

Queen's Landing Thursday Digest

May 28, 2026

Hello QL Neighbors,

Summary of Topics THIS WEEK:

- *Next Up from the Social Committee*
- *Board meeting RECAP at the end of this Digest*
- *Marina proposal – Town Hall meeting May 28*
- *If your fob does not work for the pool ...*
- *Tent caterpillars*
- *Water Aerobics for all*
- *Application for small craft storage*
- *FSR Property Manager Onsite office hours*
- *Next Board Meeting date and Calendar and News – where to find*

Next Up from the Social Committee

WE DID IT! The residents of Queens Landing managed to have a sunny, bright and wonderful Memorial Day afternoon in spite of Mother Nature! Thanks to all who came and enjoyed live music, great food, and friends!

PICKLE BALL OPEN HOUSE: Join us on Saturday, June 13 from 9 to 11 AM at the outdoor courts. Learn about the game, watch a game, or have a lesson! Refreshments and laughter will be served!

Marina Cost Sharing Proposal – Town Hall Meeting May 28

At the QLCUO Board meeting May 18th, the Marina Board proposed that QLCUO would share the cost of the bulkhead replacement. That proposal has been sent to all residential unit owners. After hearing comments the QLCUO Board can accept that proposal, accept a lower percentage, accept only parts of the proposal, or deny the proposal. The Town Hall meeting on May 28 is for the sole purpose of hearing owner comments on the proposal. The QLCUO Board will then consider all the facets of the issue and bring a motion to the June 15 Board meeting. If you wish to provide a written statement, please send prior to May 31st to laurelle@queenslanding.org. Thank you.

If your fob does not work for the pool – Please complete and submit your application at <https://queenslanding.org/2026-pool-access-request/> Once you submit you will receive an acknowledgement within 24 hours. **If you don't get the confirmation email, your submission did not go through, so please try again.** PLEASE REMEMBER, we cannot activate your access if you have outstanding inspections or if your financial accounts are past due.

If you see tent caterpillars – please notify the office immediately. – We have seen evidence in at least one of our pear trees. Tent caterpillars can cause some serious damage. They can kill evergreen bushes and trees in a year. But if we treat quickly, we can save our landscape. Thank you.

Morning and Evening Water Aerobics

These eagerly anticipated and very popular classes have begun – Monday through Friday. They are led by volunteers and are free to pool pass holders. The pool is heated but early in the season come prepared for cooler air when you get out - bring a large towel, a fleece, whatever warms you up. **If you have them, bring water aerobics weights.**

- Kim Rinehart will be offering an early afternoon class for the first few weeks, and 10am AND 11am after Memorial Day. To get notices as to specific times please contact Kim at 410-689-8574.
- Tammy Baldauf offers an evening class. 7 - 8 PM. You **MUST register with Tammy** 240-832-5995.

Kayak and Small Craft Storage Application 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.

The Comcast Construction

Currently, Comcast is installing wiring outside of the community in order to tie into Queen's Landing. They anticipate launching their marketing to QL residents in mid-June.

FirstService Residential Update – office hours

You can find either Lee Abendschoen or Annee Gorman 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. You can also email office@queenslanding.org

Next Board Meeting –

- Town Hall meeting May 28, 7pm
- Regular Board meeting June 15, 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.

May 2026 Board Meeting Recap

May's meeting of the Board of Directors was held on the 18th at 7:00 p.m. This meeting was well attended, with approximately 40 members of the community present, in addition to Board members; the agenda featured an opportunity to hear about a proposal by the Marina Executive Committee to address the bulkhead issue.

Highlights from the meeting include:

FAMILY TREASURES FOR SALE HERE! WHAT'S YOUR BID?

The Social Committee kept it up in May, bringing the wonder and joy of Spring to us and our neighbors in hosting a community yard sale. Announced as a "rain or shine" event, the all-morning event boasted more than twenty booths, offering everything from artwork and home décor items to gardening supplies, books, CDs/DVDs, and so much more! Donuts and hot dogs were for sale, as well. With several booths outside in the parking lot, the wish was for good weather and we got it – best estimates were that at least 125 potential buyers surveyed all that was available. Many thanks to our sellers – and buyers! This is an event that should continue on an annual basis, for sure.

