

Queen's Landing Thursday Digest

November 21 2024

Hello QL Neighbors,

What you want to know this week:

SUMMARY of topics this week:

- *Balcony, deck repair deadlines*
- *Social events –holiday party, holiday decorating, toys and food*
- *Soft washing completed, except for a few buildings*
- *Turn off hose bibs, NOW please, except the few still to be soft washed*
- *Progress on the bridge*
- *Updates from FirstService Residential – holiday office hours, portal, portal, portal*
- *Calendar and News – where to find*

Decks, balconies repair deadlines - ACTION needed from unit owners with structures noted with safety issues:

We are finalizing a plan to offer a community contract for balcony/deck repairs and hope to have detailed information circulated next week. In the meantime, we want to advise you that:

- The deadline to complete repairs will be **March 2025**;
- By **December 13, 2024**, please submit to the Office a signed contract for your repairs or proof of your repair completion, so that we can incorporate all others into the community contract.
- On **December 3rd**, we will hold a Special Board meeting to discuss the balcony/deck repair project.

Social Committee in full swing

- **Holiday Party, December 6th, save the date!**
- **Holiday Decorating** – our neighborhood was beautiful last year. It's time to start planning 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!

Soft washing

Soft washing is almost complete. Buildings 43, 44, and 45 are scheduled for Monday, 11/25 and Buildings 5 and 6 will be washed next Wednesday. We have heard from so many of you how delighted you are with the results.

Deadline and Instructions to turn off your outside water valve (except the few buildings still to be soft washed)

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.

Progress on Lake Amleto bridge. Decking in place. 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:

- Monday, 11/25 9:30-3 – open hours as usual,
- Tuesday, 11/26 - Office closed,
- Wednesday, 11/27 - Manager will be working remotely,
- 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/>