

Queen's Landing Thursday Digest

December 18, 2025

Hello QL Neighbors,

This is the last Digest for 2025 ... SUMMARY of topics this week:

- *Thank you to so many who make Queen's Landing marvelous*
- *2026 new monthly fee levels - please advise your bank*
- *Snow Removal Policy*
- *FSR Property Manager Onsite office HOLIDAY HOURS*
- *Next Board Meeting date and Calendar and News – where to find*

We wish you each a sense of peace, snippets of joy, and the opportunity to show love to another.

Thanks to all who make this a marvelous community

- **Teasa Johnson and Jenn Murphy** in the QL office go above and beyond in anticipating and meeting our needs - every day. We are so grateful for their grace-filled and effective work.
- **Kenny Leitch**, and now the **team from Atlantic Maintenance**, tend to our handyman needs.
- The **QL Social Committee** is constantly looking for ways to build community – and they have put on great parties and events!
- The **Long Range Vision and Planning Committee** has had a stellar year – revitalizing the outdoor courts, the Lake Amleto bridge, and now the pool deck.
- The **Maintenance Committee** members have led the charge in attacking myriad projects including replacing windows and doors, managing the balcony/deck repair project, installing a new clubhouse access system, upgrading the exterior lighting around the clubhouse, managing the lake aeration fountains, considering and researching the best approach to unit maintenance needs, assessing and correcting drainage issues, and so much more.
- The **Landscape Committee** has not only planned the design of our gardens, cared for the health of our trees, but has overseen the maintenance of all our natural beauty.
- The **Recreational Facilities** members accelerated the installation of a new kayak launch, daily checked the chemical levels of our pool water, and started a program of upgrading our pool deck furniture
- The **Covenants Committee** has used their platform to help owners improve their properties – new patios, awnings, and myriad other upgrades
- The **Financial Management/Budget Committee** members grappled with the realities of running this place and put together a sound budget for next year.
- The **Investment Management Committee** lets us sleep well knowing our reserve investment portfolio is well tended.
- The **Insurance Committee** reviews our insurance claims to make sure we are utilizing our insurance wisely.
- The **Nominating and Election Committee** members not only managed a smooth annual election but are constantly recruiting new members to committees and to the Board.

- The **Communications Committee** is looking for new ways to let you know what is going on.
- The **Marina Executive Committee** has taken on a monumental task to find the best way to plan and fund the protection of the marina bulkhead and piers and docks.
- The whole **Queen's Landing Board** has spent a very active year in service to each of us – listening, researching, project managing – whatever it took ...
- And finally, thanks to **all the members of our community who care for and about Queen's Landing**, take advantage of our amenities and pay close attention to what is happening. It takes all of us, working together, to keep improving our piece of heaven.

2026 new monthly fee levels

If you are on the automatic payment system through ClickPay, you do not need to make any changes. Otherwise, please advise your bank of the new monthly fee levels, depending on your type of unit:

- \$214.65
- \$321.71
- \$535.83
- \$750.48

Snow Removal Policy (as circulated to the community January 2025)

It is not possible to remove all snow or ice after a storm. QLCUO will make best efforts to make drives, sidewalks and walkways passable. The following criteria are broad guidelines and will be very much governed by storm conditions. • Snow/ice removal procedures are triggered at three inches of registered snowfall, • Snow will be plowed within 12 hours after precipitation has stopped, • Drives, sidewalks and walkways will be addressed, • Parking spaces and overflow lots will be cleared if they are empty and accessible to a plow, • Sand, salt, ice melt will be distributed at the discretion of the Property Manager. • Homeowners are encouraged to keep snow shovels handy to clear what snow plows cannot, and to help their neighbors.

FirstService Residential Update – Holiday 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:

- 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/>