

Queen's Landing Thursday Digest

December 19, 2024

Hello QL Neighbors,

SUMMARY of topics this week and next (no Digest next week):

- *Enjoy the sparkle!*
- *Holiday office hours*
- *Holiday trash pickup schedule*
- *Early reminders for 2025*
- *New fee levels for 2025*
- *Happy Hour January 3rd*
- *Are you ready for frigid weather – a few reminders*
- *Marina path repair work will impact access starting December 16*
- *Unit maintenance inspections and servicing reports due by December 31*
- *Balcony/deck repair project – deadline January 15th to complete or contract for repairs.*
- *Updates from FirstService Residential*
- *Calendar and News – where to find*
- *No Digest next week*

Enjoy the Sparkle of the Neighborhood

Holiday lights and decorations are beautiful. If you're up for an evening stroll I particularly commend you to the Macum Creek side of the neighborhood - Queen Caroline Court and Queen Guinivere Way have outdone themselves!

Holiday office hours – the Clubhouse Office will be closed:

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

Holiday weeks curbside trash pickup

- Monday, December 23
- Saturday, December 28
- Monday, December 30
- Saturday, January 4

Social Committee Activity

- Next up – Happy Hour January 3rd,
- Super Bowl Party February 9th

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

Are you ready for frigid weather? A few reminders:

- During frigid temperatures let warm water drip overnight, ideally from a faucet on an outside wall. A trickle of hot and cold water might be all it takes to keep your pipes from freezing.
- Keep your thermostat set at the same temperature during both day and night. You might be in the habit of turning down the heat when you're asleep, but further drops in the temperature—more common overnight—could potentially freeze your pipes.
- Open cabinet doors to allow heat to get to un-insulated pipes under sinks and appliances near exterior walls.
- If you have a condo that has a garage, try not to leave the door open for an extended period of time.
- If you are going to be out of town...
 - Make sure that the thermostat in your house is set no lower than 55°F (12°C).
 - If possible, ask a friend, neighbor, or family member to periodically check your house to make sure it's warm enough to prevent freezing and that nothing has frozen or burst.
 - Shut off and drain the water system. If you have a fire protection sprinkler system in your house DO NOT shut that portion of the water system off. There is a separate valve for the fire suppression system which MUST BE LEFT ON. If you need assistance with this, please contact the office.

If your pipes do freeze...Despite your best preventive measures - First: Don't panic. Just because they're frozen doesn't mean they've already burst. Here's what you can do:

- If you turn on your faucets and nothing comes out, leave the faucets turned on, turn off the main water supply (If you have a fire protection sprinkler system in your house DO NOT shut that portion of the water system off. There is a separate valve for the fire suppression system which MUST BE LEFT ON!) and call a plumber.
- If your water pipes have already burst, turn off the water at the main shutoff valve in the house; leave the water faucets turned on and contact the office if during office hours or the emergency number if after hours (both numbers are listed below) and remember that owners are responsible for the first \$10,000 of damage so you will want to contact your insurance company.
- If you have a maintenance emergency during business hours, please contact the office immediately at 410-643-5192 or if it is after hours, please call the Customer Contact Center at (800) 870-0010.
- Unit Access - Please make sure you have provided a working key to the management office for your unit in case emergency access is needed.

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.

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 is attached to this message.**

Update from FirstService Residential – holiday office hours

In December, the Clubhouse Office will be closed:

- 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/>

And finally ...

We wish you peace, joy, and some bits of delight during these holidays.

QLCUO UNIT MAINTENANCE REQUIREMENTS

Unit Maintenance Requirement:	Required Service	What contractor may satisfy requirement?
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Fire Prevention

Fire extinguisher – All Units must have at least one working fire extinguisher.	no inspection requirement	Licensed home inspector
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	no inspection requirement	Licensed home inspector
Dryer vents – Annual inspection and cleaning.	<u>Annual</u>	Licensed contractor must perform service.
Fireplaces and Chimneys (wood burning and propane) – Commencing 2024, inspection and cleaning. Alternatively, the unit owner may provide proof that the fireplace and chimney have been disabled by a licensed vendor. [Only for units with these amenities]	2024, and <u>every other year thereafter</u> , proof of cleaning or valve service, or proof unit has been disabled.	Licensed contractor for inspection and service. Licensed home inspector may provide proof propane unit is disabled. To disable wood burning fireplace, the fireplace must be removed and proof provided.
Fire suppression systems – Unit owners must engage a full inspection by a licensed inspection company in 2024, and every 10 years thereafter. <i>[Only for units with these amenities]</i>	2024 and <u>every ten years</u>	Licensed contractor OR licensed home inspector, but home inspector may not make repairs.

