

Queen's Landing Thursday Digest

November 6, 2025

Hello QL Neighbors,

SUMMARY of topics this week

- **Woody by Food is Sold Out**
- *Toys for Tots*
- *Sign up to serve on a Committee*
- *Fountains closing down mid-November*
- *Winter Prep – TURN OFF your outside water*
- *Impact on kayak users – pool deck construction*
- *Gutter cleaning and soft washing*
- *FSR Property Manager Onsite office hours*
- *Next Board Meeting date and Calendar and News – where to find*

"Woody by Food" is SOLD OUT!

We are delighted at our response and we have 60 residents and friends who will be coming to enjoy a lovely evening. If you did not call ahead, we are sorry, but we plan to have another food demonstration sometime next year. Next up: JINGLE AND MINGLE! Saturday afternoon, December 6 from one to 4 o'clock. Live music, savory appetizers, and a champagne toast! Let's start the holiday season in style!

TOYS FOR TOTS

Collection box in the Clubhouse lobby. Last year was epic! Let's do it again!

Step up to a Committee

We are deeply appreciative of all who serve on Committees. We do need your completed volunteer form so your committee activities can be covered by QL insurance. Forms are in the Office.

Committees available – and Committee Chairs

- Communications Committee - Emily McAuley
- Social Committee - Anne Stewart-Pugh
- Long Range Vision and Planning Committee - Harry Baldauf
- Covenants Committee - Clark French - *committee full*
- Maintenance Committee - John Lancey
- Landscape Subcommittee - Tracey Weaver
- Recreational Facilities Subcommittee - Laurelle Sheedy McCready
- Financial Management Committee - Laurelle Sheedy McCready
- Risk Management and Insurance Committee - Kara Salvo
- Nominating and Elections – Emily McAuley
- Marina Committee - Clark French – *looking for a slip owner*

Fountains shutting down mid-November

Enjoy the last days of those dulcet sounds on Lake Amleto. They will return in March.

Please TURN OFF your outside water

If you have not already, please use your inside valve to turn off your outside water. Then please drain your outdoor spigots. Kenny will be coming around to install frost guards so it will create extra work – and cost – if you have not attended to this. This is also the time to straighten up your front stoop, patio and garden beds.

Impact of pool deck construction – kayak and grill access (this was in past Digest, but am posting again for your reference)

- Construction will begin on or about November 1 weather permitting. The fencing will be removed and stored by the contractor for reinstallation. A security barrier will be put in place. No one is to access the pool area or any other part of the secured construction area. Access to the fireboat will be maintained as necessary for the fire department.
- The front door and riverside doors to the clubhouse will be available to use. The clubhouse will be open for use as usual. The stairs to the upper deck and the sidewalks by the doors will be kept clear. The walkways to the two pool gates will be used by the contractor for construction access. Nothing should be stored on them.
- Kayaks on racks around the pool will be accessible and useable until late October. Thereafter the racks and any kayaks still on them will be moved out away from the gravel they currently sit on, by the contractor. Any kayak owner may remove their kayaks before then, but thereafter they will not be accessible for use until construction is completed. Owners who choose to keep their kayaks on the racks do so at their own risk, although every effort will be made not to damage them or the racks.
- By the end of October, the grills and picnic tables will be removed and stored so the decking they sit on can be removed and work done on that area.
- If anyone in the community has any questions or concerns about the construction we ask them to contact a member of the Long Range Vision and Planning Committee. The contractor and workers are not authorized to answer questions. We hope everyone will understand that we want to speak with one accurate voice and get the project done efficiently and safely. We hope to be done by January, 2026.

Gutter Cleaning and Softwashing

Gutter cleaning for all buildings is scheduled for November 17, 18. 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, 9-6, and Friday 9-3. 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 – November 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/>