

Queen's Landing Thursday Digest

June 25, 2026

Hello QL Neighbors,

Summary of Topics THIS WEEK:

- *MARINA-SIDE BULKHEAD PROPOSAL TOWN HALL MEETING, June 25, 2026*
- **HAPPY BIRTHDAY AMERICA!** JULY 4th CELEBRATION at the pool from 1:00 to 4:00pm
- *COMCAST now available – marketing materials being distributed*
- *POOL HOURS – a reminder that the pool opens 9am, closes 9:50pm*
- *Kayaks not registered for the storage racks need to be removed, please*
- *If your fob does not work*
- *Water Aerobics for all*
- *FSR Property Manager Onsite office hours*
- *Next Board Meeting date and Calendar and News – where to find*

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 the total up front, or monthly over three years. The cost per unit will be approximately:

	<u>Total</u>	<u>Per Month</u>
Units, one story under two:	\$ 490	\$13.65
Units, two story over one:	\$ 730	\$20.30
Units, stand alone:	\$1,210	\$33.65
Unit, unique:	\$1,690	\$46.95

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.

Next Up from the Social Committee

HAPPY BIRTHDAY AMERICA! JULY 4th 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!)

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 if they do not have the registration decal affixed.**

COMCAST IS NOW AVAILABLE TO YOU

Marketing materials from Comcast are being dropped at each front door. Comcast is offering an alternative to Breezeline. You are not required to use Comcast, this is merely a second Internet offering for Queen's Landing.

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 classes 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

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.