

Queen's Landing Thursday Digest

September 18, 2025

Hello QL Neighbors,

SUMMARY of topics this week

- *Fun stuff first – Isle of Kent! October 9, 6:30pm*
- *Notifications to Community – notices were emailed to owners:*
 - *Notice of Annual Meeting, October 17*
 - *Notice of Board vote on 2026 Budget at Annual Meeting, October 17*
 - *Notice of Board vote on Utility Easement at Annual Meeting, October 17*
- *Board Elections Next Steps*
- *Meet the Candidates Forum October 1, 7pm*
- *Turf fertilizer application, September 25th*
- *About those garden bed vegetables...*
- *FSR Property Manager Onsite office hours*
- *Next Board Meeting date and Calendar and News – where to find*

Isle of Kent ...

Save the Date! Thursday, October 9th at 6:30. Join us for the Second installment of our Lecture Series: "THE ISLE OF KENT: KENT ISLAND'S UNIQUE HISTORY" Enjoy the evening with Jack Broderick, local Historian and dynamic President of The Kent Island Heritage Society, as he walks us through the story of the Island we call home. By all accounts, a great presentation! Light refreshments will be served following the program.

Notice of Annual Meeting, October 17, 2025

Notices were sent via email from FSR giving 30-days notice of the Annual Meeting.

Vote on Utility Easement, October 17, 2025

Notices were sent via email from FSR giving 30-days notice of a Board vote to grant a utility easement to Comcast to install the distribution system. 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.

Vote on 2026 Budget, October 17, 2025

Notices were sent via email from FSR giving 30-days notice of a Board vote to approve the 2026 budget. The Board decided to send the more conservative budget option to the community. This 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. The Board will vote on this budget at the Annual Meeting on October 17, 2025.

Board Election Next Steps

- Ballots will be activated September 29th,
- Meet the Candidates Forum, October 1st,
- Voting ends October 17th, 7pm

Who votes and how:

- On September 29, QLCUO owners listed as the primary owner on the FSR Portal will receive an email from Simply Voting.
- It will include instructions on voting and your unique identifier log-in information.
- Please remember, only one email per unit will be received, as it is one vote per unit.
- If you own more than one unit you will receive a separate email for each unit that will contain a unique identifier for that unit. You must open each email and click the link in the email to exercise all of your votes.

Your ballot can also be your attendance proxy, in case you do not attend the Annual Meeting. Your options:

- ☐ Vote for Board members, **and** assign an attendance proxy, in case you do not attend the Annual Meeting October 17, 2025 (We will not double count if you submit a proxy AND attend the meeting),
- ☐ Vote for Board members, but do not assign an attendance proxy, if you are certain you will be attending the Annual Meeting, October 17, 2025, at 7pm,
- ☐ Sign an attendance proxy only, and not vote for Board members.

A Meeting Quorum is Critical

A quorum is required to conduct the Annual Meeting. That is counted as those present at the meeting, plus those who submitted a proxy for attendance. We will not double count if you submit a proxy AND attend the meeting.

If we do not obtain a quorum we must adjourn and reconvene an Annual Meeting not less than fifteen days after the time the original meeting was called.

Turf fertilizer application, September 25th

The landscapers will be applying the fourth turf fertilizer application throughout the community on Thursday the 25th next week. It will be a granular application of slow release fertilizer. No pesticides will be used. However, since this is granular, for 24 hours after the application you might want to brush off your pets' pads after walking them.

Please do not plant fruits or vegetables in garden beds

Nestle them into pots if you want to grow your own, but the landscapers do have to remove tomato plants, squash, and other fruits and vegetables from garden beds. The QL rules do specify that no vegetables or fruits are to be planted in the Limited Common Elements. Thank you for helping us with this.

EIFS warranty work for nine buildings

We have had questions about why the top of windows were not caulked. Caulking the top of an exterior window compromises the drip edge and flashing, which are designed to shed water away from the building. So this intentional – and a best practice.

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 – ANNUAL MEETING, October 17, 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/>