

## Queen's Landing Thursday Digest

November 20, 2025

Hello QL Neighbors,

### SUMMARY of topics this week

- *Board meeting Recap at the end of this message*
- **Toys for Tots**
- *"Woood by Food" is Sold Out; Next up – Jingle and Mingle December 6<sup>th</sup>*
- *Electrical safety*
- *ACR submission deadlines*
- *Cardboard, cardboard, cardboard*
- *Unit Maintenance Requirements for 2026*
- *Update on pool deck construction*
- *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 Reserve **Toys for Tots**. Together, we can create brighter futures for children. Toys for Tots prefers unwrapped toys to ensure they are new and appropriate for the age and needs of the child receiving them. Deadline to drop items in the Queen's Landing box is the first week of December.

### JINGLE AND MINGLE

Next up on the Social Committee calendar: 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!

### Electrical Safety

If you are replacing your wood or propane fireplace with an electric one, please make sure you are using a licensed electrician, not a handyman. Without a separate circuit you will be unhappy with your results in spite of your significant investment.

And if you are going to be installing lights for the holidays, please check that wiring to ensure it is not frayed.

### Deadline for ACR submissions to be considered

The Board voted to reinstate a deadline to have ACRs considered. Fully completed ACRs must be submitted to the Office by the Wednesday prior to the Monday Covenants Committee meeting, apart from emergencies such as HVAC replacement.

Cardboard, cardboard, cardboard – please flatten those boxes so we all can use the recycling bins

### *Unit Maintenance Requirements for 2026*

- We will continue to require
  1. annual **dryer vent cleaning** and
  2. annual **spring HVAC servicing**, including condensate cleaning
- If you have already provided proof of **plumbing inspection** and **chimney/fireplace inspections**, these will not be required in 2026. However, the Board reserves the right to reinstate these requirements if we see a resurgence of plumbing leaks/fireplace issues.
- For owners who have not provided documentation of **plumbing, chimney/fireplace, or sprinkler inspections**, or the repairs noted in those inspections, we will proceed with the violation/fining process.

### Update on pool deck renovation

You may have noticed piles of fresh lumber deposited on the edge of the clubhouse parking lot by the Chester River. It will all be used for the rebuilding of the aging pool deck. Preliminary work has begun on the project with the repair and weather protection of the existing wooden wall (pool bulkhead), which is mostly tucked under the decking. As work progresses the entire deck structure will be torn out and a new very long lasting deck substructure and deck will be built. A new lighter color deck has been chosen to keep the deck somewhat cooler on hot days. This project is the result of years of financial and project planning, and is fully funded by our Reserve account. Stay tuned for more progress reports from the Long Range Vision and Planning Committee as we proceed.

### 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 – January 26, 2026 - 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/>

## November 2025 Board Meeting Recap

November's Board Meeting was held November 17, 2025, at 7:00 pm. Many thanks to the community members who joined us in person and virtually! A lot was done to move the community forward. Highlights from the meeting:

### THE HOLIDAYS ARE HERE! MARK YOUR CALENDARS!

Join the holiday fun at the Jingle and Mingle on Saturday, December 6 from 1-4 pm! Start the season right with live music, savory bites, a champagne toast and LIVE entertainment by musician Steven D!

Help [decorate the clubhouse](#) for the holiday season on Saturday, November 22. And while you are decking your own halls, please make sure your lights are in good condition and have the appropriate safety features!

Help families in need by donating a new, unwrapped toy to [Toys for Tots](#)! Just drop it in the collection box in the Clubhouse.

Our fabulous [Social Committee has lots of other fun stuff](#) in the works—a Super Bowl party, a lecture on AI, an art show, and so much more!

The [Weekly Digest](#) is going to take a short holiday break, so that our hard-working Board President, who puts the Weekly Digest together, can also enjoy the holidays!

### WE'RE LOOKING GOOD!

Our buildings have been soft-washed, our gutters are clean, the stucco work is done, and the sidewalks and curbs have been repaired.

[Thank you for recycling!](#) To ensure ALL residents are able to fit their recyclables in the bins, PLEASE BREAK YOUR BOXES DOWN! With the holidays ramping up, we're going to see a surge in cardboard boxes—so please break them down.

### COMMITTEE NEWS

Our Committees are the real engine that move us along. They solve problems and find solutions. Thanks to all Committee members and chairs for the hard work they do for all of us.

To keep our community the gem that it is, the Committees need YOU. It's rewarding, it's fun, and being part of the solution sure beats complaining about it. So, take your pick—there are lots of Committees still open to volunteers: Communication, Financial Management, Maintenance (including Landscape and Grounds, and Recreational Facilities), Long Range Vision and Planning, and the Social Committee. Just stop by the office for an application, check the calendar for the next meeting, or reach out to any Board Member or Committee Member.

### MOTIONS MOVE US FORWARD

Among the motions passed this month:

[Reinstating the deadlines for ACRs to be considered](#). Please have fully completed ACRs submitted the Wednesday prior to the Monday meeting.

### Update unit inspections and maintenance requirements.

- We will continue to require
  - annual dryer vent cleaning and
  - annual spring HVAC servicing, including condensate cleaning
- If you have already provided proof of plumbing inspection and chimney/fireplace inspections, these will not be required in 2026. However, the Board reserves the right to reinstate these requirements if we see a resurgence of plumbing leaks/fireplace issues.
- For owners who have not provided documentation of plumbing, chimney/fireplace, or sprinkler inspections, or the repairs noted in those inspections, we will proceed with the violation/fining process.

### Contract for pool management awarded to Coastline Pool Services

### MARINA EXECUTIVE COMMITTEE UPDATE

Dock repairs continue, and bulkhead repair will begin in February by Sweitzer Marine. Marina slip holders will meet December 1 to review proposed budget and repair timeline.

### HOUSEKEEPING

There is no Board meeting scheduled for December. The [next Board Meeting will be January 26, 2026](#), at 7:00 pm. We'd love to see you there!

[Office Holiday Hours](#)—the office will be closed on the following days:

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

Remember, this Board Recap hits the highlights of the Board Meeting. We encourage all residents to attend these meetings—so you can hear what's happening for yourself, and so WE can hear from YOU!