

Queen's Landing Thursday Digest

December 12, 2024

Hello QL Neighbors,

SUMMARY of topics this week:

- *Mudjacking – what on earth!*
- *Toys for Tots wrapping up – pardon the pun. Drop in a toy today! And thank you!*
- *Marina path repair work will impact access starting December 16*
- *Balcony/deck repair project – deadline January 15th to complete or contract for repairs.*
- *Our Social Committee rocks!*
- *Unit maintenance inspections and servicing reports due by December 31. Specifics included at the end of this message.*
- *Please do not contact Kenny directly*
- *Updates from FirstService Residential – holiday office hours*
- *Calendar and News – where to find*

Mudjacking

Yes, we're mudjacking next week. This is a process which injects a soil/cement slurry underneath a concrete slab to raise it back to its original position. We have 95 areas around the campus where the sidewalks will be leveled by this process. If you see markings, please avoid the area.

Toys for Tots

Thank you so much for beginning to fill the box. We still have a few more days so bring your unwrapped new toys to the Clubhouse.

Marina Path Construction Update

Starting the week of December 16th, Stabil Solutions will begin work on the Marina Path. The project will focus on the bulkhead area between the Fire Department slip and D Dock. During this time, the path may be impaired for walking, so please plan accordingly. Please do not interrupt the contractors during their work to ensure the project proceeds smoothly and on schedule. Thank you for your cooperation and understanding as the Marina leadership works to improve this area.

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.

Social Committee Activity

- Thank you for a lovely holiday party!
- Join the effort to decorate the neighborhood
- Next up – Happy Hour January 3rd, Super Bowl Party February 9th

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. A description of what is required is at the end of this message, quoting from the QLCUO Rules & Regulations.

Please stop contacting Kenny directly

QL residents are showing up at Kenny's house and asking for help. Please don't do that. He wants to be accommodating and seldom says no, but this is taking a toll on his health and his family. Kenny is not authorized to work for Queen's Landing without a written work order, so if you want assistance PLEASE SUBMIT A WORK ORDER.

Update from FirstService Residential – holiday office hours, that very important portal

In December, the Clubhouse Office will be closed:

- December 13,
- December 24 – 27, and
- December 31 and January 1.

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/>

2.1. Unit Maintenance Requirements and Recommendations

Pursuant to the By-Laws, each Unit Owner shall keep the Unit and its equipment, appliances and appurtenances in good order, condition and repair and in a clean and sanitary condition, and shall do all redecorating, painting and varnishing which may at any time be necessary to maintain the good appearance and condition of the Unit.

All Units must have at least one working fire extinguisher.

Hard-wired smoke detectors must be in working order and the Unit Owner shall replace the batteries for the battery backup system in accordance with the manufacturer specification. Landlords shall notify and ensure that their tenants comply with this Section.

As directed by the Board, by a date specified, homeowners will be required to show proof of inspection and service by a licensed vendor/contractor for the following:

Fire prevention:

- a) Dryer vents – Annual inspection and cleaning.
- b) Fireplaces and Chimneys (wood burning and propane) – Commencing 2024, and every other year thereafter, inspection and cleaning. Alternatively, the unit owner may provide proof that the fireplace and chimney have been disabled by a licensed vendor.
- c) Fire suppression systems – Unit owners must engage a full inspection by a licensed inspection company in 2024, and every 10 years thereafter.

Water damage prevention:

- d) HVAC system inspection and service – Commencing 2024, HVAC must receive an annual spring service, between the months of March through May, to include condensate line inspection and clearing. It is recommended that the system also be inspected and serviced in the fall, September through November.
- e) Plumbing inspection – Unit Owners will be required to have a plumbing inspection and maintenance completed in 2024, and every other year thereafter. The inspection must include, but is not limited to, testing shut-off valves, cleaning all visible supply and drainage piping, and checking for wear or leaks all valves and connections for toilets, tubs and showers, lavatory sinks, kitchen sinks, dishwashers, icemakers, clothes washers, and the domestic hot water heater.

All recommended repairs must be completed within 45 days. Once the inspection/service is completed, the unit owner sends the contractor receipt to the Association Office, where it will be attached to the Unit file to comply with the above requirements.