

Hello QL Neighbors,

Several disparate topics:

- Transition to new property management,
- Board election,
- Important dates upcoming, and finally
- Dogs in the neighborhood.

Transition - our new community manager

Our new company, effective October 1, is First Service Residential. They have engaged Teasa Johnson to be our new onsite property manager. While Teasa is experienced in both property management and association management, she will have to come up to speed on the First Service systems and the QLCUO back office. We are asking you, our community members, to hold off - if you can - coming in to meet Teasa until after October 14th to give her a chance to get her feet under her. Additionally, First Service will be hosting an evening event in early November for our community to come meet the new company, and get technology help or other assistance.

Transition - how do you reach the new property management?

Please continue to email office@queenslanding.org since that will be forwarded to First Service once they are active.

Transition - how to stop making payments to the old property manager?

**There have been two primary ways to effect the payment of your monthly QLCUO fees:**

- **PUSHING** the payment by instructing your bank to make automatic monthly payments, or
- authorizing Tidewater to **PULL** the payment from your bank each month.

**How do you know which you are using?**

- If you have to give your bank new instructions each year when the assessment fee level changes, then you are using the **PUSH** method.
- If you don't have to think about it and the new payment level is automatically withdrawn through an ACH, then you are using the **PULL** method.

**How do you turn off payments to Tidewater?**

- If you are using the **PUSH** method, you need to contact your bank and cancel the monthly payment you have authorized.
- If you are using the **PULL** method,

1. The outgoing property management company, Tidewater, says the bank accounts will be closed the last business day of September- there is no action required on owners' part to close out your financial relationship with Tidewater.
2. If you want an additional degree of security, you may complete the attached ACH cancellation form and either scan it and email to Tidewater or drop it off in the black mailbox at the Clubhouse. We'll scan it and forward to Tidewater.

#### Transition - how to make payments to the new management company?

I understand our new company will be sending instructions this week.

#### Board election

We are delighted to have a full slate of volunteers to join the QLCUO Board including a number of new faces. This is excellent news for the health of the community. The full slate of candidates will be emailed to the community next week. Now it is important for each of us to learn more about each candidate, and then to cast our votes. The first step is to attend the Meet the Candidates Forum, Thursday, September 26<sup>th</sup> at 7pm.

Important dates upcoming - login information found at <https://queenslanding.org/calendar/>

- **Social** Committee meeting, Wednesday, September 11th, 4:30, Chester Room
- **QLCUO Board** meeting, Monday, September 16th, 7:00pm
- **Landscape** Committee meeting, Thursday, September 19th, 5:30pm
- **Meet the Candidates Forum**, Thursday, September 26th, 7:00pm
- **Long Range Vision and Planning** Committee meeting, Wednesday, October 2nd, 5:30pm
- **Maintenance** Committee meeting, Monday October 7th, 9:00am
- **Covenants** Committee meeting, Monday, October 14th, 5:00pm
- **QLCUO ANNUAL MEETING, Tuesday, October 15th, 7:00pm**

#### Dogs in the neighborhood

We love them, they make us smile, and their enthusiasm is contagious. However, we are not a dog park and we do not allow for off-leash pets. Please pick up after your pet and keep it on leash. Thank you.

Be well,

Laurelle

[Laurelle Sheedy McCready](#)

President, Board of Directors

Queen's Landing Council of Unit Owners

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