

Queen's Landing Thursday Digest

April 30, 2026

Hello QL Neighbors,

Summary of Topics THIS WEEK:

- *Enjoy the spectacular iris beds*
- *Board meeting RECAP at the end of this message*
- **POOL OPENS MAY 16** - Application for pool access is active
- **Application for small craft storage is NOW OPEN**
- **Community Yard Sale May 9**
- *Summer Events in the planning*
- *Welcoming our new property manager*
- *FSR Property Manager Onsite office hours*
- *Next Board Meeting date and Calendar and News – where to find*

Take a moment to enjoy the glory of the iris beds

What a marvelous time of year... years ago volunteers planted all these iris and these are the weeks they are in bloom!

POOL OPENS MAY 16 – Make sure you're ready ... The application for pool access is active

Please complete and submit your application at <https://queenslanding.org/2026-pool-access-request/> If your pool access application is complete by May 11, we will do our best to ensure your fobs are activated by opening day. PLEASE REMEMBER, we cannot activate your access if you have outstanding inspections or if your financial accounts are past due.

Kayak and Small Craft Storage Application Now Open

If you want to rent a rack for the year please submit the application found at <https://queenslanding.org/small-craft-storage/> If you submit your renewal application by May 15 you will be able to keep your current spot. After that, spots will be assigned in the order they are received so don't delay.

Community Yard Sale

RIGHT AROUND THE CORNER! Our yard sale is next Saturday, May 9, and we certainly hope you will come for treasures, a doughnut, to see some neighbors and for a hot dog! It's going to be a wonderful morning from 8:30 until noon. We hope to see you there!

SUMMER EVENTS IN THE PLANNING!

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.

Welcoming 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 – May 18, 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.

April 20, 2026, Board Meeting Recap

The April Board Meeting was held April 20 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:

WELCOME LEE ABENDSCHOEN, ONSITE MANAGER

We welcomed the new FSR Onsite Manager, Lee Abendschoen. Please give him grace as he learns the new system and all the intricacies of our community!

THE SOCIAL COMMITTEE KEEPS THE GOOD TIMES ROLLING!

- The March 26 “AI: What Does it Have to Do with Me?” presentation in the Chester Room, followed by coffee and dessert, was very popular, with the speaker inviting attendees to stay for a bonus presentation!
- A Yard Sale will be held May 9 in the Chester Room and parking lot, rain or shine!
- And of course the BIG THREE: Memorial Day, 4th of July, and Labor Day! As you know by now, our amazing Social Committee puts on a heck of a party, so be sure to read your upcoming Digests for more details!
- A presentation on the dangers of plastics and how to avoid them is scheduled for October, by Plastic Free QAC.

WARM WEATHER IS HERE, 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 (be current with your account and unit inspections, apply online) will be in place this year.
- Thanks to Rich Frost and the Recreational Facilities Committee members, the process for renewing small craft storage slots has been brought into the current century and will be a huge improvement for all concerned.

UNIT MAINTENANCE REQUIREMENTS

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

- Spring HVAC servicing is due by May 30 (or May 11 in order to get pool access in time for pool opening)
- 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.

COMMUNICATION, COMMUNICATION, COMMUNICATION

- The new and improved bi-annual newsletter was shared electronically and has received very nice feedback.
- We are moving forward with the purchase and installation of a television screen that will post information, community photos, and more via a thumb-drive. This will allow timely information sharing with minimal volunteer effort.
- Please remind your neighbors about the Weekly Digest that is emailed each Thursday. It has the latest information that all residents need to know, such as the status of the Comcast installation, what to do about patios holding water, working with drainage pop-ups, where to find governing documents and more.

- And as always—you are encouraged to attend Board and Committee meetings. You can attend in person, or virtually. It's by far the best way to stay informed, and to share your input. Your voice matters, we want to hear it.

FINANCIALS

Auditors are reviewing our financials. There are still variances between FSR internal numbers and the audit numbers that we need to understand.

MARINA UPDATE

Work on bulkhead repairs will begin the week of April 20. The Marina Executive Committee is working to develop a cost-sharing proposal for the Queen's Landing Council of Unit Owners Board.

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.

REMINDERS FOR EVERYONE

- Please refrain from putting out your trash before dusk the evening before pickup. Leaving town before pickup? Drive it to the trash bins on your way out. It's an eyesore for your neighbors and enticing to animals.
- Use Night Mode on your sound systems so your awesome electronics don't bug your neighbors on the other side of the wall.
- Kids riding bikes can be hard to see; they can also make unpredictable moves. For everyone's safety, remind your kids to use caution.
- Do you use the fitness center? Please know that if you are under 16, you need to be accompanied by an adult 18 or over.

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 **May 18, 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!