

# Queen's Landing Thursday Digest

June 11, 2026

Hello QL Neighbors,

## Summary of Topics THIS WEEK:

- *ANNOUNCEMENT OF NEXT TOWN HALL MEETING, June 25, 2026*
- **PICKLEBALL OPEN HOUSE, This Saturday, June 13 from 9-11 AM**
- **HAPPY BIRTHDAY AMERICA!** JULY 4<sup>th</sup> CELEBRATION at the pool from 1:00 to 4:00
- *Loose cats*
- *If your fob does not work*
- *Fishing line – and a lure, this time*
- *Maintain your rock skirt*
- *Bag Worms*
- *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 TOWN HALL MEETING SCHEDULED FOR JUNE 25, 2026

At the QLCUO Association Board meeting on May 18, 2026, the Marina Board proposed that the Association share in the cost of the Marina-side bulkhead replacement. The Association Board listened to owner comments at that meeting as well as at the Town Hall meeting on May 28, 2026. Additionally, the Board solicited and received written comments on the proposal.

The Association Board has considered all the factors and will be bringing to the June 15, 2026 Board meeting the first reading of a modified plan.

The QLCUO Board will hold a Town Hall Meeting, June 25, 2026, at 7pm to discuss the QLCUO Board motion to share the cost of the marina-side bulkhead repair. The meeting will be held in the Chester Room and online. <https://queenslanding.org/calendar/>

## Next Up from the Social Committee

**PICKLEBALL OPEN HOUSE, This Saturday, June 13 from 9-11 AM.** Meet us at the courts to learn about Pickleball and see what the buzz is all about! Bring a chair, sip some coffee and watch a game, or get some instructions and play a game! Extra paddles are available. A nice variety of refreshments will be provided. It's going to be a great morning to be out and about! Join us!

**HAPPY BIRTHDAY AMERICA!** JULY 4<sup>th</sup> CELEBRATION at the pool from 1:00 to 4:00. Bring a salad or dessert to share, BYOB And our bartender will mix your drinks, and tap your toes to the sounds of Rickshaw Lizard! A full band well known in Washington, Baltimore and Annapolis. (Please consider contributing to the tip jar, the band leader gave us a wonderful discount!)

## Loose Cats

There are unleashed cats roaming the neighborhood. We will need to call animal control to pick them up if they are seen again. Please remember that all dogs – and cats – must be leashed if they are on QL property. Thank you.

## This time, not only fishing line, but a lure too

Why does the lake fountain not work? We had to pull fountains again. One motor burned out since it was frozen by fishing line – and a lure. The current produced by the pump tends to draw a lure – so please cast further away from the fountains. This has cost the Association \$\$\$ !

## Maintain your rock skirt

What is your rock skirt? You'll see a 12" band of rocks surrounding the foundation of most of our buildings. That is the skirt to protect the EIFS from moisture wicking up your walls. Keeping debris, trapped leaves, and any organic matter out of the rock skirt will help with structural integrity, ventilation, and preventing insect, pest infestation. If you see weeds or other growth, please pull this out – or put in a work order to have this done.

**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.

**Tent caterpillars are gone, now we worry about Bag Worms in our trees – please notify the office immediately.** – Bag worms spin a small 1/8 inch long cocoon-like bag to which are attached pieces of leaves from the plants they feed upon. If you look closely, you will see them moving around as they feed on the plant. Bagworms move about freely to feed, and they carry their bags with them. The bags gradually enlarge as they feed during the summer to house the growing caterpillar. They spread from tree to tree by ballooning (they spin a fine web and use wind currents to infest nearby trees).

## 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 mid-June. 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](mailto:office@queenslanding.org)

## Next Board Meeting –

- 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.