

Queen's Landing Thursday Digest

May 29, 2025

Hello QL Neighbors,

SUMMARY of topics this week:

- *What a gift of community ...*
- *Do you have thoughts on the community landscaping?*
- *Water Aerobics Timing is Weather Dependent*
- *Pool access and small craft storage space applications*
- *FSR Property Manager Onsite office hours*
- *Next Board Meeting date and Calendar and News – where to find*

What a gift of community ...

The Social Committee pulled together an enormous amount of food, fun drinks and decorations. The afternoon started with a pitch perfect opening from George O'Donnell who gave us a moment of silence to reflect on those who lost their lives for our freedom. George also paid tribute to the visionaries and myriad volunteers who have created our beautiful Queen's Landing. The music was delightful.

But all that would've been for naught without your good company. It was fun to see so many families, to see so many friends reconnecting after a long winter, to see so many new people enjoying the ambiance for the first time, and to watch kids frolic in the still-a-little-chilly pool waters. Thank you each!!

From the Social Committee

We will not have a June happy hour as the Social committee plans full steam ahead for our Fourth of July party! See you on July 4th! Details are coming.

Landscape Committee Walkabout

At its June 19 meeting the Landscape Committee will do its annual community walkabout – surveying what needs help, and where they want to plan new projects. They welcome community input, so please plan to join them if you are interested.

Water Aerobics is Weather Dependent!

Morning Water Aerobics is meeting at either 11am or 2pm, depending on the weather. Please contact Kim Rinehart to get on the text chain to let you know each day. Contact Kim Rinehart 410-689-8574 with questions. Evening water aerobics starts at 7:00pm, again depending on the weather. Contact Tammy Baldauf 240-832-5995 with questions.

Pool Access Summer 2025

We continue to process applications as quickly as we can. The application and everything else you need to know is at the link: [QL 2025 pool access application](https://queenslanding.org/docs-and-faqs/). It can also be found on the QL website <https://queenslanding.org/docs-and-faqs/> IF YOUR FOB DOES NOT WORK FOR THE POOL, PLEASE

ENSURE YOU HAVE SUBMITTED YOUR APPLICATION AND HAVE COMPLETED ALL YOUR UNIT MAINTENANCE INSPECTIONS AND SERVICING.

Small Craft and kayak storage applications

To renew, or apply for, a slot on the small craft storage racks please complete the application at <https://queenslanding.org/docs-and-fags/> Please bring or mail your application and check to the Clubhouse office.

FirstService Residential Update – office hours

You can find someone in the office Monday-Thursday, 10-6, and Friday 10-3. Outside of those hours the Call Center is very helpful, so do stay on the line if you call 410-643-5192 during office hours and your call is transferred. For after-hours emergencies please call 800-870-0010.

Next Board Meeting – June 16, 2025 7pm Chester Room

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/>

May 2025 Board Meeting Recap

May's Board Meeting was held May 19, 2025, at 7:00. Many thanks to the community members who joined us in person and by phone!

Highlights of the meeting include:

Cheeseburgers in Paradise Party!

- **Sunday, May 25** from 1-4 p
- The Social Committee will provide burgers, hot dogs, cheese, rolls, condiments and non-alcoholic beverages; please bring a side or dessert to share!
- Live Music!
- Margaritas! (Bring your own tequila)
- Kids' Corner—drink boxes, stickers, glow bracelets!
- Photo Opportunity—take fun pictures with the tropical canvas backdrop!
- Pledge of Allegiance to commemorate the true meaning of the holiday

The Pool is Open!

- The concrete portion of the pool deck is completed, and the plank decking will be replaced in the fall.
- Enjoy the new picnic tables!
- A reminder—no pool floats or other large pool toys are allowed in the pool. Why? It's not a huge pool, and it's well loved and used. There simply isn't space. Queen's Landing has provided pool noodles (please leave them at the pool, they are not party favors to take home!)
- Fob not working? That means either your unit is behind in fees or does not have current maintenance documentation on file.

Breezeline May be Getting Some Competition

The Office is in discussion with Talkie and Comcast to wire Queen's Landing for internet/phone/TV. A decision should be made this fall. We do know that neither company would require a minimum enrollment to move forward, so no one has to change providers unless they want to. Stay tuned!

Financials Are Strong

Queen's Landing continues to enjoy a healthy balance sheet. Overall, we have a budget surplus of \$40K as of the end of March, mostly due to timing, seasonality, and accounting protocols.

Marina Happenings

- The Board approved the Charter of the Marina Executive Committee, also known as the Board of the Queen's Landing Community Marina, LLC.
- The Board also approved a motion to participate in the cost of repairing the channel bulkhead, with \$25k to be paid in 2025. The Board will consider additional payment to QLMC once all costs are known for full pool deck renovation.

Balconies and Decks

Of the 131 units that need balcony/deck repairs, approximately 75 are completed (thank you!), 33 have provided proof of contract (thank you!), and 15 are being managed by Queen's Landing. We need to get to 80% (108 units) before we can resubmit to FNMA.

Be in the Know!

We get it, it can be overwhelming dealing with all the emails you get every day. It's tempting to block or delete most of them. HOWEVER, you really don't want to delete or block emails from Queen's Landing, or from First Service Residential—these messages always have important information that as a resident here, you need to know.

- Every Thursday, a **Weekly Digest** is sent out via email from First Service Residential. It includes everything you need to know. However, if you opt out of these emails, you risk being in the dark.
- Did you know you can have several email addresses in your portal profile? Perhaps you want a son or daughter to be aware of what's happening in Queen's Landing. You can easily go into the portal to add this information.
- Make sure we have your correct email address, and that these emails are not going to your spam folder!
- Come to the monthly **Board Meeting**! It's held every third Monday of the month at 7:00 pm, and you can attend in person or dial in. We want to hear from you—the good, the bad, the ugly. Our only request is that you be respectful to your neighbors, and to your volunteer Board.
- Our **standing committees welcome** your talents, interest and ideas. There is no better way to stay connected and have a say than to join a committee. Unless, of course, you join the Board!
- Visit our **website**, www.queenslanding.org. The Weekly Digests are posted here, as well as the meeting calendar.

Windows and Doors and Work Orders, Oh My!

There are currently 119 open Work Orders. Average time to close work orders is 27 days. About half of the workorders are for windows and doors – all of which were inspected last week and a plan is being developed to address these.

Please Consider Running for the Board!

There are so many reasons to consider running for the Board. You can have a direct impact on our beautiful community by keeping the momentum going! And it's a great team. We work well together and share a commitment to build our financial strength, while enhancing the living experience of owners and stakeholders.

Remember, this Board Recap hits the highlights of the Board Meeting. We encourage all residents to attend these meetings—so you can hear what's happening for yourself, and so WE can hear from YOU!