Queen's Landing Thursday Digest

October 8, 2026

Hello QL Neighbors,

Summary of Topics THIS WEEK:

- *Thank you to landscape volunteers*
- *TONIGHT - Wine and Cheese (and Recycle, please), 10/8*
- ***Board Candidate Elections and ANNUAL MEETING***
- *FSR Property Manager Onsite office hours*
- *Next Board Meeting date and Calendar and News – where to find*

Thank you to the intrepid volunteers!!

You braved cold wind and rain to help break down the pool planters. The job went so smoothly and quickly because of you! Thank you. Many hands made light and quick work of it.

Wine and Cheese (and Recycle, please!)

TONIGHT - Thurs evening, **October 8th** at 6:00. 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!

BOARD ELECTIONS NEED YOUR ATTENTION – FOR THE HEALTH OF THE COMMUNITY

- The ballots have been activated and sent to owners.
- Voting ends October 16th, 7pm
- It is important to vote, even though we have five candidates for six slots. If we don't get a voting and attendance **quorum** no one gets elected and we have to schedule a second Annual Meeting.

Board Election Next Steps

Who votes and how:

- On September 28, QLCUO owners listed as the primary owner on the FSR Portal received an email from vote@simplyvoting.com.
- It included instructions on voting and your unique identifier log-in information.
- Only one email per unit will be received, as it is one weighted vote per unit.
- If you own more than one unit you received a separate email for each unit containing a unique identifier for that unit. You must open each email and click the link in the email to exercise all of your votes.
- If you feel your unit did not receive the voting email, please contact office@queenslanding.org

Your ballot can also be your attendance proxy. We encourage you please to say YES to the attendance proxy, just in case you cannot attend the Annual Meeting. If you do attend, you will not be counted twice.

A Meeting Quorum is Critical. A quorum is required to conduct the Annual Meeting. That is counted as those present at the meeting, plus those who submitted a proxy for attendance. We will not double count if you submit a proxy AND attend the meeting.

If we do not obtain a quorum we must adjourn and reconvene an Annual Meeting not less than fifteen days after the time the original meeting was called.

Vote on 2027 Budget, October 16, 2026

Notices were sent via email from FSR of a Board vote to approve the 2027 budget. The Board is able to propose a 2027 budget limiting our fee increase to 3.5%, while improving our insurance coverage, AND adding $25,000 to our reserves. The 3.5% increase is the lowest increase since 2023.

The Board will vote on this budget at the Annual Meeting on October 16, 2026.

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 –

- Annual Meeting, October 16, 2026, 7pm
- Special Board meeting, October 19, 2026, 7pm, for the sole purpose to consider and vote on several maintenance contracts
- Regular Board meeting, November 16, 2026, 7pm

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.