



# The Lighthouse

Queen's Landing Community News • June 2024

## Our Queen's Landing Committees— Where the Work Gets Done

By Peggy Young

Have you ever noticed something in the community and said, "someone should do something about that"? Whatever the issue, I'm quite sure we have a committee for that! We have eight standing committees, four subcommittees, and this year, two ad hoc committees, for a total of 14 committees. These are made up of your neighbors—40+ volunteers serving on as many as six different committees each. It takes a lot of time and effort to keep Queen's Landing one of the most beautiful properties on the Island, and we work hard to keep it that way. Wondering what these committees are, and who is keeping the community wheels turning? Read on!

In Queen's Landing, we have Standing Committees, which are active from year to year, some of which have subcommittees. Some years, we also have ad hoc committees, formed for specific, limited-term projects. Each committee has a chair, most often a Board Member, and they meet on an established regular basis, which is published in the Portal Calendar and weekly reminders from the Office. Community members are welcome and encouraged to attend these meetings.

### Financial Management Committee

*Chair:* Jaci Hendricks *Members:* H. Arnold, P. Ayerle, K. Kiff

This committee assists the Board in development, oversight, and maintenance of the Association's financial affairs. Want to better understand our financials and how priorities are set? Join this committee of experts or attend its meetings for an up-close look.

### Reserve Subcommittee

*Chair:* Jaci Hendricks *Members:* B. Bradford, K. Macauley, M. Ripken

This committee reports to the Budget Management Committee and is responsible for conducting a comprehensive review of the prepared reserve study and developing a reserve funding plan to recommend to the Board.

### Maintenance Committee

*Chair:* Laurelle McCready *Members:* C. Appel, B. Bradford, M. Camden, C. French, J. Hendricks, R. Holland, R. Mackie, S. Murray, R. Overman, R. Reiter, P. Young

As a community built in the 1980s and 90s, maintenance is an ongoing affair. This committee has the weighty task of overseeing and prioritizing work orders, working with Tidewater to obtain and review bids for contracted work, and make recommendations to the Board. We are fortunate to have committee members with extensive experience in engineering and project management.

### Landscaping and Grounds Subcommittee

*Chair:* Reg Overman. *Members:* P. Ayerle, K. MacCauley, L. McGovern, G. Renborg, E. Weaver, T. Weaver

Thank this talented subcommittee for our beautiful landscaping. It monitors the performance of the landscape contractor and periodically puts that contract out to bid, reviews requests from the community for landscaping alterations, provides the planters at the pool, and more.

### Recreational Facilities Subcommittee

*Chair:* Peggy Young *Members:* T. Baldauf, B. Bradford, S. Buckingham, A. Harris, L. McCready, K. Rinehart, T. Weaver

This subcommittee of the Maintenance Committee keeps an eye on our recreational assets—the pool, clubhouse, kayak launch and tennis/pickleball courts—and their maintenance and usability.

### Communications Committee

*Chair:* Peggy Young. *Members:* S. Buckingham, C. French, M. Hammer, L. McCready

Communication is key to keeping residents informed about all things Queen's Landing. This committee manages the website, writes the newsletter, creates recaps of Board

*continued on next page*

### Note from the QLCUO President

Hello Queen's Landing Neighbors,

Where did spring go? Summer heat is upon us! Different birds now sweep through the skies at dusk and the changing parade of flower colors thrills us. I hope you are able to pause and enjoy this beauty. It is a delight to work with so many of you improving our community.

Warmly,  
Laurelle

## Our Queen's Landing Committees *continued from previous page*

Meetings, Town Halls, etc., for the community, and identifies the various channels available to communicate effectively. Much of this involves working with the Main Office, as Tidewater's software is the mechanism to send community emails. And because communication is a two-way street, it also seeks community input. **Do you like to write? Do website updates? The Communications Committee needs you!**

### Covenants Committee

*Chair:* Harry Baldauf. *Members:* S. Buckingham, D. Landis, L. McCready, S. Shipley

One of the givens of life in a condominium community is that there are rules, policies, and standards to keep the community attractive. This committee has the challenging task of developing those standards, as well as oversight and enforcement of the Declaration, Bylaws, Rules and Regulations and Policies that control the design, appearance, use and enjoyment of the community. These committee members are the unsung heroes of our beautiful home.

### Documentation Subcommittee

*Chair:* Harry Baldauf. *Members:* D. Doyle, A. Murray, B. Trower

This Ad Hoc Subcommittee assists the Covenants Committee in development, oversight, and maintenance of the community's Rules and Regulations to ensure they are accurate, current, and meet the needs of the community as well as adhere to Maryland Condominium Law.

### Social Committee

*Chair:* Kara Salvo. *Members:* T. Baldauf, L. Carroll, T. Dunn, R. Gunnerson, M. Hammer, A. Harris, D. Landis, A. Murray, K. Rinehart, A. Spillman, P. Young

Party Central! This fun group plans social activities throughout the year. Lots of details are involved in planning these events, and extra hands are always welcome.

