

## Queen's Landing Thursday Digest

July 24, 2025

Hello QL Neighbors,

### SUMMARY of topics this week:

- *Board meeting recap – at the end of this Digest*
- *What do Aliens, Apple Pie and Bourbon have in common?*
- *Help control the spotted lanternfly*
- *Marina side kayak launch launched*
- *Access fob activation, Pool access...*
- *FSR Property Manager Onsite office hours*
- *Next Board Meeting date and Calendar and News – where to find*

### Aliens, Apple Pie, and Bourbon – Tuesday, August 12, 6pm

SAVE THE DATE for APPLE PIE AND ALIENS ...AND BOURBON! Tuesday, August 12th at 6:00 (bring your own bourbon or drink of choice). Join your neighbors and friends in The Chester Room for the first in a series of interesting lectures. Enjoy apple pie à la mode as you listen to Lieutenant Colonel Joe Wojtecki, US Air Force (Ret.) give a fascinating account of his interaction with UFOs. An amateur astronomer, he will recount interesting facts about the heavens above us. There will be time for questions and answers. You don't want to miss this!

And....mark your calendar for our Labor Day End-of-Summer Blast! Monday, Sept 1st from 1:00 to 4:00. FRIED CHICKEN and HOT DOGS! Please bring a salad or dessert to share. It will be great!

### Lantern Flies – if you see them, smush them

The State of Maryland is increasingly concerned about the spread of the spotted lanternfly. This new invasive insect is a serious threat to crops and many of our trees and Kent County and Queen Anne's County have begun sighting them. In short, **if you see one, kill it**. Eradicating invasive species is a costly and challenging task, but stopping them from spreading and keeping tabs on where they are, makes that job a lot easier. For further information, please go to [help stop the spotted lanternfly](#)

### If your fob does not work on the main clubhouse door

That means we need to activate it into the new system we installed in the Spring. Please come in or call the office so they can help you. If your fobs do not work for the pool please make sure you have completed the pool access application. [QL 2025 pool access application](#)

### Kayak launch has launched!

The marina side kayak launch has been installed. Go forth and paddle.

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

We have shared a full discussion in prior Digest editions. <https://queenslanding.org/category/news/>

## Water Aerobics is free to all residents – 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.

## 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 – August 18, 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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## July 2025 Board Meeting Recap

July's Board Meeting was held July 21, 2025, at 7:00 pm. Many thanks to the community members who joined us in person and virtually! Highlights from the meeting:

## VOLUNTEERS NEEDED (And Appreciated!!)

As a condominium community, we rely heavily on volunteers, and community members "chipping in." Our Board is made up of volunteers, the Committees are made up of volunteers, and residents who help rescue pool furniture, pick up litter, get packages to the right recipients are all VOLUNTEERS. Volunteers plan your parties and events, including the planning, prep and cleanup. VOLUNTEERS managed important projects like the court rejuvenation, rebuilding of the Lake Amleto Bridge, restoring the pool and pool deck, and repairs of 150 balconies and decks.

These volunteers work tirelessly to keep YOUR community humming along and protect YOUR property values. WITHOUT THESE VOLUNTEERS, THE SERVICES WE ENJOY TODAY WOULD DOUBLE IN COST.

### How can you help?

- Run for the Board! There are three open positions to be filled this fall. There is absolutely no better way to understand your community, or to have a direct say in how the community moves forward.
- We need a Board Treasurer. Ours moved out of Queen's Landing and this critical position needs a qualified individual to take it on.
- The Maintenance Committee, perhaps the most active on a day-to-day basis, needs hands-on people to help manage projects.
- Like to work on websites? Enjoy writing? The Communications Committee needs you.
- The Landscape Committee would love help with watering and other ongoing projects.

We get that people are busy—we are too! Even if you cannot commit to a regular meeting schedule, we would love for any help you can give.

To those already volunteering, THANK YOU!!!

## CHANGES TO PATIO REQUIREMENTS

Queen's Landing has been here a long time, and over time, owners have made various modifications to their units and patios. Anyone who walks the community can see the variations in patio sizes, and agree that it's not a good look. After careful consideration and consulting with Counsel, the Board voted to allow patios to extend to the "Building Boundary Line" vs. the "Limited Common Element Line" as shown on the building plat. Not only will this improve how the community looks, it gives owners an opportunity for a more usable outdoor space.

### What does this mean?

- As far as process, nothing has changed. All modifications must go through the ACR process and gain approval from the Covenants Committee.
- Homeowners must acknowledge that they are building on Common Element property, have no ownership of that property, and are responsible for maintaining the patio.

Questions can be directed to Harry Baldauf, Board Member chairing the Covenants Committee, at [Harry@queenslanding.org](mailto:Harry@queenslanding.org).

## APPLE PIE, ALIENS AND BYOB!

Join us August 12 for what promises to be a captivating presentation by Lieutenant Colonel Joe Wojtecki, United States Air Force (Retired.) He recounts an experience from years ago, and for which he and his men were asked NOT to retell for decades. An amateur astronomer, he will share amazing facts of the skies above us.

Oh, and the apple pie? Come enjoy a slice of apple pie a la mode as you listen! And bring your drink of choice!

## MARINA BOARD NEEDS YOU!

Are you a slip holder at Queen's Landing? Volunteers are needed for the newly restructured Marina Executive Board. The Marina Annual Meeting will be held in late August; stay tuned for more details.

**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!**