



# The Lighthouse

Queen's Landing Community News • December 2022



## Notes from the EDITOR

In this quarter's newsletter, we've got an update from the Landscape committee, a 2022 update on the state of Polybutylene pipe removal in the community, and a look at how Maryland's legalization of recreational marijuana may affect Queen's Landing.

But first, a re-print of a Queen's Landing Newsletter from 30 years ago...Yes, 1992. This is courtesy of our resident historian Suzi Elask. I'll note some interesting tidbits here:

First of all in 1992, nothing was going out by email. This is a four page paper photocopy with a staple! One can only assume they were left in a pile at the clubhouse for pickup. On the first page is a joke about the Presidential senior Bush family considering Queen's Landing and more on that on page 4.

Page 2 discussed the actual budget for 1992 and the proposed for 1993. In the article you can see a comment about the deterioration of the stucco and the risk of not doing anything about it for the future and they were certainly right about that one!

Page 3 has a couple of interesting things. First of all it seems in 1992, Queen's Landing still had a security guard in the shack at the corner of Queen's Landing Drive and Anchor. And, they had a beeper! Wow.

Also on page 3 is a fishing report that people were catching rockfish, trout, and bluefish off the bulkhead but also...small sperm whales? I can't quite tell if this is a joke.

Finally page 4 continues with the Bush jokes that I don't understand and also a suggestion that the Clubhouse library may start including video tapes!

—Mike Rabinowitz

## Landscape Corner



Queens Landing is looking really good! Trees have been limbed up, the lake has gotten a big clean up around the exterior, and the creek has had it's yearly trim. We also can't forget to mention how beautiful the grass has been all year. Chester River Landscaping has been doing a great job of maintaining our grass. They not only cut the grass and trim the

hard-to-reach areas, but then they blow the grass off of our unit patios, steps, and sidewalks. At different times of the year, you will also see them aerate, seed, and fertilize the grass. Granted there are a few areas of the grass that we are looking at that are not doing so well. Some brown patches, or areas where the grass is not growing. This can be due to pet urine or insect damage. Overall, the community looks great, this takes a team effort. Not only Chester River Landscape, but also every single unit owner and renter, if you see something that doesn't look right or needs attention, say something.

A lot of you have probably noticed that the 2 big Locust trees by the front entrance have been taken down. I had written about these trees last year in the newsletter, that they were dying and could not be saved. There are actually a few trees in the community that are not as healthy as they used to be. We have been using different techniques to try and get them healthier; fertilizing them, injecting nutrients into their root systems, and pruning to get rid of decayed branches and to open up the canopy for more air flow. The landscape team this coming year will have a focus on the trees in our community. We will be checking the health of all of our trees, finding ways to help them flourish, and we will be planting some new trees. These trees not only help to keep the landscape beautiful, but they also take in carbon dioxide and release oxygen which improves everyone's air quality. Trees in our community are important, this is where a lot of our birds sleep and have their nests. Living in Queens Landing means that you are living at the heart of the largest estuary in the United States. While trees are not the most important part of our estuary they do help contribute to the health of our bay and the sea birds.

This past year has been a busy one for the Landscape team. We are always trying to identify opportunities in the community to make a difference. To enhance not only the visual beauty of the community, but to try and make the maintenance of our planting projects sustainable for the future. One of these projects was the new landscape at the Clubhouse. When it fills in over the years, it will not only be beautiful, but it is an effort at water conservation. The picture is of this new planting. We hope that you will enjoy this new landscape.

—Your friendly Landscape Committee





# Queens Landing

## News



October/November '92

# HALLOWEEN!



Greetings



**Halloween Costume Party  
Saturday Night October 31.**

**8:30 to 1:00 AM**

**Queens Landing Clubhouse  
Chester Room**

**Entertainment By: FAT TUESDAY**

**Children's Party Friday, Oct. 30**

**6:30PM-8:30PM**

**Featuring "Mandy the CLOWN"**

## Queen's Landing Holds Elections

Elections were held at the October Queen's Landing Board meeting. We welcome one new member to the Queen's Landing Board of directors. Gary Nateman, is the new face elected to the board. He will replace Bob Haislip who recently resigned. Dorothea Anderson, Ed Davis and Nils Holch were all reelected to the Board.

The Board wants to thank Bob for all the efforts and contributions he made to the Board.

Your Queens Landing Board Members for 1992-'93 are:

Beverly White  
Bobbie Grannon  
John Branson  
Dorothea Anderson  
Gary Nateman  
Ed Davis  
Nils Holch  
Steve Schertler  
Alan Dreibelbis

**Next Board  
Meeting  
Friday,  
November  
13th.  
Agenda will  
include discus -  
sion of  
'93 BUDGET.**

It will be another busy year for them, and they are always looking for volunteers to serve on committees!

