

Queen's Landing Thursday Digest

March 5, 2026

Hello QL Neighbors,

SUMMARY of topics this week:

- *So sorry to say adieu to Teasa, our Property Manager*
- *AI – what does it have to do with me?*
- *Food drive continues*
- *Community Yard Sale*
- *Past Digest topics: Chair Yoga, Comcast installation, Unit Maintenance Requirements*
- *Board meeting recap – at the end of this message*
- *FSR Property Manager Onsite office hours*
- *Next Board Meeting date and Calendar and News – where to find*

Fond farewell to Teasa

Our property manager, Teasa Johnson, has been offered a position that cuts her commute in half. Her grace and professionalism have transformed our onsite office and we will miss her. Starting March 16th Teasa will be in the transition phase – serving us part-time until FSR can recruit a replacement.

Lecture Series – next up

SAVE THE DATE: **Thursday, March 26 at 6:30 in the Chester room.** Please join us for our Fourth installment of our lecture series. "**AI: What is it, And what does it have to do with me!**" We are fortunate enough to have guest speaker, Mr. Tony Loscalzo, well known and respected instructor at the Institute for Adult Learning as our presenter. This will be a non-technical description of why you were hearing about AI everywhere you go! Too much information? Maybe a delicious dessert and coffee afterward will make you feel better! Please join us!

Food drive

Let's keep the momentum going! The shelves are particularly bare right now at Haven Ministries food pantry. How can you help? Please bring what you can to the box in our Clubhouse lobby.

Community Yard Sale

By popular demand, the Queens Landing Community Yard Sale will be **Sat., May 9th, RAIN OR SHINE** in The Chester Room from 8:30 AM until 12:00 Noon. Please come and find some treasures! If you have treasures to SELL and wish to have a table indoors, please call or text Anne Stewart-Pugh at 410-212-4771. THE FIRST 15 people to respond will get an inside table. Anyone is welcome to set up outside. There will be a concession stand selling hotdogs, drinks, chips, and donuts. The Social Committee is working hard to make sure it is an enjoyable morning for everyone. Mark May 9th on your calendar 'cause this is not your Mamma's Yard Sale!

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.

Comcast Installation Update

You will see paint and flag markers around the campus as Comcast continues the installation of their access equipment. After establishing the best routes to avoid existing underground cables and drainage lines then the trenching team follows. 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 requires

- annual dryer vent cleaning, and
- annual spring HVAC servicing (between March and May 2026).
- Overdue plumbing, chimney/fireplace, and sprinkler system reports are due by May 30.
- Violations will be issued and fining will commence after May 30th.

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 – March 16, 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.

February 2026 Board Meeting Recap

February's Board Meeting was held February 23 at 7:00 pm. Many thanks to the community members who joined us in person and virtually! Highlights from the meeting:

WE HAVE FUN, EVEN WHEN IT'S COLD!

Thanks to our wonderful Social Committee for hosting a fabulous Super Bowl Party and Café! Forty-five residents enjoyed the game, chili, prizes, food and beverages, and SPECIAL THANKS to those who remained to help clean up!

This event also launched our Chester Room recycling program—after six hours of 45 people eating and drinking, the actual “trash” amounted to half a regular sized kitchen garbage bag!!!

Next up is “AI: What Does It Have To Do With Me?”. Join your neighbors Thursday, March 26 at 6:30 to learn from local expert Tony Lascalzo (one of his many accomplishments is serving as Project Manager for the Lunar Excursion Module that landed on the moon!) Enjoy a dessert and coffee bar after.

AND, save your treasures for a Spring Yard Sale! It will be well-advertised, well-organized, and lots of fun! More details to follow.

Social Committee, YOU ROCK!!

SPRING IS COMING, AND WE'RE READY!

It's almost March, and spring is just around the corner. Work continues on the pool deck and pool bulkhead, and we'll be in the pool by mid-May! The Landscape Committee has been busy strategizing to keep our landscape gorgeous—getting permits to remove dead or diseased trees, replacing each removed tree with one or more new ones, adding pops of color throughout the community, and being mindful of matching vegetation to its location. A shade garden is being planted by the water maintenance shed, and an Adopt-A-Garden program is being established—more info to come!

MEET EMILY McAULEY, NEW BOARD MEMBER AND HEAD OF THE COMMUNICATIONS COMMITTEE!

If you've attended a Board Meeting since October, you've met Emily. She heads up the Communications Committee, and has a team of two. It's a small committee with big plans. Some of those plans include a bi-annual electronic newsletter, working with the Social Committee to develop a revamped welcome program for new residents, a clubhouse lobby TV to showcase community photos and news, and more! She'd love to have some additional committee members.

FINANCIALS

While the final 2025 numbers are not finalized yet, it looks like Queen's Landing will realize a moderate loss. This is due to Association portion of the cost of individual unit 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

Planning for repairs to the Marina bulkhead, docks and piers continues, as the Marina Executive Committee works to determine how best to fund it, schedule it, and prepare financially for long-term maintenance. This is an important project, not only to the marina but to the community as a whole, and will take place over several years. It's complicated, and it's possible you might hear bits and pieces about the process without the benefit of the whole picture. *Please know the best way to be informed is to attend meetings or talk to a Marina Executive Committee Member (headed up by Clark French). Rumors and misinformation help no one.*

COMMITTEES NEED YOU, AND WE NEED COMMITTEES!

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
- Maintenance (including Landscape and Grounds, and Recreational Facilities)
- Long Range Vision and Planning
- 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.

NEXT BOARD MEETING

The next Board Meeting will be **March 16, 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!