

Queen's Landing Thursday Digest

October 2, 2025

Hello QL Neighbors,

SUMMARY of topics this week

- *Please Vote for the Board Candidates, AND submit your attendance Proxy*
- *Isle of Kent! October 9, 6:30pm*
- *Outdoor Court Etiquette*
- *Please remind your kids that the kayak launch is not a play platform*
- *Board Elections Next Steps*
- *FSR Property Manager Onsite office hours*
- *Next Board Meeting date and Calendar and News – where to find*

Board Elections Next Steps

- The ballots have been activated and sent to owners. It is important to vote, even though we have two candidates for three slots. If we don't get a voting and attendance quorum no one gets elected and we have to schedule a second Annual Meeting.
- Please refer to prior Digests for who can vote and how, the vital importance of completing a proxy, and the fact that your ballot can be your proxy as well.

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.

Pickleball and Tennis courts

Please take down the umbrellas when you leave the courts, and close the gate. There are some white scuff marks that look like they might be from bicycle tires. Please remember that the courts are for Tennis and Pickleball play only.

Please remind your kids ...

Kids are using the kayak launch as a play pad. This is dangerous – and the creative art they are leaving has to be cleaned up by someone else.

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/>