

Queen's Landing Thursday Digest

March 19, 2026

Hello QL Neighbors,

SUMMARY of topics this week:

- *Turf feeding this week*
- *Board meeting RECAP at the end of this message*
- *AI – What is it and what does it have to do with me?*
- *Food drive continues*
- *Community Yard Sale*
- *If you fish in the Lake*
- *FSR Property Manager Onsite office hours*
- *Next Board Meeting date and Calendar and News – where to find*

Turf Feeding

As you may have noticed there are little flags notifying us of a slow release turf feeding to be applied this week. It is a slow release granular fertilizer with crabgrass control. You may want to avoid walking your pets on the grass for 24 to 48 hours.

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.

If you fish in Lake Amleto

Please do not cast near the fountains. Your line snags the pump and burns up the motor. Costs us mucho dollars to repair.



The Comcast Construction

Please take into consideration that Comcast is very much in the construction phase and what you see now does not represent the final product. The vaults they are installing will be flush to the ground and

green in color. In some locations there will be junction boxes, but those placements are designed to not obstruct views.

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!

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 – April 20, 2026

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.

March 16, 2026, Board Meeting Recap

The March Board Meeting was held virtually March 16 at 7:00 pm. Many thanks to the community members who joined us! A reminder that Important topics are covered, and decisions made, at Board meetings, all of which impact YOU as owners and residents. [The best way to stay informed is to attend the meetings, review the minutes, and read the recap. The worst way to stay informed is to rely on hearsay and second-hand information.](#) Highlights from the meeting:

THE MARINA AFFECTS ALL OF US

A very important issue facing all of us right now is the physical and financial health of the Marina (one of the 349 units in Queen's Landing). After a belated, Maryland-mandated reserve study was completed a year and a half ago, it was determined that the Marina was in dire need of extensive repairs to the bulkhead, piers, and slips but had insufficient reserves to fund them. As with the decks and balcony repairs, a determination is needed as to who is **legally** liable for these repairs. Once that is understood, then a **logical** solution can be developed.

As confirmed by the QLCUO's counsel, J. Oliveri, the original plats show that the bulkhead, piers and slips are owned by the Marina unit. A handful of slip owners hired independent counsel (D. Mellin), who opined that the Association (i.e., all residents, regardless of slip ownership) was responsible for all expenses associated with the bulkhead. The Marina Board has hired its own attorney, S. Arthur, to review the situation. Arthur has extensive experience in condominium and marina law.

Regardless of the legal outcome, we can safely say the health of the bulkhead is important to the health of our community. We can also agree that the cost of repairs, which are estimated to be around \$900,000, is too much for 61 slip owners to bear. For those reasons, the Board believes the ultimate resolution will involve some level of cost sharing between the Association (all residents) and the Marina (slip owners). Meanwhile, no firm decisions can be made until a legal consensus is in place.

Information will be shared as it becomes available. THIS IS A SIGNIFICANT ISSUE FOR QUEEN'S LANDING, AND WE STRONGLY ENCOURAGE ALL OWNERS TO ATTEND MEETINGS AND PAY CLOSE ATTENTION TO INFORMATION ISSUED BY THE ASSOCIATION BOARD AND THE MARINA BOARD, which are the only official sources of information.

SPRING IS COMING, AND WE'RE READY!

Work continues on the pool deck and pool bulkhead, and we'll be in the pool by mid-May! The same process for obtaining pool access as last year will be in place this year. Tweaks to the kayak storage renewal/sign up are in the works.

MORE FUN, BROUGHT TO YOU BY THE SOCIAL COMMITTEE

- The lecture series introduced last year has proven very popular! Plan to attend the March 26 "AI: What Does it Have to Do with Me?" in the Chester Room, followed by coffee and dessert.
- A Yard Sale will be held May 9 in the Chester Room and parking lot, rain or shine! Reserve your free table inside the Chester Room, or take your chances outside.
- A presentation on the dangers of plastics and how to avoid them is scheduled for June, by Plastic Free QAC.
- And of course, there will be events for Memorial Day, the Fourth of July, and Labor Day!

UNIT MAINTENANCE REQUIREMENTS

You may be getting tired of reading these requirements, but they are important! So:

- All owners received individual reports showing what is due, sent by email unless we did not have an email address, in which case the letter was sent by certified mail.
- Spring HVAC servicing is due by May 30 (or May 11 in order to get pool access)
- If owners submitted 2025 dryer vent cleaning, the next is due December 30, 2026.
- If we do not have a record of plumbing, sprinkler system, or fireplace inspection, those reports are due by May 30, 2026.

LOBBY UPDATES

The Communications Committee has suggested updating the Office lobby with a television screen that would post information, community photos, and more via a thumb-drive. This would allow timely information sharing with minimal volunteer effort.

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 this month.

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.

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. And if you can't join, please thank your neighbors who are putting in the time to make your committee a great place to live!

NEXT BOARD MEETING

The next Board Meeting will be **April 20, 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!

