

Queen's Landing Thursday Digest

October 16, 2025

Hello QL Neighbors,

SUMMARY of topics this week

- *Annual Meeting tomorrow evening, Friday, October 17*
- *Please Vote for the Board Candidates, AND submit your attendance Proxy*
- *Kenny Leitch is scaling back*
- *Gutter cleaning and soft washing*
- *FSR Property Manager Onsite office hours*
- *Next Board Meeting date and Calendar and News – where to find*

Annual Meeting, Friday October 17, 7pm – Chester Room and online

When you elect Queen's Landing Board members, we take your trust seriously. We bring our professional and life skills, our time, and our good humor – to make this a better community for all of us. So ... would you consider coming to the Annual Meeting tomorrow night so we can brief you on what we have accomplished in the last year? And, we'd like your input on where you think we should focus in the next year.

Board Elections Final Day

- Your vote is important – please take a few minutes to submit yours.
- 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.

Kenny Leitch is scaling back

Kenny Leitch has decided to scale back his hours and responsibilities but he still wants to stay connected to Queen's Landing. So, we have put together a new scope of work that includes only two hours a day - daily inspection of the campus grounds, policing the maintenance enclosure, and selected other seasonal tasks. Effective November 1, Kenny will no longer have responsibility for work orders and repairs.

Kenny has been an invaluable resource to the community for more years than we can count. We treasure his historic knowledge, great spirit, and care for our owners. We are so glad we can keep even just a little of his time!

FSR is working to identify options for the repair person tasks and will communicate updates as soon as possible

Woood by Food

PLEASE SAVE THE DATE! Thursday, Nov 20th at 6:00 PM. Are you "Woood By Food"? Wow, do we have an evening for you! Queen's Landing's own Michele Kirwin will hold a cooking demonstration and then each of us can sample her delicious creations. If you know Michele or listen to her podcasts, you know there will be marvelous food that evening! We are not asking for reservations, however, we'd like to get an idea of how many are coming. Please text Anne Stewart-Pugh at 410-212-4771 to let us know if you plan to come. Texts will be accepted until November 13. Again, reservations are not required, but if you are planning to come, kindly let us know so we can shop accordingly. What a night it will be! Bon appétit!

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 between November 4 and November 14. Specific instructions are being sent to the owners in the impacted buildings. 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/>