

Queen's Landing Thursday Digest

September 24, 2026

Hello QL Neighbors,

Summary of Topics THIS WEEK:

- *Board meeting RECAP at the end of this Digest*
- *Pool plantings breakdown postponed to 10/3*
- *Meet the Board Candidates, 9/30*
- *Wine and Cheese (and Recycle, please), 10/8*
- *FSR Property Manager Onsite office hours*
- *Next Board Meeting date and Calendar and News – where to find*

Given the weather prediction – postponed to 10/3

Want to get your hands into the dirt? Help break down the pool plantings

Tracey and Eric Weaver will be pulling apart the pool planters, preparing hibiscus, alocasia, bougainvillea, and palms for winter. If you want to help **Saturday, September 26th**, contact Tracey for time and instructions: E.T.Weaver@Breezeline.net

Next Step in Board Elections – Meet the Candidates September 30th

Save the date. One sparkling new Board candidate, two interim candidates who have volunteered for full terms, and two returning Board candidates. Please come meet these hardy souls.

Wine and Cheese (and Recycle, please!)

Mark Thurs evening, **October 8th** at 6:00 on your calendar. The Social committee is hosting a beautiful evening of wine and cheese and information. Enjoy your own charcuterie plate and a glass of wine while you listen to a presentation from Plastic Free Queen Anne County. Trust us, this will NOT be boring! Fascinating facts and jaw dropping stats. Grab your neighbor and let's do this!

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 –

- **Annual Meeting, October 15, 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.

September 21, 2026 Board Meeting Recap

The September Board Meeting was held on September 21 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 affect 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.**

2027 BUDGET

The second reading of the 2027 Budget was presented. Many thanks to the hard work put in by the Budget Committee—Tracey Weaver, Anne Stewart-Pugh, Laurelle Sheedy McCready, and Lee Abendschone. The budget they've developed is a welcome one: it includes a monthly condo fee increase of just 3.5%, which is the lowest increase in years! Because our insurance premiums are expected to decrease (typically one of the primary costs responsible for increases), this budget enables us to keep monthly costs low while at the same time adding \$25,000 to our reserves. The actual budget will be formally voted on by the Board next month.

As for the current year's budget, we are on track to come in at budget.

BOARD ELECTIONS AND ANNUAL MEETING

Voting will open September 28, and Meet the Candidates Night will be held on September 30, in the Chester Room at 7. This is your chance to get to know our brand-new candidate as well as current Board Members whose terms are ending but are running again!

MORE FUN COMING UP!

The Labor Day Luau was a wonderful party—great food, glorious weather, and the best company on the Island! While Summer is over, the fun is not:

Wine and Cheese and Recycle, Please! Join us October 8 for a presentation by Plastic Free QAC to understand the impacts of plastic on our bodies and our environment, while enjoying a glass of wine and your own charcuterie plate!

Halloween for the Kiddos! Parents, stop by the Clubhouse Halloween weekend to pick up a goodie bag for your littles!

And the Grand Finale—**Jingle and Mingle and Mishka!** Drinks, appetizers, holiday music, and live pianist Mishka! At the Clubhouse December 5.

LIFE IN PARADISE

Lots of things in the works to keep our community the beautiful gem that it is!

- Soft washing of buildings in the coming weeks
- EIFS (stucco) repairs will begin on eight buildings in late fall
- Gutter cleaning on all buildings
- Erosion mitigation this coming spring on Macum Creek, where we have been losing about a foot of land per year.

UNIT INSPECTION STATUS

Queen's Landing has specific unit inspection requirements in place to protect your unit and the units around you. After many months of notices, and warnings, effective August 17th fines of \$25/day are being charged until all documents are submitted.

NEXT BOARD MEETING

The next meeting will be the Annual Meeting, October 16, 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!