Water Damage Prevention

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.	<u>Annual</u>	Licensed contractor to perform inspection and servicing
Plumbing inspection – Unit Owners are required to have a plumbing inspection and maintenance completed every beginning in 2024. 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.	2024 and <u>every other year thereafter</u>	Licensed plumber, OR licensed home inspector. But licensed plumber must provide proof of any specified repairs

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.

QLCUO Unit Maintenance Requirements and Resources
2025

While we cannot make recommendations, below are some of the contractors being used by your neighbors:

Vendor Name	Location	Phone	Email or Website	Notes
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Dryer Vent Cleaning

Jamms Dryer Vent Cleaning, Joseph Howard	Severn, MD	443-795-4855	jammsdryerventcleaning@gmail.com	discount if five or more in QL are inspected at same time
Lowe's Air Duct Service	Annapolis, MD	(443) 921-9421	sales@lowesair.com	
All Brite Services, LLC, Les Schoene	Queenstown, MD	(410) 827-3822	allbrite21@gmail.com	
Dr. Mario Hearth and Fireplace Services, LLC, Mario Espinoza	Glen Burnie, MD	(410)210-6417	dr.marioinspections@gmail.com	

HVAC inspection, repair, installation

Family Heating Service, LLC	Grasonville, MD	(410) 827-6199	www.familyheatingservicehvac.com/	
Steele's Refrigeration Heating and Air Conditioning, Inc.	Denton, MD	(410) 643-0005	sales@steeshvac.com	
J.C. Warner Heating & Cooling	Queenstown, MD	410-758-2278	https://jcwarnerco.com/	
Hometown Heating & Cooling	Grasonville, MD	(410) 739-7379	john@myhometownhvac.com	

Plumbing inspection, repair, installation

Major League Plumbing, Morgan or George	Stevensville, MD	(410) 200-8051	majorleagueplumbingllc.com/	offers reduced pricing for QLCUO
Roberson Plumbing, Linda or Steve Roberson	Queenstown, MD	(410) 643-3988	lindasrplumb@gmail.com	
Ward Plumbing Inc, Skip Ward	Sudlersville, MD	(410) 438-8411	fran@wardplumbinginc.com	offers group rate for 5 or more inspections scheduled by unit owners for one day

Chimney and Fireplace Inspection

Shore Property Inspections LLC	Henderson, MD	(443) 262-5761	https://shorepropertyinspections.com/	can attest that propane has been disconnected and gas fireplace is not operational; cannot service or repair system
Annapolis Chimney Sweep & Repair	Annapolis, MD	(410) 774-0708		
Clean Sweep Maryland, Cullen Davis	Baltimore, MD	(410) 558-1111	cleansweepmaryland.com/	
Suburban Propane		(410) 822-0525	www.suburbanpropane.com	
Dr. Mario Hearth and Fireplace Services, LLC, Mario Espinoza	Glen Burnie, MD	(410)210-6417	dr.marioinspections@gmail.com	will discount for group of 15 or more

QLCUO Unit Maintenance Requirements and Resources 2025

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Fire Suppression Sprinkler Inspection and Servicing

Shore Property Inspections LLC	Henderson, MD	(443) 262-5761	https://shorepropertyinspections.com/	cost effective for inspection, but cannot do repairs
Absolute Fire Protection	Annapolis, MD	(410) 544-7771		
Metropolitan Fire, Karen Keysha	Clinton, MD	(301) 579-3838	service@metfire.com	\$300 per unit to inspect; may discount for quantity

Electrical repair, installation

Gunther's Electric, Inc.	Queenstown, MD	410-827-8320	guntherselectric.com/	
Carrion Electric, Ryan Carrion	Easton, MD	(443) 786-0446	ryan@carrionelectric.com	
Kenneth Gordon Bishop, Ken Bishop	Chester, MD	410-507-7790		

General Construction

Tidewater Construction LLC	Queenstown, MD	443-801-0519		not related to prior property management firm
Thomas B Willis, Jr.	Queenstown, MD	410-827-8840		
MYCO Construction Svc, Mike Holson	Grasonville, MD	(240) 417-0811	mycogroup.com/	
M. Hamilton & Sons, Mickey Hamilton	Stevensville, MD	410-490-0954		
House Calls	Stevensville, MD	410-721-2003		
Economy Restoration	Stevensville, MD	443-716-8582		
AnConstruct, Franco Dias	Stevensville, MD	443-332-8952	AnConstruct.com	

Painting

Joseph D. Cetrone Co.		(410) 570-1929		
Ron Weisman		(410) 913-3333	rontps@atlanticbb.net	