

## Queen's Landing Thursday Digest

July 10, 2025

Hello QL Neighbors,

### SUMMARY of topics this week:

- *A few musings about our community covenant*
- *Thank you for coming out to celebrate the 4<sup>th</sup>*
- *Join budget committee – meet Thursday 7/24 6-8pm*
- *Comcast in the Fall – another Internet option for you*
- *Small craft and kayak access*
- *Water Aerobics – free to all residents*
- *Pool and fob access in general*
- *FSR Property Manager Onsite office hours*
- *Next Board Meeting date and Calendar and News – where to find*

### A few musings about our community covenant

We live in a condominium community, not an HOA, not single-family homes. While the legality of it all might feel complicated – “common elements”, “limited common elements”, “individual units” – the fact of the matter is [we live in close proximity to each other and we're all in this together](#). We try not to invade each other's privacy but we do have a communal opportunity to make our little piece of heaven better.

Some people have stepped up and offered to serve on committees or the Board and in these volunteer capacities they help us keep down our administrative costs. We've got one committee who has been project manager of each of our capital improvements this year – rebuilding the outdoor courts, repairing the bridge, restoring the pool and pool deck. We have another couple of people who have kept track of, cajoled, encouraged, and sent hundreds of emails to effect the repairs of 150 balconies and decks. We have volunteers who have inspected 70 units worth of windows and doors and planned those repairs. We have volunteers who go over to the pool after an evening storm and right the toppled furniture and straighten up the pool deck. We have volunteers who plan our parties and gatherings. We have volunteers who offer water aerobics and other classes. **Easily – if we didn't have these volunteers, but wanted the same services - our association fees could more than double.**

So just like in any communal living arrangement it is wonderful when everybody can chip in according to our available time and abilities. After one of these evening squalls if you wanted to amble over to the pool deck and see if you could do a little cleanup, that would be so appreciated. If you have the ability to help on one of the committees, that would be wonderful. If you just want to be left alone, we understand. Regardless, we hope our efforts make your life a touch sweeter.

### What a celebration of the 4<sup>th</sup>

Thanks to Steve Brandenburg, thanks to the Social Committee, thanks to all of you who came out and made this special!

## Looking for volunteers to join the Financial Management Committee to draft the 2026 budget

We will work on the first draft of the QLCUO 2026 budget Thursday 7/24 6-8pm. If you are interested in this work please email [laurelle@queenslanding.org](mailto:laurelle@queenslanding.org) so she can share preparatory materials with you.

## Comcast in the Fall – another Internet option for you

After a thorough discussion the Board voted to proceed with Comcast as our second Internet provider. Installation is anticipated in the Fall. We were contacted by, and spent considerable time with representatives of Talkie and Comcast. Here were the comparative points that we considered:

- Both companies were asking for the opportunity to install subsurface fiber optic cable in the common areas of the community to create wiring hubs to serve QL homes that wanted their services.
- Both companies agreed that there is no minimum number of unit owners to sign up. There is no obligation to sign up.
- Method of installation – both companies will use directional drilling, will not be trenching as has been the case in the past. Both companies would install ground level box hubs from which the unit installations would derive.
- Talkie is a local company that has been in business about 15 years on the Eastern Shore. Comcast, a national company, has been in business about 60 years.
- Comcast had an introductory two year Internet service rate to homeowners about half that of Talkie, but we could see their existing customer rates, which we would experience after the introductory rate, were comparable to that of what Talkie was offering us.
- Comcast was much more familiar with working with our stucco cladding when attaching to our buildings.
- As far as Internet, both companies offered comparable speeds.
- The only television option offered by Talkie was streaming. Comcast offers streaming as well as bundles of channels. We thought for many in our community that streaming could be a challenge and that bundles of television channels would be preferable.
- Comcast offered us a little over \$25,000 in a door fee – that is they would pay a lump sum to offset any legal fees and other costs we might incur. Talkie does not offer a door fee.

There is no requirement for anybody to move away from Breezeline or your current provider, but we felt if we were introducing an alternative to Breezeline, it was preferable if it did offer bundles of channels rather than only streaming options. We did not think it prudent to bring in both at the same time, since we could be inviting a construction nightmare. We can certainly invite another provider in years to come.

We are very aware that there is no perfect option. Whether it be Verizon, Breezeline, Comcast, or Talkie, there will be outages that cannot be controlled. We looked at customer experience and found comparable reviews for all the established providers.

The Board discussed all of these considerations, and then asked for comments from all homeowners who were either participating online or in the room in the Chester room. In the end, the decision was unanimous to go with Comcast, which I think surprised us all since we had been so excited about Talkie at the outset.

**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 is distributing decals to kayak and small craft owners.

### **Water Aerobics is free to all residents – generally Monday through Friday**

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. The evening class is more rigorous and several men join.

### **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 – CLOSED July 10**

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/>