

## Queen's Landing Thursday Digest

October 31, 2024

Hello QL Neighbors,

Below is a summary of what you need to know this week. Details follow.

### SUMMARY of topics this week:

- *New Newsletter Edition*
- *Happy Hour this week, 11/1 6pm*
- *Building soft washing coming*
- *Deadline to turn off your outside hose bibs*
- *Privacy*
- *Updates from FirstService Residential – portal, payments, and concerns*
- *Calendar and News – where to find*

### The Queen's Landing Newsletter

This marvelous little publication comes out several times a year. Please click, read, and let the writers know you enjoy their submissions. Also, we have loyal advertisers who should be noted and thanked. Among other offerings, enjoy Tracey's photo of the Creek at sunrise! [Read the QL Newsletter](#)

### Soft washing

Each year the Association engages a contractor to soft wash selected buildings in November. Next week we will finalize which buildings get that love this year, so please stay tuned.

What is soft washing? Soft washing is not a method of pressure washing. Instead, the contractor uses an agricultural sprayer system to apply a water-based, biodegradable cleaning solution. The solution kills the mold, mildew, bacteria (algae), fungus, moss, lichens and breaks down the spiders' webs and bugs' nests. They will then rinse this away at virtually a garden hose pressure (less than 100 psi). The result is a clean, sanitized surface that stays clean longer without the noise or erosion damage of a pressure washer.

Notices will be sent to building residents as we get closer to the scheduled dates as a reminder of the work scheduled and the action required by residents prior to the work beginning.

### November 15 Deadline to turn off your outside water valve

**BY NOVEMBER 15 - Please** – in order to avoid frozen pipes and to allow Maintenance to start installing faucet protectors on the hose bibs:

1. turn off the water to your outside hose bibs from the inside shut off,
2. remove any hoses that are attached,
3. drain the water that may be in the line and
4. leave the faucet open.

## Privacy

We live in close quarters so we have to take extra care to honor each other's privacy. If you're walking your dog, or simply getting in your steps, please don't get closer to homes than necessary and kindly don't look into windows.

## Update from FirstService Residential – portal, payments, and complaints

**Portal** - If you need assistance in setting up your portal, Teasa is happy to assist. We recommended that you schedule an appointment with her by emailing the office.

**Payments** - At this point if you sent any payments to Tidewater that have not been cashed, you should stop payment, and send a new payment to Queen's Landing c/o FirstService Residential, PO Box, 30398, Tampa, FL 33630-3398, or through the portal, by going to <https://queenslanding.org/>, click on "FirstService Portal Login" at the top of the page.

**Concerns, complaints** – We take your concerns seriously. But please know we cannot help you solve issues unless we have your complaint in writing – using the complaint form that can be found on the Queen's Landing website, sending an email to [office@queenslanding.org](mailto:office@queenslanding.org), or dropping a letter in the black mailbox outside the front door of the clubhouse.

## Calendar and News – where to find

The Queen's Landing website is the repository of our master calendar and of community updates and news. Please check it regularly. <https://queenslanding.org/>