SPLASH TIME IS UPON US!

The pool and deck restoration project is wrapping up, just in time for this year's opening! The pool bulkhead and decking are all complete and it all looks so new and fresh. Final touches are the soon-to-be-completed shade structure; the post footings and posts are in place. All that needs to be completed is the roof, electrical connections, and some decorative touches, and we can then count this as a big project completed – one that will grace our community for decades to come. Many thanks to Carol Reiter, who managed this project from the concept stage to where we are today. This is something all of us can enjoy – IT'S TIME TO JUMP IN!

MONEY, MONEY, MONEY

Our Board President and Treasurer, Laurelle Sheedy McCready, gave a thorough run-down of Queen's Landing's finances. Maintenance, landscape work, snow removal (some years worse than others – remember the one we just endured!), and the administrative operations of the community all cost money, which comes from the condo fees we pay on a monthly basis. Running a 349-unit condominium is an expensive proposition, but the financial health of Queen's Landing is good. Working with FSR to coordinate all of the financial records and reports is an ongoing project, and that effort continues every month, every day.

WATER, WATER, EVERYWHERE

Queen's Landing is blessed by offering four different waterfronts, all of which offer different views, different uses. We are fortunate to be able to enjoy the following: Lake Amleto, which forms the center of our community, including the scenic footbridge that spans it; Macum Creek, which provides winter homes for hundreds of migrating waterfowl, and year-round shelter for those avian (and marine) creatures that stay with us year-round; the Chester River, the broad waters of which provide a dazzling view that is unmatched by any other Kent Island community; and the marina, which provides a picturesque setting, as well as one in which those of us who own boats may berth them.

While the views are often spectacular, owning property that adjoins bodies of water requires work – and the expenses that enable it – for upkeep. We know that the bulkhead area around the pool and the clubhouse have been completed, but over 1,000 feet of bulkhead remains, spanning the distance from the clubhouse area to the gate at the Pour House Pub end. That bulkhead is lengthy and protects the property both of marina members and those community members whose units face it.

Board Vice President and Marina Executive Committee Chair, Clark French, provided an extensive rundown of the project to repair and sustain the bulkhead. Replacing it will take a lot of work – and, of course, money. Given its benefits to both the marina community and the entirety of Queen's Landing, the Marina's Executive Committee

has offered a cost-sharing proposal that will require investment by both entities. Spreading out the costs between us will prevent one or the other from shouldering the whole thing.

Many opinions are evident on the subject, and, following Clark's presentation, members who were physically present at the meeting, as well as those attending remotely, were provided an opportunity to ask questions and voice their thoughts. Many thanks to Clark for his thoughtful and information-laden presentation, and to the members of the community who stepped up to speak. An additional opportunity will be provided with a Town Hall to be held in the Chester Room of the Clubhouse at 7:00 p.m., Thursday, May 28. We hope those who were unable to attend the Board meeting but want to ask questions, speak their minds, and hear what their neighbors have to say, will attend, as well as those who were with us on Monday.

BOARD AND COMMITTEES – WE NEED YOU!

Want a chance to meet new people and help your community? We hope you will consider joining one of the many committees that help Queen's Landing to be what it is. Committees are always ready to welcome new members; if you think this is something you might like to do, please contact the office for a list of the committees and their chairs. Your help would certainly be welcome – and so many of us have a great time while aiding our community and neighbors!

The next election for the Board will take place beginning in September and four seats will be available; three for three-year terms and one for a one-year term. More information will be coming out soon on the election and how a community member may step up as a candidate.

NEXT BOARD MEETING

The next meeting of the Queen's Landing Board of Directors will be at 7:00 p.m. on Monday, June 15. We hope to see you then!