

## Queen's Landing Thursday Digest

September 11, 2025

Hello QL Neighbors,

### SUMMARY of topics this week

- *This date always jolts me*
- *Please consider stepping up to the QLCUO Board*
- *2026 Budget Proposals*
- *EIFS warranty work on nine buildings*
- *Gutter cleaning and softwashing*
- *Comcast Easement*
- *FSR Property Manager Onsite office hours*
- *Next Board Meeting date and Calendar and News – where to find*

### September 11<sup>th</sup>

This is a date that puts things into perspective for me. May we not take our small problems too seriously, may we treasure each day, and each friend. May we spread kindness when we can.

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

You have a few more days to decide you DO want to join this group of smart, dedicated, and collaborative neighbors to find ways to make our little paradise better. The deadline to apply is September 14<sup>th</sup>. There will be three open Board seats coming up and we need volunteers to fill those. Please nominate yourself, or an interested neighbor to stand for the QLCUO Board.

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.

### Second Reading Budget 2026

At the upcoming meeting this Monday night the Board will have the second reading 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.

Also 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 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.

### Comcast Utility Easement

As you know, the QLCUO Board has selected Comcast to provide an additional Internet option for the community. At the October 17, 2025 Annual Meeting, the Board will vote on granting Comcast a utility easement to install the Distribution System, after affording all unit owners and mortgagees an opportunity to present their views on the proposed easement.

### 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/>