

# Queen's Landing Thursday Digest

June 18, 2026

Hello QL Neighbors,

## Summary of Topics THIS WEEK:

- *Board meeting Recap at end of this Digest*
- *COMCAST now available*
- *MARINA PROPOSAL TOWN HALL MEETING, June 25, 2026*
- **HAPPY BIRTHDAY AMERICA!** *JULY 4<sup>th</sup> CELEBRATION at the pool from 1:00 to 4:00*
- *Kayaks not registered for the storage racks need to be removed, please*
- *If your job does not work*
- *Loose cats; Fishing line; Rock skirt; Bag Worms (imagine putting **those** all together!)*
- *Water Aerobics for all*
- *FSR Property Manager Onsite office hours*
- *Next Board Meeting date and Calendar and News – where to find*

## COMCAST IS NOW AVAILABLE TO YOU

Unit Owners will be contacted by Comcast shortly. They are offering an alternative to Breezeline. You are not required to use Comcast, this is merely a second Internet offering for Queen's Landing.

## MARINA PROPOSAL TOWN HALL MEETING - 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 QLCUO Board listened to owner comments at that meeting as well as at the Town Hall meeting on May 28, 2026. Additionally, the QLCUO Board solicited and received written comments on the proposal.

After much consideration, the QLCUO Board proposes to contribute 50% of the cost of Phases 2, 3, and 4 (in years 2027-2030) of the Bulkhead Replacement Project specified in the 2026 MillerDodson Reserve Study.

The cost of this proposal to unit owners will be charged through a special assessment, payable over three years. Owners can choose to pay in full up front, or monthly over three years. The total cost per unit will be approximately:

Units, one story under two:	\$ 490
Units, two story over one:	\$ 730
Units, stand alone:	\$1,210
Unit, unique:	\$1,690

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/> A QLCUO Board vote will be held on the motion at the July Board Meeting.

## Kayak and Small Craft Storage

The renewal year runs June 1 to May 31, so If you want to rent a rack for the new year please submit the application found at <https://queenslanding.org/small-craft-storage/> **Craft in the storage racks will be removed in June if they do not have the registration decal affixed.**

## Next Up from the Social Committee

**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.

**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).

**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.

## 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. **If you have them, bring water aerobics weights but we do have some available.**

- Kim Rinehart is offering classes at 10am AND 11am. To get notices as to specific times please contact Kim at 410-689-8574.
- Tammy Baldauf offers an evening class. 7 - 8 PM. *Please register with Tammy 240-832-5995.*

### 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 Meetings –

- Town Hall meeting June 25, 2026
- Regular Board meeting July 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.

# June 15, 2026, Board Meeting Recap

The June Board Meeting was held on June 15 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 of the meeting:

## WELCOME NEW BOARD MEMBER RICH FROST!

Rich Frost, who has been chairing the Recreational Facilities Subcommittee, was voted onto the QLCUO Board, filling the seat vacated by John Lancey. Thank you, Rich, for stepping up!

## SPEAKING OF BOARD SEATS....

A community like Queen's Landing has many moving parts that need love and attention to function. It's vital to our success that we have resident volunteers ready to step up and roll up their sleeves.

Applications to fill available Board seats can be submitted beginning in August. **PLEASE CONSIDER BECOMING A BOARD MEMBER!** We know you have a lot of great ideas—help them come to fruition by having a seat at the table!

## AND WHAT ABOUT THAT POOL!

The pavilion should be completed by July 4! It will provide much needed shade at the pool. And the plants—gorgeous! With the newly completed refurbishment of the pool, it really does look like a resort. Many thanks to the Long-Range Planning Committee, the Recreational Facilities Subcommittee, and the Landscaping Subcommittee for all their hard work on this!!

## KAYAK STORAGE

Somewhat related, there are 23 kayak rack slots still available for rent. If interested submit your application at <https://queenslanding.org/small-craft-storage/>

## COMMITTEES (i.e., VOLUNTEERS) MATTER!

We are SOOO grateful to ALL our committee volunteers! We also have some valuable community supporters that make our lives better every day but may not be on actual committees. A special call out and thank you to

- **Kim Rinehart** and **Tammy Baldauf**, who volunteer their time to offer free water aerobics classes every weekday
- **Marlene Pickles**, who orchestrates pickleball activities
- **Susan Buckingham**, who coordinates weekly Mahjong games
- **Rich Frost** and helpers who restored the pool deck furniture at 6 am after the last microburst
- **John Kirwin**, and volunteers, who have worked tirelessly on the marina docks maintenance

Also, we are recruiting committee members to work on a draft 2027 budget. Meetings will be held in July and August, in order to present a draft budget to the Board in August. Contact Laurelle McCready to participate.

## THE GOOD TIMES KEEP ROLLING

- A Pickleball Open House was held on June 13 and well attended!
- The Fourth of July celebration is right around the corner—Fried chicken and hot dogs, baked beans and more! Plus live music by Rickshaw Lizard! Join your neighbors at the Clubhouse July 4<sup>th</sup> for a wonderful day!
- A Labor Day party will round out the summer fun. Details to come!

## MARINA UPDATE

After reviewing the cost sharing proposal submitted by the Marina Executive Board (MEC) and meeting with Counsel, the Board made a motion to structure the cost sharing as follows:

- In 2009 QLCUO took ownership of the Boat Slip Unit through Queen's Landing Community Marina LLC (QLCM), of which QLCUO is its holding company and the sole member.
- In 2012, Queen's Landing Boat Slip Marina, Inc., was established to manage the marina
- The 2026 Miller Dodson Reserve Study calls for the replacement of the marina-side bulkhead
- The QLCUO Bylaws empower the QLCUO Board to manage the affairs of the Council. The QLCUO Board believes it is in the best interests of all unit owners of QLCUO to preserve the marina asset
- Therefore, the QLCUO Board proposes to contribute 50% of the cost of Phases 2, 3, and 4 (in years 2027-2030) of the Bulkhead Replacement Project specified in the 2026 Miller Dodson Study
- The mechanism for that contribution is that QLCUO will transfer those funds to its subsidiary, QLCM LLC. QLCM will allocate those funds to the bulkhead replacement project to match those paid by the marina manager, Queen's Landing Boat Slip Marina, Inc.

A Town Hall meeting to hear feedback on this motion will be held June 25, at 7:00pm, at the Clubhouse. A vote will be held on the motion at the July Board Meeting in order to draft the 2027 budget appropriately.

## NEXT BOARD MEETING

The next Board Meeting will be **July 20, 2026, at 7:00 pm**. We would 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!**