

## Queen's Landing Thursday Digest

June 19, 2025

Hello QL Neighbors,

### SUMMARY of topics this week:

- *Board Meeting RECAP – at end of this message*
- *Outdoor Courts maintenance delayed for weather*
- *4<sup>th</sup> of July Party*
- *Small craft and kayak access*
- *Comcast in the Fall*
- *Pool access*
- *Fob access in general*
- *FSR Property Manager Onsite office hours*
- *Next Board Meeting date and Calendar and News – where to find*

### Outdoor Courts closed for maintenance next week

Truseal will be out shortly to perform warranty work and to seal the new cracks. Therefore, QL Courts will not be available for a few days. We will email the pickle ball leaders when we know the dates.

### From the Social Committee

Happy Birthday, America! That sounds like a party to us! Please join your neighbors and friends for another poolside celebration to enjoy our FREEDOM and our friends, and our fancy new bar and Bartender!!

Please bring your bottle of alcohol, CLEARLY LABELED, and hand it to the Bartender. He will assist you in mixing your drinks, all afternoon! (He'll have the mixers, and will set you up! All you have to do is pour in the alcohol!). There's plenty of soft drinks and water, too. Don't forget the kids...we didn't!

Please eat a light lunch at home, and then come for the celebration with an appetizer to share! Plan to enjoy your drinks with a room full of delicious hot and cold appetizers! **See you on July 4th from 1:00 to 4:00!**

### Small craft and kayak access

The bulkhead renovation is nearing completion. The contractor has to install sod and then I believe they will be finished. The QL office will email kayak and small craft owners when you can pick up your new stickers and paddle forth.

### Comcast in the Fall

As you can see in the Board Meeting RECAP, after a thorough discussion the Board voted to proceed with Comcast as our second Internet provider.

## Pool access

If your fobs do not work for the pool please make sure you have completed the pool access application. [QL 2025 pool access application](#)

## Fob access in general

We can see that some of you are being denied access to the maintenance enclosure and to the Clubhouse because you are using old fobs. We updated our fob system earlier this year and you need to bring your old fobs into the office to be reprogrammed. That is a quick process. If you are here only on the weekends we can make arrangement to fix your fobs on a weekend day.

## 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 – July 21, 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/>

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## June 2025 Board Meeting Recap

June's Board Meeting was held June 16, 2025, at 7:00. Many thanks to the community members who joined us in person and by phone!

Highlights of the meeting include:

### The Board Needs Your Help

As structured, the current Board is at a stress point. Our residents have wonderful ideas which we would love to explore and support, but we need people who are willing to roll up their sleeves and help keep this community the gem that it is.

- With Bob Holland's departure from Queen's Landing, we need a Treasurer. Laurelle McCready has generously agreed to fill the role until October, when a new Treasurer will be elected.
- Committee support is very thin. We need help with the website; planning and implementing social activities; the myriad of maintenance issues that come with a community of our complexity, age and size; the marina, and so much more.
- **PLEASE**—join a committee today! And consider running for a Board position.

## **Fourth of July Celebration, and “Apple Pie and Aliens”!**

- After a wonderful Memorial Day event, we hope to replicate that turnout on the Fourth of July! While details are still being hammered out, we are hoping to have a poolside bar and bartender to mix drinks for you all afternoon! You will need to bring your own alcohol, clearly labeled with your name.
- In August, the Social Committee is launching a new Lecture Series, with “Apple Pie and Aliens”—we are as curious as you are!! Keep your eyes open for more information!

## **Financials Are Strong**

- Queen’s Landing continues to enjoy a healthy balance sheet. Overall, we have a budget surplus of \$62K as of the end of May.

## **The Pool is Open!**

- 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.

## **Comcast is Coming to an Internet Near You!**

After meeting with both Talkie and Comcast about providing internet/TV/Phone/Security service to Queen’s Landing, the Board unanimously approved giving Comcast the green light.

- We anticipate Comcast will begin installation in the fall.
- Residents are welcome to switch to Comcast, or remain with their current provider.
- More details will be shared as they become finalized.

## **Balconies and Decks**

Of the 131 units that need balcony/deck repairs, approximately 101 are completed (thank you!), and 17 are in process but we need their proof of completion. We must get to 80% (108 units) before we can resubmit to FNMA.

## **Marina Update**

The new management structure is underway, with the typical steps involved in a transition. A reserve study, required by the state of Maryland, is planned.

## **AGAIN--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!**