



The Lighthouse

Queen's Landing Community News • October 2024

Welcome to First Service Residential!

We are delighted to welcome First Service Residential, our new management company! After being without an onsite manager since July, we are happy to report that FSR has hit the ground running! If you haven't met our onsite manager, Teasa Johnson, please stop by the office to say hello! And don't forget to set up your account on the portal, <https://queenslanding.connectresident.com/>



Note from the Board President

Fresh Beginnings are Afoot

Looking at early photos of Kent Island I am in awe of the visionaries who sketched out—on a napkin perhaps—a neighborhood of stucco-clad, red roofed buildings fronting the Chester, the Creek, and a marina, and curling around a little pond, and dreaming what trees would go where. I know there have been challenges but we are the beneficiaries of that vision.

It is a pleasure, as a Board, to be stewards of our Queen's Landing home. By the time you read this we will have elected a few new Board members to serve the community. Fresh beginnings are exciting and we look forward to working with our new property manager to continue to professionalize and upgrade our systems and our surroundings. Thank you for this opportunity.

—Be well,
Laurelle

Fall is a Great Time for Fun!

After a glorious summer enjoying the pool, kayaking, pickleball, and grilling, the days are getting cooler. It's a great time to enjoy outdoor activities like walking the trails, biking, and enjoying coffee on your deck or patio. It's also a wonderful time to enjoy festivities with your friends! Don't miss:

- **Bingo**—every third Friday of the month in the Chester Room at 6:30. Bring snacks, beverages, and your good luck charms!
- **Trunk or Treat**—Bring your decorated car loaded with Halloween goodies, bring your costumed kiddos AND your costumed dog!
- **Happy Hours**—the next one is a "Be Thankful" pre-Thanksgiving event, 11/1 at 6:00 pm in the Chester Room. Bring a dish to share, and your beverage of choice.

The Signs Are Everywhere!

By Susan Buckingham



Along with some wonderful signs of autumn, you will have noticed some new signage in Queen's Landing. With the demise of the big Queen's Landing sign by the water tower, it became clear that the time to refresh our community signage had come. The new large signs at the two main entrances are hard to miss, and they elegantly set the aesthetic for the other new signs in the community, adding a more contemporary, coordinated feel to Queen's Landing.

All drive-in entrances to the community have new signs enumerating the community rules. Providing a cleaner, more cohesive look, the new signs sometimes replace several smaller signs of varying styles and sizes that were worn and faded, confusing, and unsightly.



Newer additions to the signage are in the garbage/recycling area. A small sign at the entrance allows for private use only, while four larger signs (two outside and two inside) provide guidance for use of the trash bins, recycling dumpsters, and the bulk trash dumpster. Having the reminders right there should make the appropriate use of this area easy.



Finally, a new sign at the freshly restored tennis and pickleball courts specifies the conditions of use there. You can expect one more new sign in the clubhouse parking lot that will replace the old one about parking and towing there.



Of course, the residents make our community the great place it is, but the new signs, along with our many outstanding amenities, enhance use and enjoyment of our unique property and community. Enjoy the refreshing signs of fall here in Queen's Landing!



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Landscaping Corner

By Tracey Weaver, Landscape Committee Member

I would like to talk to you again about the benefits of living in a green and blue space. For a community that is not very big, (compared to our new neighbors), Queen's Landing has it all. There have been a lot of studies done about this, science, world organizations, and the National Institute of Health to name a few. All of them have shown evidence that being outdoors in these spaces has a positive impact on your physical and mental health. Being out in nature lowers your heart rate, blood pressure, and is shown to lower cortisol levels. It also decreases stress and anxiety, and just makes you happy, and nicer to be around. I encourage everyone to get outside whether it is for a walk, a bike ride, or just outside on your patio. As the days get shorter and cooler it is more important than ever to get outdoors.

The Landscape Committee in Queen's Landing is made up of a few people who have been working together for a long time. Right now on the committee, we have Kelley Macaulay, Laurie McGovern, and myself. If you have any interest in joining our committee, we meet the third Thursday of the month.

While we do love tackling the issues of the community, we enjoy hearing your ideas and solutions far better. What are some things you might be interested in having in our community? A dog park, a community vegetable garden, an outdoor exercise area? One homeowner had mentioned putting a few 2/3-person swing/gliders to the left of the clubhouse under the trees facing the marina, which I thought would be great for sunset viewing.

Some housekeeping landscape issues we think are important:

- Please turn off your outdoor water, remove and put away your hose from your spigot, as well as any planters or containers.
- There is a gravel border around every unit and a metal strip bordering that. Please get rid of any debris or old mulch or weeds in the gravel. The gravel around our units is to help with drainage and pest control. Allowing debris to remain in the gravel is inviting pests.

Our Fall Enhancement project will be going on the week of October 21st. We will be removing some old overgrown dying out areas and installing some new landscape bushes and plants. We are also planting five trees in the community. We generally start planning our projects in the spring/summer and plant in the fall. This gives us a few weeks to water and get the plants and trees to stabilize the roots before they go dormant when the temperatures overnight get below freezing.

On a personal note, during Covid I decided to add photography and birdwatching to my hobbies. I still love both of these and wanted to share a few pictures. I live on the Creek where I get plenty of opportunities to do both. The pictures are of a sunrise, low tide, and just a pretty picture of the creek. I hope that you will enjoy them.



Lake Amleto Bridge to be Rebuilt

Forty years after it was built, the Lake Amleto Bridge (right here in Queen's Landing, for those who might not know) is about to be rebuilt. After several years of being out of service, we are happy to report that we are moving forward with Weems Brothers to rebuild and update the bridge to better than its former glory! Construction should start this fall.



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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](#)

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IN CASE OF AN EMERGENCY

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