

Queen's Landing Thursday Digest

November 13, 2025

Hello QL Neighbors,

SUMMARY of topics this week

- *Toys for Tots*
- *Woody by Food is Sold Out; Next up – Jingle and Mingle December 6th*
- *See something, say something*
- *Sign up to serve on a Committee*
- *Fountains closing down mid-November*
- *Impact on kayak users – pool deck construction*
- *Gutter cleaning and soft washing*
- *FSR Property Manager Onsite office HOLIDAY HOURS*
- *Next Board Meeting date and Calendar and News – where to find*

Toys for Tots

Help us fill the box in the Clubhouse with new toys, games and books in collaboration with the Marine Corps Toys for Tots. Together, we can create brighter futures for children, empowering them with the tools they need to thrive. Toys for Tots prefers unwrapped toys to ensure they are new and appropriate for the age and needs of the child receiving them. Join us in our heartfelt mission to bring smiles, warmth, and happiness to countless children in need today! Deadline to drop items in the Queen's Landing box is the first week of December.

"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!

See something, say something

Periodically we get calls to solve issues that are not in the control of the condo association. If you see trespassers or have neighbor complaints, please call 911, not the Office.

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.

Fountains shutting down mid-November

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

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.
- 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.

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.

During the holidays the office will be closed:

- November 26, 27 and 28,
- December 24, 25, and 26, and
- December 31, January 1 and 2.

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/>