

Queen's Landing Thursday Digest

August 13, 2026

Hello QL Neighbors,

Summary of Topics THIS WEEK:

- *If in DOUBT, NOT RECYCLING*
- *FHA renewal*
- *Aloha Spirit is coming our way*
- *Would you join an emergency crew?*
- *Pool deck etiquette*
- *COMCAST enrollments*
- *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*

If in DOUBT, do NOT put into RECYCLING

We are being charged almost \$5,000 annually in contamination fees because of items thrown into the recycling bins that do not belong there. We've got lots of better ways to spend those funds. When in DOUBT, do NOT put into RECYCLING. PLEASE!!!

FHA Renewal

We have received our periodic re-certification by the Federal Housing Administration for FHA insured loans. The Condo ID Number is P004534 and the expiration date is 8/11/2029.

Aloha Spirit is coming our way

"Aloha no kakou" from your Social Committee! (Warmest greetings to All!) Hawaiian-themed food, Totem poles and a beautiful lei around your neck. All of this awaits you at the Labor Day luau! Mark on your calendar for Sept 7th so you don't miss this beautiful end of summer celebration. Mahalo!

Would you be part of an emergency crew?

A few times a year we need a dozen or so physically strong volunteers, pre-storm or post-storm to secure the clubhouse surrounds, or restore the pool furniture to its place. If you would be willing to be part of that crew, please email laurelle@queenslanding.org to be added to that text message chain. Thank you.

Pool Deck Etiquette

- Thank you for securing umbrellas when you leave, for returning furniture to its place and 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 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. We understand their installation timing is backed up, so plan accordingly.

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 – Just ONE more month

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 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.