

## Queen's Landing Thursday Digest

February 12, 2026

Hello QL Neighbors,

### SUMMARY of topics this week:

- *May you have a peaceful week*
- *Great party – thank you*
- *Please stay off the ice*
- *All the rest is from prior Digests:*
- *Board meeting recap*
- *Chair Yoga is back*
- *Comcast installation update*
- *Food drive*
- *FSR Property Manager Onsite office hours*
- *Next Board Meeting date and Calendar and News – where to find*

### Super Bowl party was great fun

What a marvelous Social Committee we have! And they say thank you to all who came and laughed, and ate, and cheered for their team. Social committee had a wonderful time, and we hope everyone else did too.

### Please stay off the ice

This ice continues to be dangerous. Please don't test it by trying to walk on it. It will win!

### Prior week announcements:

#### Chair Yoga is Back –

Monday through Friday 6 to 7 PM in The Landing now 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.

#### Plastic Free Queen Anne's County

Is giving away great tote bags to Queen's Landing residents. More info to come...

#### Social Committee Food Drive continues

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 Clubhouse. We are soliciting donations through March. Thanks to YOU!

#### 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.

## 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).

## 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 – February 23, 2016

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.

## January 2026 Board Meeting Recap

January's Board Meeting was held January 26, 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. Due to icy conditions, the meeting was held virtually. Highlights from the meeting:

### **ICE, ICE, AND MORE ICE....COLD, COLD, AND MORE COLD.....**

What a week. We got the triple whammy of a streak of subfreezing weather, snow, and a thick cover of ice. This made snow and ice removal much more difficult than what is typical.

The Board appreciates your frustration as well as your patience, and a special thank you to everyone who showed grace and compassion by helping neighbors where they could and letting Chester River get on with their work without interruption. A shout out too, to one of our brand-new Board members, **John Lancey**, who chairs the Maintenance Committee, and Landscape Chair, **Tracey Weaver**, who worked tirelessly through the storm and its aftermath to strategize with Chester River to clear this mess as efficiently as possible.

John would love to have more volunteers for the Maintenance Committee—please, raise your hand and help find solutions for your community!

### **TIME TO PARTY!**

Messy, subfreezing weather does not get in the way of your intrepid Social Committee! They've organized not one—but **TWO Super Bowl Parties for February 8!** The main event will be in the Chester Room (upstairs), with the game on, a chili cookoff, and the chance to win some prizes and cash! For those not particularly interested in football, or the teams playing, join your like-minded neighbors at the Super Bowl Café in The Landing (downstairs) for wine, apps, and social time! Check out the flyers on your mailbox for more information.

We are still **collecting non-perishable food items** to help Haven Ministries assist people in need at the vulnerable time after the holidays. We may have been inconvenienced by snow and ice, but many of those in our area are not as fortunate. Let's help them out.

### **FINANCIALS**

While the final 2025 numbers are not in yet, it looks like Queen's Landing will realize a moderate loss. This is due to water damage and plumbing repairs, grading and drainage issues, snow and trash removal, and concrete repairs. Auditors start their review of the 2025 financials in March.

### **COMCAST**

Comcast continues their work on installing infrastructure, as weather allows. You will probably start hearing from them in April about their services. Remember, this is an added available service option; no resident is under any obligation to sign up with them.

### **MARINA EXECUTIVE COMMITTEE UPDATE**

A Marina Reserve Study has been completed, the first step in developing a plan for long-delayed repair of the bulkhead and piers. It's a big project, and won't be cheap. About half the cost – for the bulkhead – will be incurred in the next four years. The balance for the piers and docks does not need to be completed until 2039. The Marina Executive Committee and a task force set up by the MEC are methodically tackling the various options for how to fund the repairs. This is an important project, not only to the marina but to the community as a whole.

## **COMMITTEES NEED YOU, AND WE NEED COMMITTEES!**

Committees are the real engine that move Queen's Landing. 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. Being part of the solution sure beats complaining!

## **NEXT BOARD MEETING**

The next Board Meeting will be **February 23, 2026**, at 7:00 pm. We'd love to see you there!

**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!**