

Queen's Landing Thursday Digest

January 2, 2025

Hello QL Neighbors,

SUMMARY of topics this week:

- *Update from FirstService – please welcome our new office assistant*
- *Social Committee update*
- *Holiday trash pickup schedule – and a little more information*
- *Live Christmas tree disposal*
- *New fee levels for 2025*
- *Unit maintenance inspections and servicing reports due by December 31*
- *Balcony/deck repair project – deadline January 15th to complete or contract for repairs.*
- *Calendar and News – where to find*
- *Happy New Year!*

Update from FirstService Residential – welcome our new office assistant

We are delighted to welcome Jennifer Murphy as our new part-time office assistant. While Jen has a Bachelor's degree in Equine Business Management, in recent years she has served as an assistant in legal offices. Jen is very familiar with condominium management since she has served on her own condo board.

Social Committee Activity

Warm and wonderful wishes to all of you from your Social Committee! We have had a busy holiday season planning, decorating and hosting a nicely attended Holiday Happy Hour.

We are calculating the votes for the home with the most beautiful lights, and an “Honorable Mention”. Sound easy? It was not! So many homeowners took the time to string lights, hang wreathes, gather reindeer and illuminate their home and yard, Stay tuned for the winner! (We couldn't miss the chance to send a shout out to our neighbors on Queen Caroline Court. A winter wonderland! You did a super job.)

Speaking of “super”, let's talk Superbowl Party! We're having one and we want you to come! Great flat screens, great food and great competition! If you attended last year, you know what's in store for you, plus a few surprises!

Queen Landing's Social Committee is comprised of upbeat, creative and fun neighbors who are dedicated to enhancing and enriching our community. I am thrilled and honored to work among them. When you see a member of this committee, be sure to say thanks for your hard work!

Warm wishes, Anne Stewart-Pugh, Chair

Holiday weeks curbside trash pickup

- Monday, December 30
- Saturday, January 4

A little more on the logic of trash pickup days. When a holiday occurs that will move our curbside pickup to Saturday, evidently our driver, Joe, if he has time, tries to come in on the regular day so that it will lighten the Saturday load. So, you might indeed see him on the regular day, but we can't count on him until the announced delayed date.

If you had a live Christmas tree for the holidays that you need to dispose of...

- If your tree is less than seven feet tall, you may put it out with your trash for pick up on your normal collection days. Please know that they will only pick up trees that can be handled easily so if your tree is left behind it is because it was too large for them. Please make sure to remove all lights and decorations and please be mindful of how you place the tree so it doesn't block any walkways.
- Tuckahoe State Park is accepting Christmas trees for their Aviary - you can drop yours off anytime during park operational hours (sunrise-sunset). Just place it along the fence surrounding the Aviary (behind the park office on Eveland Road) and they'll take care of the rest. Should you have any additional questions, please don't hesitate to contact the Office Manager, [Maryland Department of Natural Resources](mailto:Maryland%20Department%20of%20Natural%20Resources), Tuckahoe State Park at (410) 820-1668 or tuckahoe.statepark@maryland.gov.

2025 new monthly fee levels

If you are on the automatic payment system through ClickPay, you do not need to make any changes. Otherwise, please advise your bank of the new monthly fee levels, depending on your type of unit:

- \$202.50
- \$303.50
- \$505.50
- \$708.00

Balcony/deck repair project – next steps

The deadline in January 15, 2024 to complete, or to sign a contract to repair balconies/decks with a rating of 8, 9, or 10. For those not able to meet that deadline, we will be assigning contractors to effect repairs by Spring 2025.

One more reminder - 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. The requirements, and a list of vendors used by your neighbors was attached to the 12/16 Digest.

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 ...

We wish you peace, joy, and a very Happy New Year!