

Queen's Landing Thursday Digest

June 26, 2025

Hello QL Neighbors,

SUMMARY of topics this week:

- **4th of July Party**
- *Landscape Committee Notes*
- *Comcast in the Fall*
- *Small craft and kayak access*
- *Water Aerobics*
- *Pool access*
- *Fob access in general*
- *FSR Property Manager Onsite office hours*
- *Next Board Meeting date and Calendar and News – where to find*

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, marked with your name, 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 delicious hot and cold appetizers! **See you on July 4th from 1:00 to 4:00!**

Landscape Committee Notes

Spiderwort has become invasive in the community. The Landscape Committee, in consultation with our landscape experts, has deemed it necessary to remove. The landscapers will begin digging it from flower beds shortly.

River rock skirts around our buildings are to prevent moisture from wicking up into the stucco EIFS. If yours is overrun with vines or enthusiastic plantings, please feel free to pull them (the vines, not the rocks). The landscapers try to address this too, but may miss some areas.

You will see several drainage problems being addressed in the next few weeks. These projects have been long in the planning – to ensure our fixes don't create down the line problems. If you have a drainage issue please submit a service order so it can be reviewed.

Comcast in the Fall

After a thorough discussion the Board voted to proceed with Comcast as our second Internet provider. Installation is anticipated in the Fall.

Small craft and kayak access

While the new sod is very fragile and we don't want to walk on it unnecessarily while it is being watered in, you may now access your kayaks and small craft. The QL office will email kayak and small craft owners when you can pick up your new stickers and paddle forth.

Water Aerobics is Here!

Morning and evening water aerobics are open to all. Morning water aerobics is either at 10:00am or 11:00am. Contact Kim Rinehart 410-689-8574 with questions. Evening water aerobics starts at 7:00pm. Contact Tammy Baldauf 240-832-5995 with questions.

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/>