Yes it's that time of year again, and Queen's Landing is going to have a Halloween to remember. Friday, October 30, for the kids and Saturday, October 31, for the adults. Live entertainment featuring "Fat Tuesday". Guests in Costume get their first drinks free. \$5.00 cover on the 31st.

For the Children's Party, we need donations of treats, refreshments etc. Please call Joan Torre @643-2441 to RSVP and also if you can help out for either of these part



"Bar... you know come November, We May want to consider one of those great places at Queen's Landing..."



# BUDGET in '92 REVIEW

REPORT OF THE TREASURER -- 1992 INCOME AND EXPENSES COMPARED WITH BUDGET

The new Board began 1992 with a special assessment to make up for the 1991 deficit. The Board also budgeted approximately \$47,000 to be placed in a special reserve account over the course of 1992. The Board also decided that in order to keep expenses at a minimum and to avoid an increase in monthly condominium fees, the budget would be cut back in the areas of grounds, security and the clubhouse. The Board noted with the adoption of the strict budget for 1991 that the community could run the risk of deterioration to buildings and grounds that could ultimately harm the property values. Nevertheless, with community support for a lean budget, the Board attempted to tackle as many of the community problems as were humanly possible in 1992.

The Board and the Committees worked to keep costs at a minimum in 1992. THE GROUNDS COMMITTEE especially through the extraordinary efforts of its Chairperson, Cynthia Branson managed to reduce landscaping costs, plant flowers and keep the pond clear and the fountains functioning at a fraction of the costs of previous years. THE BUILDINGS COMMITTEE, especially through the efforts of Wes Ziegler managed to find less expensive ways of making repairs, repairing and replacing lights (some of which had not worked for years), and doing much needed painting throughout the community. THE CLUBHOUSE COMMITTEE not only made a profit on a number of enjoyable social functions but also saved the community money by cleaning and repairing the clubhouse with the help of community volunteers.

Also, during 1992 we had to face the much needed repair work that had built up to the point of endangering residents. The decks most in need of repair were identified and work was begun that will be completed by the end of 1992. Unfortunately it will also use more than half of the amount budgeted for general repairs and maintenance during 1992. Only very minor stucco work could be afforded in 1992 and, unfortunately, the continuing deterioration could not be tackled in a significant way in 1992. Without the required regular maintenance of course we run the risk of substantial costs in the future.

And, most significantly, the roofs have had to be addressed in 1992. The deterioration and the danger posed by the FRT plywood has been a serious drawback for property values at Queens Landing for at least the past two years. Legal and engineering fees remained high in 1992 as the Board worked toward a resolution of the roofing problem.

The projected outcome of the 1992 budget, income and expenditures is presented in the following table that compares year-to-date income and expense and projected year-end income and expense with the actual 1992 budget and shows the expected variance at year-end 1992.

