949.00
Year-to-date expenses	\$945,510.65
Year-to-date surplus/(deficit)	(\$157,561.65)
Total delinquency	\$0.00
Total prepayments	\$41,497.27

Operating Results

	Aug Actual	Aug Budget	YTD Actual	YTD Budget
Total income	105,250.63	101,217.42	787,949.00	812,239.36
Administrative	9,750.32	7,361.25	88,063.22	59,390.00
Utilities	91,316.79	46,750.00	416,641.55	374,000.00
Contracted services	20,806.83	20,673.50	260,788.24	200,388.00
Maintenance & repairs	20,164.14	11,437.50	90,650.56	91,500.00
Insurance, taxes, licenses	2,566.50	2,290.83	10,223.00	11,326.64
Reserve allocations	9,819.97	10,287.67	79,144.08	82,301.36
Total expense	154,424.55	98,800.75	945,510.65	818,906.00
Net surplus/(deficit)	(49,173.92)	2,416.67	(157,561.65)	(6,666.64)

Reserves and Equity

Equity account	12/31/2025	8/31/2026
Replacement reserve	426,325.98	486,203.46
Reserve interest earned	6,061.88	14,839.96
Reserve – retaining wall	31,881.00	39,993.00
Operating/contingency reserve	85,688.06	85,688.06
Initial capital contribution	21,115.20	21,115.20
Unappropriated members' equity	1,754.92	(122,477.33)
Total equity	572,827.04	525,362.35
