

Queen's Landing Thursday Digest

April 16, 2026

Hello QL Neighbors,

LOTS OF TOPICS THIS WEEK:

- *Application for pool access is NOW OPEN*
- *Celebrate Earth Day – **tree planting and free annuals***
- *Community Yard Sale*
- *Flooded patio? Clogged Pop-up?*
- ***Please don't feed the wildlife***
- *Please consider using "**Night Mode**" on your sound system*
- *Evening Mahjong*
- *Summer Events in the planning*
- *Introducing our new property manager*
- *FSR Property Manager Onsite office hours*
- *Next Board Meeting date and Calendar and News – where to find*

Preparing for POOL SEASON

The application for pool access is now open. Please complete and submit your application at <https://queenslanding.org/2026-pool-access-request/> PLEASE REMEMBER, we cannot activate your access if you have outstanding inspections or if your financial accounts are past due.

Celebrate Earth Day

Saturday, April 25th, from 10 - 11am, the Landscape Committee will be planting a Crimson King Maple at building 36 Queen Anne Way. We will be offering refreshments, coffee, juice, and donuts, and will be giving away annuals for the community to plant while they last.

Community Yard Sale

WHAT A RESPONSE! Our yard sale is going to be an exciting day! **Saturday, May 9** from 8:30 AM until noon. Over 15 vendors inside and out! Food and fun and treasures to be found. You don't want to miss this! Come and eat a doughnut, walk around, bump into your neighbors and friends, and then walk home with a hot dog. Can't wait to see you there!

Garden beds creating flooding of patios

We are hearing of a number of end-unit patios holding water as a result of surrounding vegetation that has grown up over the years. The owner can choose to ask the Association to remove the adjacent garden beds, or the owner can submit an ACR to rebuild the patio so it is higher than the garden bed.

Are your drainage pop-ups working as designed?

What is a pop-up? Some downspouts connect to underground drains. These end at a pop-up about ten feet away from your downspout. If the pop-up gets clogged you'll see water flowing out of the

downspout connector boot during heavy rain. That's your sign to clean out the pop-up. Ask the office if you need more guidance.

Please don't feed the wildlife

There is a reason the QL Rules state: ***Queen's Landing Unit owners should not feed wildlife that visit and live on our property because of the potential contamination of the grounds from droppings and the danger to the animals.***

This is reinforced by a very thoughtful recent plea from a resident: "I know the squirrels in our neighborhood are fun to watch, but I've noticed a surge in peanut shells and digging in my potted plants and garden lately. While it might seem like a kind gesture to feed them, it's unfortunately causing some serious issues that I'd love for us to address as a community". The writer cites health hazards and property damage:

- leftover shells attract less "cute" visitors like rats and mice to our doorsteps,
- peanuts aren't actually a part of a squirrel's natural diet and can cause nutritional deficiencies,
- The now emboldened critters dig up flower bulbs and ruin potted plants, and
- They aren't just eating the peanuts; they are "caching" (hiding) them in our landscaping and pots, which leads to unwanted sprouts and constant soil disruption.

Please consider using "Night Mode" on your sound system

As close as we are to each other, the new improved sound systems are projecting the bass through the wall to your neighbor. Check to see if your system offers a "Night Mode". Night Mode on sound systems (soundbars, receivers) quiets loud explosions and bass beats, while boosting quiet dialogue. This feature keeps sound crisp while preventing jarring volume swings which disturb others.

MAHJONG IN THE EVENING?

Anyone interested in playing mah-jongg in the evenings or on the weekends? For those who work during the day and cannot attend our afternoon Mahjong games, interest has been expressed for an evening or weekend group. If interested, please call Anne Stewart Pugh at 410-212-4771 and we will see if we can find a room on the clubhouse calendar.

THE BIG THREE!

THE BIG THREE! **Memorial Day, Fourth of July and Labor Day.** Mark them on your calendar for wonderful parties at the clubhouse. Great food, live music and lots of laughter! Queen's Landing is going to have a WONDERFUL summer!

The Comcast Construction

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.

Introducing our new property manager

We are delighted to welcome Lee Abendschoen as our new onsite property manager. Lee is a graduate of McDaniel College and has been the property manager at Wells Cove Townhomes & Marina and Hilton

Garden Inn marina. He is going through extensive training in the FSR systems. I know he will be delighted to greet you in the next few weeks. Please no longer email Teasa. All of our business should be conducted via office@queenslanding.org

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.