DESCRIPTION	1992 Y.T.D. ACTUAL	1992 ESTIMATED ANNUAL	1992 BUDGET	1992 (+/-) BUDGET
<b>REVENUE</b>				
Dues Income	284,257	\$379,009	379,862	(873)
Special assessment	\$24,355	\$25,000	\$0	25,000
Water Assess-4thQtr.	\$4,950	\$4,950	\$0	4,950
Late Charges	2,324	\$2,400	2,250	150
Interest Income	1,105	\$1,500	1,200	300
Miscellaneous	404	\$500	500	0
INSURANCE CLAIMS	\$5,486	\$6,475	\$0	6,475
CLUBHOUSE INCOME	\$1,714	\$1,714	\$0	1,714
<b>TOTAL REVENUE</b>	<b>324,595</b>	<b>\$421,548</b>	<b>383,832</b>	<b>37,716</b>
<b>ADMINISTRATIVE EXP.</b>				
Insurance Exp.	25,718	\$32,000	32,000	0
Management Fee	15,624	\$20,840	20,840	0
Legal Fees	39,957	\$53,276	40,000	(13,276)
Office Expense	4,806	\$6,408	3,500	(2,908)
Telephone	89	\$119	1,200	1,081
Audit Fees	1,100	\$1,100	1,200	100
Dues and Subscp.	40	\$40	200	160
Misc. Admin. Exp	549	\$600	1,500	900
Taxes and Licenses	575	\$575	510	(65)
<b>TOTAL ADMIN. EXP.</b>	<b>88,458</b>	<b>114,958</b>	<b>\$100,950</b>	<b>(\$14,008)</b>
<b>OPERATING EXPENSES</b>				
<b>SECURITY COSTS</b>				
Payroll/Related Costs	32,913	\$41,000	33,920	(7,080)
<b>CLUB RSE./POOL COSTS</b>				
<b>WATER INCLUDED IN FEES</b>				
Clubhouse	\$16,314	\$22,530	\$22,530	0
Gas and Electric	30	\$0	\$0	0
Pool Oper. - Mgt.	12,805	\$17,073	18,300	1,227
Cleaning/Maint.	12,975	\$13,000	12,000	(1,000)
Pool Operations - Misc.	1,966	\$2,621	3,120	499
Pool Operations - Spa	164	\$164	0	(164)
Pool Operations - Tele.	2,721	\$4,950	4,950	0
Exterminator Fees	402	\$500	540	40
BLDG. & GROUNDS MAINT	2,610	\$2,610	100	(2,510)
Gen Repairs/Maint.	47,290	\$70,000	67,000	(3,000)
Lawn Maintenance	32,951	\$40,000	52,000	12,000
Inspection Fees	14,184	\$24,500	5,000	(19,500)
Trash removal service	6,075	\$8,100	8,100	0
Snow and Ice Removal	174	\$500	4,000	3,500
Tennis Courts	0	\$0	600	600
Misc. Operating Exp.	429	\$572	1,980	1,408
Newsletter Costs	441	\$600	1,500	900
Community/Committee Exp.	\$677	\$677	\$0	(677)
Insurance Repairs	\$6,475	\$6,475	\$0	(6,475)
<b>TOTAL OPERATING EXPENSES</b>	<b>\$191,566</b>	<b>\$255,873</b>	<b>\$235,640</b>	<b>(20,233)</b>
<b>OTHER</b>				
<b>QL CAPITAL RESERVES</b>				
Capital Improvements	\$35,208	\$46,942	\$46,942	0
Income taxes	\$0	\$0	\$300	300
<b>QL EXPENSES</b>	<b>315,232</b>	<b>417,772</b>	<b>383,832</b>	<b>(33,940)</b>

OKAY! ENOUGH ABOUT THE BUDGET!  
LET'S TALK ABOUT SOMETHING  
REALLY IMPORTANT!  
GARBAGE! YES GARBAGE!  
OUR TRASH COLLECTORS will NOT  
PICK UP GARBAGE ON THANKSGIVING,  
X-MAS, NEW YEARS, OR 4th OF JULY  
UNDERSTAND?







FISHIN News...

*With Capt  
Flanagan*



The Fishing this fall at Queens Landing has been fantastic according to several of our local enthusiasts. Blue, Fish Rock, Trout and small sperm whales have all been landed off of our bulkhead.

### However

Let's remember some very common courtesy rules when fishing anywhere within this community.

- Pick up all trash and take it with you.
- Remember that people live very near by. Noise travels, so try and keep it quiet. Besides your scaring the fish!
- \* Pool furniture is for the pool not for fishing.
- \* This is a serious no no.

Nuff Said?

**Deck Replacement:**  
You should know that the Board let a contract for repair and or replacement of several decks that needed attention. We are expecting that work to be completed shortly...



We Need You!

Volunteers are needed for several committee vacancies. This is great opportunity to get to know your neighbors and also to have significant input on various aspects of this community. We need people for the newsletter, clubhouse, grounds, security & building committees. Get involved. You have a significant investment in the community and you should want to protect it.

## Get in Shape!

### "CLUBHOUSE & SPA"

The clubhouse and spa are sensational amenities to our community, and could be considered a vital part of our daily routine. For your convenience the weight room, racquet ball court and spa are available for use between the hours of 7 am until 11 pm, 7 days a week. ENJOY!!!

### "WINTERIZING"

As we all know, the cold weather is here. Just a friendly reminder, please turn off your outside faucets front and back, drain and detach hoses from the spickets. This merely is a safety measure for preventing water pipes from freezing. Also remember to keep your thermostats set at a temperature of 55 degrees Fahrenheit or above. We can assure you, your neighbor will appreciate this courtesy. Unfortunately: If this procedure is not adhered to, the end results of broken pipes will be at the individual unit owners expense. If you

### Security update:

Several residents of Queen's Landing have requested that the security guards stop & request identification from more of the vehicles that enter the community. This is something we would like to implement very soon. The guards will be asked to stop all vehicles and request the name and unit number of the party being visited. This will require patience and understanding on part of all the residents. Once the guards know you, a simple wave should suffice. Be sure and tell any visitors your unit number and tell them that they will probably be stopped at the gate.

