

## Queen's Landing Thursday Digest

September 4, 2025

Hello QL Neighbors,

### SUMMARY of topics this week

- *Please consider stepping up to the QLCUO Board – Time is Short! and change of annual meeting date to October 17<sup>th</sup>.*
- *Thank you for fun Labor Day party!*
- *Budget 2026*
- *Window and door replacements and repairs*
- *Kayaks to be removed*
- *EIFS warranty work on nine buildings*
- *Gutter cleaning and softwashing*
- *FSR Property Manager Onsite office hours*
- *Next Board Meeting date and Calendar and News – where to find*

### Nominations for Board Seats - The deadline to apply is September 14th.

I know you may be mulling this, but as of now we have had NO ONE offer to run for the Board. The deadline to apply is September 14<sup>th</sup>. There will be three open Board seats coming up and need volunteers to fill those. **Please don't leave the six remaining of us unsupported.** 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.

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/>

Finally, we need to change the **date of the Annual Meeting to Friday, October 17<sup>th</sup>**. More information to come.

### Social Committee

What a fun Labor Day party – and the food was great. This social committee is made up of creative, energetic, and fun people. How lucky are we!

### Budget 2026

At the August 18<sup>th</sup> meeting, the Board considered the first draft of the 2026 budget. There are some costs that have escalated over which we have no control including:

- Master insurance, \$40,000 over last year,
- Trash removal, \$15,000 over last year,
- Clubhouse gas and electric, \$11,000 (we seem to have under-budgeted last year),
- Concrete and other grounds repairs and services, \$20,000,
- Management fees, 3.5% escalation as agreed in our contract, \$27,000 ,
- Pool and activity expenses driven by greater utilization, \$7,500.

Additionally we included an additional \$20,000 for window/door repairs and replacements. That is inadequate, as you see in the next section of this Digest. We *have* found some savings, particularly in water usage - down 20%, which seems a result of the plumbing inspections and repairs.

The resulting budget proposal includes an increase of about \$12/month for our one-story units, about \$18/month for the two-story over one-story units, and about \$30/month for our stand-alone units.

Board members would like to hear your input on whether to increase further the window/door replacement budget by \$30,000 over the \$20,000 increase already included. The impact of this proposal would increase our individual monthly fees by about \$3.50, \$5.00, and \$8.50, over the amounts in the preceding paragraph. Please email [BOD@queenslanding.org](mailto: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.

## Kayaks to be removed

There are several kayaks not claimed. They are in the marina-side racks and need to be removed. If one of these is yours – in Rack 1E, 8C, 8D, 11D - please let the office know how quickly you can remove it. Otherwise, they will be sold or donated. Thank you. (Yes, we have reached out individually to those we suspect could be the owners.)

## 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.

## 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!

- Nominations must be received by September 14, 2025
- Voting Begins, September 29, 2025
- Meet the Candidates Night October 1, 2025
- Voting Ends October 15, 2025, 7pm
- Annual Meeting October 15, 2025, 7pm

### **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%, ranging from about \$12/month to \$30/month. The attached PDF document includes a chart with specifics.

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!**