

Queen's Landing Thursday Digest

July 16, 2026

Hello QL Neighbors,

Summary of Topics THIS WEEK:

- *Heat, smoke and more heat ...*
- *COMCAST now available*
- *Pool deck etiquette*
- *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*

Bless those who keep us cool

Bless the people who keep our electricity running, in spite of power line cuts in the last few days. Bless those who look in on their neighbors to make sure they are okay. Hydrate, hydrate, hydrate.

Pool Deck Etiquette

- It is not the QL culture to reserve lounge chairs or tables. Aside from one or two days a year, there is plenty of space for everyone, so please do not leave items on the furniture to reserve it, depart and come back later.
- Thank you for securing umbrellas when you leave and for returning pool noodles to their bin.
- If you use a grill, please be considerate and clean it after use. Tools are available for that purpose.

COMCAST IS NOW AVAILABLE TO YOU

- 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. You can reach the salesman assigned to QL, Gregory (Greg) Bermudez, at 410-991-4549.

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.**

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 Meeting –

- **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.