**Security Guard Station: #643-2635**

**Security Guard beeper: #860-7810**

*Please protect your best friends!*



Thanks for being good neighbors and obeying the leash laws. Keeping the pets under control helps the neighborhood and keeps pets from harm.

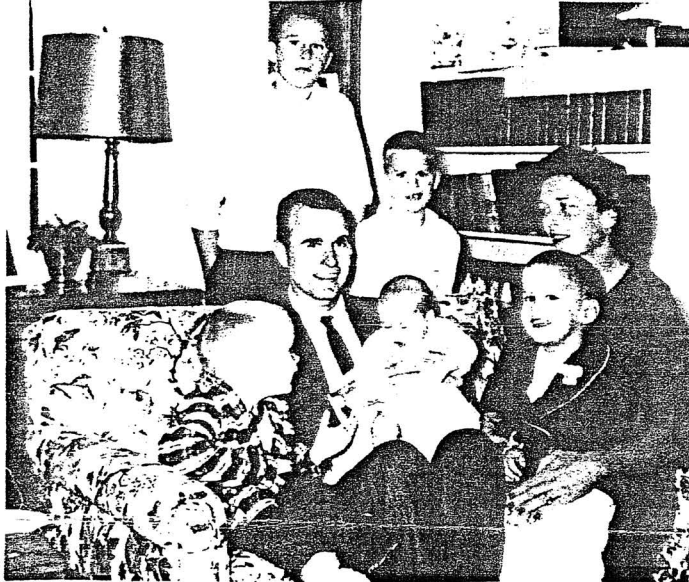


## Special Thanks--

Cynthia Branson has done a marvelous job on the grounds this year. She has saved this community thousands of dollars. Special thanks to members of the "Flying Squad" too! Their efforts have not gone unnoticed.

# The Washington Post

SATURDAY, AUGUST 15, 1992



At the 1991 Queen's Landing Halloween Party President and Mrs. Bush have their hands full as they try to determine a winner for best costume from four finalists, all dressed as Vice President, Dan Quayle... Vice president Quayle looks on approvingly.

## Halloween Party for the Kids!!!

### Family Values to be included

QUEENS LANDING MD. Halloween may never be the same for the children living in Queen's Landing Maryland, Goblins witches and assorted other monsters will be frightening the little tykes on Friday, October 30th, in the CLUBHOUSE at Queens Landing. The party begins at 6:30 PM.

Parents are asked to RSVP to Joan @ 643-2441.

*From our Neighbor!*



### Clubhouse notes:

The Board has allowed in its '93 budget for some needed maintenance and enhancement of the Clubhouse. Items such as pool chairs and some woodwork are in need of immediate repairs. We also anticipate enhancements to the Chester room. We need your help. The Chester room is a wonderful place to go and relax, meet with friends etc. etc.

If you have any suggestions for decorating, or any items you may want to donate to the club they would be appreciated. You should call Joan Torre with suggestions. Joan's Number is 643-2441.

We are also thinking about a VIDEO library in the clubhouse similar to the book exchange located there. If you have any VIDEOS you would like to contribute, please call Joan Torre.

I'd like to extend my Sincere THANKS to our BOARD OF DIRECTORS, COMMITTEE CHAIR PERSONS & COMMITTEE MEMBERS!!! You have ALL made such a WONDERFUL difference in our community during this past year! As residents, we are only aware of the results, not the difficulties and long hours that you have spent in accomplishing these feats. I'm certain there are many residents that commend each of you for doing a GREAT JOB!! Thank you, **CLAUDIA E. MOW.**





**Anita Snyder**

AnitaSnyder1@gmail.com

www.AnitaSnyder.com

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# Maryland Legalizes Cannabis

## How that affects Condo Associations

by Rick Baamonde

***There is an old stoner joke that goes: "You know, you can go to jail for weed." "Wait, jail sells weed?"***

You may or may not have realized that the recent elections resulted in cannabis being legalized in the state of Maryland, with a start date of July 1st, 2023.

According to the National Conference of State Legislatures, 21 states and the District of Columbia have now legalized the adult use of marijuana for recreational purposes: Alaska, Arizona, California, Colorado, Connecticut, Illinois, Maine, Maryland, Massachusetts, Michigan, Missouri, Montana, New Jersey, New Mexico, New York, Nevada, Oregon, Rhode Island, Vermont, Virginia and Washington. Recreational cannabis is also legal in Guam and the Northern Mariana Islands. (A referendum on recreational marijuana in Oklahoma was certified too late to appear on the November ballot, but it will be the subject of a special election in March 2023.)

