

Queen's Landing Thursday Digest

January 8, 2026

Hello QL Neighbors,

Here we are – in 2026 – May it surprise us with joy!

SUMMARY of topics this week:

- *Welcome to new Administrative Assistant*
- *2026 new monthly fee levels*
- *Unity in the Community – a food drive*
- *2026 unit maintenance requirements*
- *Live Christmas tree disposal*
- *Recap of topics in the Digest in 2025*
- *FSR Property Manager Onsite office hours*
- *Next Board Meeting date and Calendar and News – where to find*

Welcome to Annee Gorman

Annee is our new Administrative Assistant. You can find her in the Clubhouse office from 8am to 3:30pm each day. Annee comes from a large Italian/Irish family and you can feel that warmth when you talk with her. She brings valuable experience in customer service, accounting, and data entry. Please drop by and say hello!

Jennifer Murphy pursued another opportunity. We are grateful for her service and wish her well.

Topics from Prior Weeks:

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 effective January 1, 2026, depending on your type of unit:

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

UNITY IN THE COMMUNITY...a food drive.

We will be placing a bin in the lobby at the clubhouse in mid-January and asking for your donations from January through March. We will send a box off at the end of January, February and March. We've been told this is the time when food is desperately needed. Together, we can do something about that. Thank you in advance for your compassion.

2026 Unit Maintenance Requirements

- **Queen's Landing will continue to require**
 1. **annual dryer vent cleaning**, and
 2. **annual spring HVAC servicing** (between March and May 2026).
- If owners have presented proof of 2024/2025 plumbing inspection and chimney/fireplace inspection, then we will not require those in 2026 – but reserve the right to reinstitute these requirements should we see a resurgence of plumbing leaks or fireplace issues.
- **If owners have not provided their proof of 2024/2025 plumbing, chimney/fireplace, or sprinkler system inspections, and proof that noted deficiencies have been fixed**, then we will be moving to the violations/fining process

Disposal of your live Christmas tree

- If your tree is less than seven feet tall, you may put it out with your trash for pick up on your normal collection days. Please know that they will only pick up trees that can be handled easily so if your tree is left behind it is because it was too large for them. Please make sure to remove all lights and decorations and please be mindful of how you place the tree so it doesn't block any walkways. Last pickup will be January 12th.
- Tuckahoe State Park is accepting Christmas trees for their Aviary - you can drop yours off anytime during park operational hours (sunrise-sunset). Just place it along the fence surrounding the Aviary (behind the park office on Eveland Road) and they'll take care of the rest. Should you have any additional questions, contact them at (410) 820-1668 or tuckahoe.statepark@maryland.gov.

Recap of Digest topics in 2025

We started this digest as an experiment in January 2025. It seems to be effective in getting out the word of what you need to know, so we will continue it. If you are looking for 2025 editions, you can go to <https://queenslanding.org/category/news/>

FirstService Residential Update – office hours

You can find someone in the office Monday-Thursday, 8-4, and Friday 8-3. 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 – 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/>

Governing Documents, Rules, Policies – where to find

While you can find some of these on the public website, noted above, the owner portal at <https://queenslanding.connectresident.com/> is the keeper of these resources. On the left of your opening **Dashboard**, see **Forms & Documents**, *click View All*. Then in the top center **Search Box**, *type in a keyword* you are seeking.