Queen's Landing Thursday Digest

October 29, 2026

Hello QL Neighbors,

Summary of Topics THIS WEEK:

- *Bulk Waste Disposal Is No Longer Available*
- *Please turn off your outside water by November 1*
- *Soft washing and gutter cleaning*
- *Line Dancing*
- *Holiday window decorating*
- *FSR Property Manager Onsite office hours*
- *Next Board Meeting date and Calendar and News – where to find*

Turf Feeding Tomorrow

Slow-release turf feeding will be applied this week. It is a slow-release granular fertilizer with crabgrass control. Please avoid walking your pets on the grass for 24 to 48 hours after the application.

Bulk Waste Disposal No Longer Available

Bulk waste disposal is no longer available in our maintenance area. If you have items that do not qualify as household trash or as recycling, please take them to one of Queen Anne's County Transfer Stations. www.qac.org/556/Transfer-Station

Deadline to turn off your outside water – November 1

As we prepare for colder weather, please TURN OFF YOUR OUTSIDE WATER BY Sunday, November 1, 2026. Use your interior valve to shut off the outside water, then drain your outdoor spigots and disconnect your hoses. We will begin installing frost covers starting Monday November 2nd. Thank you. (If you, specifically, have been asked by the Office to leave your water available for soft washing or for watering, the Office will let you know your turn-off date.)

Building Soft washing and gutter cleaning

Soft washing will begin in early November. If your building is being washed this year the Office will send you a separate notice. Gutter cleaning will be scheduled after leaves fall in late November.

LINE DANCING IS A NEW EVENT AT QUEEN'S LANDING!

SO MUCH FUN! Our first line dancing class was a big success with laughter and learning and stomping and sliding! COME JOIN US on Tuesday nights in November at 6:00! Bring your water bottle and $8 cash, please.

HOLIDAY WINDOW DECORATING CONTEST!

ADOPT A WINDOW! Attention, creative people! Would you like to adopt a window in the Chester Room and decorate it in a holiday theme in time for our December 5 holiday party? There are still a few windows left. Please contact Anne Stewart Pugh at 410-212-4771. Voting will take place during the holiday party and a prize will be awarded. Call me!

AND SAVE THE DATE

THE DATE: Saturday, Dec 5th for our Holiday Party and Piano Bar "Jingle and Mingle and Mishka!"

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 –

- 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.