

Queen's Landing Thursday Digest

August 28, 2025

Hello QL Neighbors,

SUMMARY of topics this week

- *Labor Day End-of-Summer Blast*
- *Please consider stepping up to the QLCUO Board*
- *Master Insurance Renewal*
- *Invasive Species*
- *Living Shoreline testing*
- *Budget 2026*
- *Window and door replacements and repairs*
- *EIFS warranty work on nine buildings*
- *Gutter cleaning and softwashing*
- *Help control the spotted lanternfly*
- *FSR Property Manager Onsite office hours*
- *Next Board Meeting date and Calendar and News – where to find*

Social Committee

Next up is 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. Weather is predicted to be perfect – so come!

Nominations for Board Seats

We have three open Board seats coming up and need volunteers to fill those. The puzzles we solve are interesting, the people in the community are lovely to Board members, and this is an opportunity to feel more connected to the community. Please nominate yourself, or an interested neighbor to stand for the QLCUO Board.

We're not like the ridiculous boards you read about. We've got sane people who are interested in listening to our owners and residents, who believe in the concept of servant-leadership, and who are willing to give a bit a time to the community. Specifically, we need someone to serve as Treasurer, someone to join or lead the Maintenance Committee and the same for Recreational Facilities Committee. If communications is your skillset, we need you. **Please consider stepping up – Nominations close September 14th.** If you are even remotely curious, please talk to any Board member. Contact info on the QL webpage: <https://queenslanding.org/contact/>

Master Insurance Renewal

Our master insurance policy is an annual policy from August 31 to August 31. We have signed the agreement for the 2025-2026 renewal. For those who have received a certificate of insurance, and are named as "certificate holder", a new proof of insurance/certificate of insurance is automatically sent after the August 31 renewal date.

Invasive Species

Mint, Spiderwort, Mugwort (*Athanasia Vulgaris*, St. John's plant), and Wild Garlic are trying to take over certain areas. You are welcome to plant them in pots, but the landscapers have been asked to remove them from beds when they see them.

Research on Living Shorelines

On September 3rd, researchers from Horn Point Laboratory (part of the University of Maryland Center for Environmental Sciences) will be returning to Queen's Landing to continue their study of our living shorelines and the relationship to their adjacent waters. For the study, they will collect sediment cores in shallow-water (around chest deep) and conduct a seagrass survey from the shoreline to shallow water (again, ~chest deep). Also they will survey the plants and sediments within the living shoreline itself. So if you see people in waders, that is what they are doing.

Budget 2026

At the August 18th meeting, the Board considered the first draft of the 2026 budget. The Board Meeting Recap at the end of this message goes into more detail, but Board members would like to hear your input on whether to increase the window/door replacement budget by \$30,000 over the \$20,000 increase already included. Please email BOD@queenslanding.org.

Window/Door Replacements and Repairs

Of the 72 outstanding service orders for windows and doors, the Board authorized a contract to solve 38 service orders, for multiple openings, for about \$170,000. Another 17 service orders are currently in progress. And, 17 had to be pushed off to future years, for lack of budget. The amount deferred was just under \$100,000.

The age of our windows/doors is a community wide issue. Our bylaws stipulate this cost is Association responsibility. Since the total nut could be more than \$10 million, we have to do a little at a time and therefore we are trying to prioritize. Which means there may be a long wait to replace those that look old but are still serviceable. Many homeowners are not waiting and replacing those themselves.

EIFS warranty work for nine buildings

In order to maintain our warranty on the cladding of our buildings (Exterior Insulation and Finish System, or stucco) we are required to inspect and recaulk each building every ten years. The buildings on the schedule for this year are 8, 9, 10, 11, 12, 15, 21, 22, and 23. The contractor will begin the first week of September and continue for about four weeks. This is noisy, involved work, so please be flexible if your building is being repaired this year.

Gutter Cleaning and Softwashing

Gutter cleaning for all buildings is scheduled for November. We want to pay particular attention to any downspout or drainage issues. If you believe your downspouts are not performing, please put in a service order so we can ask the gutter cleaning contractor to address.

Softwashing is scheduled for half our buildings in October. If yours was washed last year it will be bathed again in 2026.

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](#)

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 – September 15, 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/>

August 2025 Board Meeting Recap

August's Board Meeting was held August 18, 2025, at 7:00 pm. Many thanks to the community members who joined us in person and virtually! A lot was done to move the community forward. Highlights from the meeting:

OPENINGS ON THE BOARD—WE NEED YOU!

If you love living in Queen's Landing, you can thank your neighborhood volunteers for a lot of why you love it. A beautiful community like ours doesn't run itself—it needs the unique gifts YOU have to offer.

There are three open positions available. One of them has YOUR name on it!

Call for Nominations Began	August 4, 2025
Nominations Must Be Received By	September 14, 2025
Ballots Activated	September 29, 2025
Voting Begins	September 29, 2025
Meet the Candidates Night	October 1, 2025
Voting Ends	October 15, 2025, 7:00 pm
Annual Meeting	October 15, 2025, 7:00 pm

FUN ON THE WAY!

We have an amazing Social Committee, planning all sorts of fun things!

- We had a huge turnout for the Apple Pie and Aliens presentation! The next presentation (date to be determined) will feature the history of Kent Island.
- A Labor Day Party is scheduled for Monday, September 1, from 1-4 at the pool. Enjoy fried chicken, hot dogs, and sodas. Please bring a salad or desert to share, and your adult beverage of choice (put your name on it, and a bartender will be available to assist!)
- A Jingle and Mingle Holiday Bash is also in the works!

MOTIONS MOVE US FORWARD

Our Committees are the real engine that move us along. They solve problems and find solutions. Thanks to all Committee members and chairs for the hard work they do for all of us. Among the motions passed this month:

- Moving \$50,000 from Operations to the Reserves

- Accepting the 2024 Financial Audit
- Moving forward with Harper and Sons for October/November work on doors and windows
- Contract with Regent for EIFS (stucco) warranty work
- Contract with Bruce Builders, LLC for the remaining work on the pool decking and shade structure

2026 BUDGET—WE ARE NOT IMMUNE TO PRICE INCREASES

The Financial Management Committee has been tackling the difficult job of developing the 2026 budget. Many of our budget line items are experiencing increases that are beyond our control. This includes, among other things, exterminator services, general repairs, concrete sidewalk repair, clubhouse gas and electric, trash removal, master insurance, the never ending windows and doors, and professional fees.

In order to pay for these increases, as well as other expenses outlined in the budget, monthly condo fees will need to be increased approximately 6%. The chart below shows how this would impact your payments:

IMPACT PER UNIT				
Per Unit	2025/mo.	2026 Draft/mo.	\$ increase/mo.	\$ increase/yr
a	\$ 202.50	\$ 214.65	\$ 12.15	\$ 145.80
b	\$ 303.50	\$ 321.71	\$ 18.21	\$ 218.52
c	\$ 505.50	\$ 535.83	\$ 30.33	\$ 363.96
d	\$ 708.00	\$ 750.48	\$ 42.48	\$ 509.76
LEGEND FOR ABOVE				
Code	#	Type of Unit		
a	49	One story units		
b	50	Two over one units		
c	249	Standalone units		
d	1	Two story, plus additional first		

The Committee also raised the possibility of a second scenario to fund the acceleration of door and window maintenance, which would increase monthly assessments by a further \$10/month, or an additional \$120/year. The proposed budget will be sent to the community September 15, which coincides with the next Board meeting. We are very interested in hearing from you! The budget will be approved at the Annual Meeting in October.

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!