

Queen's Landing Thursday Digest

November 28, 2024

Hello QL Neighbors,

As we barrel toward December there is much you need to know:

SUMMARY of topics this week:

- *Balcony, deck Town Hall Meeting Tuesday, December 3rd*
- *Landscape reminders - small tasks to finish by December 1*
- ***Unit maintenance inspections and servicing reports due by December 31***
- *Social events – holiday party, holiday decorating, toys and food*
- *Turn off hose bibs, NOW please*
- *Progress on the bridge*
- *Updates from FirstService Residential – holiday office hours, portal, portal, portal*
- *Calendar and News – where to find*
- *And finally, a reflection from Laurelle.*

Town Hall Meeting Tuesday, December 3, 2024, 7pm

We will update you on the community plans to finalize repairs on those balconies and decks with safety concerns. Chester Room and online - login information at <https://queenslanding.org/calendar/>

Landscape Committee reminders – by December 1st, please ...

- remove any annuals and weeds,
- clean out and put away any containers or planters, and
- remove any debris out of the gravel surrounding the foundation of the unit.

Unit Maintenance Inspections and Servicing Deadline shortly

Your 2024 inspection and servicing reports are due to the office by the end of December. If you have not already, please forward your reports to office@queenslanding.org to avoid incurring violation fines.

Social Committee Activity

- **Holiday Party, December 6th, PLEASE PLAN TO COME!**
- **Holiday Decorating** – our neighborhood was beautiful last year. It's time to start installing your holiday house bling!
- **Toys for Tots box in the Clubhouse** – Help us support the Marine Corps Reserve as they collect new unwrapped toys and distribute them to children who would otherwise want. This has been ranked one of the top rated US charities since 2001. Let's pack the box!
- **Non-perishable food for Haven Ministries** – Haven Ministries, located in Queenstown, supports Queen Anne's County hungry and home insecure families. HM distributes over 20,000 pounds of food each month. The other box in the Clubhouse we want to pack!

[Deadline and Instructions to turn off your outside water valve – deadline has passed. If you haven't already...](#)

In order to avoid frozen pipes and to allow Maintenance to finish 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.

[Progress on Lake Amleto bridge.](#) Installation of the cable and railing is under way.

[Update from FirstService Residential – holiday office hours, that very important portal](#)

For Thanksgiving Week, the Clubhouse Office hours follow:

- Thursday, 11/28 - Office Closed...Happy Thanksgiving!!
- Friday, 11/29 - Office closed.

PLEASE set up your FSR Portal – We strongly encourage owners to sign up for the portal. This is where you can see the amount of your monthly fee, if your payment has posted, or submit a work order. If you would like help setting up, please email Teasa Johnson who would be delighted to assist.

If you want to visit the property management office in the Clubhouse, Teasa Johnson should be available from 9:30am to 3:00pm. It would be ideal if you could email her at office@queenslanding.org to set up an appointment.

[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/>

[And finally, a small thought from Laurelle:](#)

This is such a beautiful community – visually, and in its heart. When friends hear I am volunteering in our leadership, they often shake their heads and offer sympathy. The fact of the matter is this is enormously rewarding, and people in this community are appreciative, positive and quicker to offer solutions than criticism. So I thank you – and give thanks for this opportunity.