

## Queen's Landing Thursday Digest

January 22, 2026

Hello QL Neighbors,

### SUMMARY of topics this week:

- *Snow preparations – trash pickup likely delayed, snow clearing schedule below*
- *Board meeting Monday will be online only*
- *Office staff will be working remotely on Monday*
- *Comcast installation update*
- *Chair Yoga is back*
- *Food drive and Super Bowl – two parties*
- *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*

### Snowmageddon prep

As excitement grips the land for a potential monumental snow event, if the forecast holds we should **anticipate delay of Monday trash pickup.**

In terms of neighborhood snow removal, residents are encouraged to keep snow shovels handy to clear what snow plows cannot, and to **help their neighbors.**

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.
- Salting/sanding at less than 3" would be authorized at the discretion of the Board President or the Maintenance Committee Chair and will be determined by current conditions.

We will be holding the **QLCUO January Board meeting online only.** To log in please go to <https://queenslanding.org/calendar/>

Our **FSR office staff** – Teasa Johnson and Annee Gorman, will be **working remotely Monday.** They will be able to return your phone calls if necessary, and answer your emails.

## Comcast Installation Update

Snow on the ground will delay some of these preparations, but Comcast did build weather considerations into their scheduling. 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 – might skip Monday, depending on snow

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

WE'RE ON OUR WAY!! A big thank you to those who have already donated food for our food drive. The bin is located in the lobby of the community center. We are asking donations through March and we are well on our way. Thanks to YOU!

## and TWO Super Bowl Parties

TWO SUPER BOWL PARTIES?? Yes! 6:00 PM. Enjoy the cheering and excitement upstairs as we celebrate our THIRD ANNUAL CHILI COOKOFF and Super Bowl party. Bring a crockpot of chili or a plate to share and your favorite beverage. Maybe YOU Will be the grand prize winner! Hot dogs and soft drinks will be provided. Prizes awarded every 30 minutes, and \$5 raffle tickets will be sold at the door. It's going to be a great night!

ORRRR... If you have no interest in the football game, please join us on the lower level in The Landing for our "Super Bowl Cafe". No yelling and cheering and no foam fingers! Enjoy a glass of wine and a savory bite, and pleasant conversation with others. And elegant way to celebrate Super Bowl Sunday!

## 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 ONLINE ONLY

To log in please go to <https://queenslanding.org/calendar/>

## 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.