### Long Range Vision and Planning Committee

*Chair:* C. Reiter. *Members:* S. Buckingham, C. French, L. McCready, R. McCready, T. Weaver, P. Young

This committee supports the Board by reviewing and responding to their questions, addressing long range issues assigned by the Board, and developing strategic long-range plans that impact the general interest and welfare of our community. Crystal ball not included.

### Insurance and Claims Committee

*Chair:* Clark French. *Members:* L. Carroll, M. Ripkin, K. Salvo

As they say, "stuff happens." And the first question always is, "is it covered by insurance?" Insurance is critical, and not cheap. This committee is charged with ensuring we have adequate and price-appropriate coverage.

### Nominating and Election Committee

*Chair:* Laurelle McCready. *Members:* C. Reiter

This committee is essentially a recruiting and training committee, as well as the overseer of the annual election.

### Community Signage Ad Hoc Committee

*Chair:* Laurelle McCready *Members:* S. Buckingham, R. Holland, P. Young

Our community entrance signs have reached the end of their useful life. This ad hoc committee is in place to manage the replacement project. A second phase of this project will address the plethora of signs that have sprouted up throughout the community over the years.

### Property Management Ad Hoc Committee

*Chair:* Kara Salvo *Members:* H. Arnold, L. Carroll, C. Reiter

Periodically, we are required to develop and implement an RFP for community management companies, regardless of our satisfaction with the performance of the incumbent company. This Committee has done the hard work of identifying appropriate management companies, vetting them through in-depth research and interviews, and will be making a recommendation to the Board.

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## New Community Signs

The entryway signs for Queen's Landing are close to being replaced. Thanks to all who participated in voting for your preference! There were two designs that were similar with votes split right down the middle. **And the winner is.....**



## Summer is Here! Let's Have Fun!

The Pool opened May 18, the earliest ever. It looks great, and residents have been enjoying the pool and that magnificent view! The planters bring to mind a tropical oasis. Water Aerobics are scheduled each weekday—all are welcome!

After the season ends, structural work will be done on the deck and understructure.

Many thanks to the Social Committee and our volunteer grilling team for planning and running the Memorial Day cookout! Although the weather was less than ideal (Memorial Day is so fickle!), we had a great turnout and lots of food! More fun events will take place later in the summer, so stay tuned!

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## It's Water Testing Time!

*By Susan Buckingham*

Starting the last week in May and continuing through September, the Swimtesters volunteers are once again testing public recreation areas on the Chester River for bacteria levels. Volunteers go out every Thursday and collect water samples which are tested at Shore Rivers headquarters in Chestertown. The results are published on the Chester Riverkeepers Facebook page and on Swimguide.org on Fridays. It is easy to check to see if the water you will be on or in has passed EPA guidelines for bacteria before you go out. The closest test spot to Queen's Landing is at Jackson Creek Landing. Be safe in or on the water.







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# Our Magnificent Blue Herons

By Susan Buckingham



It would be hard to take a walk around Queen's Landing and not spot a great blue heron on the lake, the marina, the river, or the creek. Apart from some winter migrants and perhaps eagles, they are the largest birds here in the community. They wade in shallow water catching fish, frogs, crayfish, snakes, and sometimes insects, mice, and other small animals. With their necks folded into an S shape, legs stretched out behind, and a wingspan up to seven feet, they travel from home to hunt at 20 or 30 miles per hour. Their rookeries can have thousands of nests but are more commonly between 20 and 100 nests high up in the tall loblolly pines. There are at least two rookeries on Kent Island; one on Cox Creek and one on Piney Creek, and the Queen's Landing herons could come from either or both or even further afield. Some of the herons on the Chesapeake stay over winter and others migrate further south, but the Chesapeake Bay area has the largest numbers of blue herons on the Atlantic.

Blue herons have their ancestry in species that go back 40 million years, and sometimes their call sounds prehistoric. They can

stand very still for extended periods and then suddenly spear their prey or take flight. Although they can stand as tall as a small human, their hollow bones make their weight only five to seven pounds. Historically, herons were hunted for feathers and then declined along with many other bird species when toxic pesticides were used in the mid-20th century. Since then, herons have rebounded on the bay, but may now be in decline as eagles have taken to nesting in some heron rookeries. The eagles, also on the rise, will occasionally prey on full grown herons, but more often on their chicks and eggs. Additionally, human development is crowding out the trees and space they need for their large rookeries.

If you want to spy on a heron rookery on the Eastern Shore, the Chesapeake Conservancy maintains a webcam at <https://chesapeakeconservancy.org/what-we-do/explore/wildlife-webcams/great-blue-heron/>.

## Sources

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## Boat Slip Classifieds

The Queen's Landing website now has a Classifieds section for the **buying, selling, and leasing of slips in the Queen's Landing Marina** by the owners of those slips, each of whom is, of course, a Queen's Landing unit owner.

[View Boat Slip Classifieds](#)

### ASSOCIATION MANAGEMENT

#### Tidewater Property Management

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