

Queen's Landing Thursday Digest

July 23, 2026

Hello QL Neighbors,

Summary of Topics THIS WEEK:

- *Board Meeting Recap at the end of this Digest*
- *Special Board Meeting*
- *Can you hear the strumming?*
- *COMCAST now available*
- *Kayaks not registered for the storage racks need to be removed, please*
- *Water Aerobics for all*
- *FSR Property Manager Onsite office hours*
- *Next Board Meeting date and Calendar and News – where to find*

Special Board Meeting

The Board will be calling a special meeting for Monday, August 3, 2026, to consider a motion to share in the cost of the Marina-side bulkhead replacement. Official notice will be sent to all owners.

Can you hear the strumming?

If you close your eyes and concentrate, can you hear the faint sound of the Ukulele? That is your Social Committee preparing for a beautiful and festive LUAU on Labor Day! Mark your calendar: "Luau, live music, laughter" Aloha Monday, September 7th.

Pool Deck Etiquette

- 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.
- 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.

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.**

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 –

- Special Board meeting, August 3, 2026
- Regular Board meeting August 17, 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.

July 20, 2026 Board Meeting Recap

The July Board Meeting was held July 20 at 7:00 pm. Many thanks to the community members who joined us! 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.**

UPDATE ON MARINA BULKHEAD REPAIR PROJECT

At the June Board Meeting, after reviewing the cost sharing proposal submitted by the Marina Executive Board (MEC) and meeting with Counsel, the Board made a motion to contribute 50% of the cost of Phases 2, 3, and 4, in the years 2027-2030, of the Bulkhead Replacement Project.

A Town Hall meeting on this motion was held June 25, specifically for community feedback on that proposal, and it was anticipated that a vote would be held at the July Board Meeting.

A group of slip-holders, which is actively advocating for QLCUO residential unit owners to bear a higher percentage of the cost, did not feel they had had adequate opportunity to present their position to the community. They were offered a 20-minute block of time to present a counterproposal at this month's meeting, which they accepted. The information in this presentation was similar to the information included in multiple communications, the letter they hand-delivered to residents, as well as the content shared on social media. Most of the grievance points the group presented have been answered, and in some cases, we agree to disagree. The expected counterproposal was not made.

When calm voices could no longer be heard, the meeting was adjourned.

Since no vote was taken, a Special Meeting with the sole purpose of voting on a cost sharing motion will be held Monday, August 3, at 7:00 pm in the Chester Room. To be clear, the purpose of this Special Meeting is to vote on the motion, not to revisit known facts, opinions and positions or for new business.

POOL, KAYAKS AND OTHER WATER FUN

- The pavilion was no sooner completed than people began enjoying it! It provides much-needed sun protection and is a tremendous enhancement to our pool area. There are also new games to enjoy, including corn hole.
- On a less fun note, if your kayak is in a rack slot and your annual dues have not been paid, you are at risk of having your kayak removed. Please don't put the Recreational Facilities Committee members (i.e., your neighbors) in that position, just pay up.
- There are also kayak rack slots available for rent. Contact the Office if interested.

WHAT A GREAT PARTY!!!

- The Fourth of July party really set a new bar! Well over 100 guests partied, danced (even in the pool!), ate and swam and had a great time! Rickshaw Lizard, the band was a huge hit and has already been retained for next year's Fourth!
- A Labor Day party will round out the summer fun. Dig out your Hawaiian shirts, grass skirts, and put a flower in your hair for a wonderful LUAU! Once again you'll enjoy live music, and everything from a Tropical forest to Totem Poles and treats! Mark your calendar for September 7!
- WE LOVE OUR SOCIAL COMMITTEE!

UNIT INSPECTION STATUS

Queen's Landing has specific unit inspection requirements in place. These are to protect your unit and those units around you. It's one thing to take risks with your own property, but it's really not fair to put your neighbor's property at risk. It's part of condo life.

If you haven't submitted proof of the inspections to the Office by noon August 14th, please know that the violations process will be activated, and **you will be fined \$25/day starting August 17.**

QUEEN'S LANDING NEEDS YOU ON THE BOARD

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!

NEXT BOARD MEETINGS

A Special Board Meeting will be held **August 3, at 7:00 pm** to vote on the bulkhead cost-sharing motion.

The next regular Board Meeting will be **August 17, 2026, at 7:00 pm.**

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!