

Queen's Landing Thursday Digest

January 15, 2026

Hello QL Neighbors,

SUMMARY of topics this week:

- *Comcast installation update*
- *Chair Yoga is back*
- *Food drive and Super Bowl*
- *Office closed this Monday, January 19th*
- *2026 unit maintenance requirements*
- *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*

Comcast Installation Update

You will see paint and flag markers around the campus as Comcast begins the installation of their access equipment. After establishing the best routes to avoid existing underground cables and drainage lines then the trenching team will follow. The next steps will be splicing, testing, then activation. Comcast expects this phase to be complete in early April. Then they will begin marketing to unit owners. Please remember, no unit owner is obliged to sign up with Comcast. This is simply an available service.

Chair Yoga is Back

Monday through Friday 6 to 7 PM in The Landing starting Monday, January 19 through May 1... Let's get our bodies moving! Easy gentle stretching for your entire body. No equipment required, just you. For questions text Tammy Baldauf at 240-832-5995.

Social Committee – Food Drive, and Super Bowl

A Bin has been placed in the lobby for your donations for the food drive. Remember, holiday donations have passed, but hunger does not. January, February, and March are the hardest months for our neighbors who struggle to feed their families. Together, we can do something about it.

SUPER BOWL PARTY! We don't know who's playing, but we DO know who's partying! Plan on watching the Super Bowl with your friends and neighbors and participate in the second annual chili cook off! Lots of surprises to follow. More details coming!

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

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.