This means that anyone 21 and over can possess up to 1.5 ounces of (non-medical) marijuana without it becoming a finable civil offense. Until then, you'd need to belong to the state's medical marijuana program to use it legally. As of now, possession of up to 10 grams carries a fine, and from January 1st through June 30th, decriminalization will cover up to 1.5 ounces.

And of course, federal laws have not changed, so federal employees, military members, and those considering federal employment still can't partake. Also, Federal Laws prohibit carrying or transporting cannabis over state lines, even from other states where it is legal. This includes mailing it (into, or out of, the state). Finally, cannabis use in a motor vehicle (either driver or passenger) and impaired driving remain illegal under Maryland Law.

For a condo association, this creates new concerns to be considered before the next Board elections in October 2023. Let's look at some of these issues:

Can a Condominium Association ban cannabis use in our units? The simple answer is no for products like edible cannabis which is not a nuisance and therefore, in the privacy of your unit you can consume cannabis products. The real questions concern smoking for most. Currently, Maryland does not have a statewide law banning smoking (including cigarettes, pipes, cigars, incense, etc.) in private residential units, but the Maryland Attorney General's Office has concluded that a condominium board may regulate smoking in individual units as well as common areas, so long as the bylaws do not forbid such rules.

If a unit owner has a medical marijuana waiver, then they must be permitted to smoke in private, but may be required to install air purifiers, etc., to prevent the smell from bothering neighbors. Basically, the smell of cannabis may be treated in the same manner as the smell of smoking tobacco.

Can one grow Marijuana inside or outside of a Condominium Association unit? House Bill 837 describes how many plants Maryland residents may grow at home. Under the bill, adults will be able to grow up to two marijuana plants for medicinal purposes and/or personal use in their homes.

**There are other rules, however, to be considered, and home owners may not:**

- Place their cannabis plants in a location that's subject to public views, like a front yard or window
- Grow cannabis in a space accessible by a person under 21
- Grow marijuana plants on another person's property without their consent (so, renters cannot grow without the landlord's permission)
- Cultivate cannabis if they are under 21 years old
- Cultivate more than two cannabis plants in one house

If you plan to grow marijuana at your home in Maryland after House Bill 837 goes into effect, you must pay careful attention to these rules and for condominium owners any additional rules set under their Bylaws. Otherwise, you could face up to 3 years in jail, a fine of up to \$5,000, or both.

Can you smoke it in public spaces? Cannabis (and hemp) smoking is prohibited in any public place or in any motor vehicle. A public place includes any outdoor, or indoor, spaces open to the public. So, the Board will be required to ban smoking in shared spaces, like the Clubhouse, Pool, etc., so "Happy Hours" should not get unusually "happy" from July forward.

*This was just a first look at what legalizing cannabis means in Maryland, especially regarding HOAs and Condo Associations. Certainly, the community will be updated as the board, and possibly our lawyers, take a hard look at this issue before July.*



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# Fireplace Safety Tips

by Reg Overman

Nothing quite creates a winter holiday ambiance as well as a log in the fireplace and family gathered around to appreciate its warmth and pleasing light. At Queens Landing we have multiple types of fireplaces including; Vented, Vent Free, and wood burning. Fireplaces are an alternate source of heat and maintaining them with safety in mind is our top priority. We have compiled a list of Fireplace tips for your consideration.



- If possible, keep a window cracked open while the fire is burning, especially Vent Free.
- Be certain the damper or flue is open before starting a fire. Keeping the damper or flue open until the fire is out will draw smoke out of the house. The damper can be checked by looking up into the chimney with a flashlight or mirror. Do not close the damper until the embers have completely stopped burning.
- Use dry and well-aged wood. Wet or green wood causes more smoke and contributes to soot buildup in the chimney. Dried wood burns with less smoke and burns more evenly.
- Smaller pieces of wood placed on a grate burn faster and produce less smoke.

- Clean out ashes from previous fires. Levels of ash at the base of the fireplace should be kept to 1 inch or less because a thicker layer restricts the air supply to logs, resulting in more smoke.
- Vented and Wood burning chimney should be checked annually by a professional.
- Even if the chimney is not due for cleaning, it is important to check for animal nests or other blockages that could prevent smoke from escaping.
- Make sure the area around the fireplace is clear of anything that is potentially flammable (ie: furniture, drapes, papers, books, etc.). If these items get too close, they could catch fire.
- Never leave a fire in the fireplace unattended. Make sure it is completely out before going to bed or leaving the house. If you leave the room while the fire is burning or the fireplace is still hot, take your small child with you.
- Minimize your child's chance of burns from the hot glass front of some fireplaces. Safety screens can be installed to reduce the risk of burns.
- Put fireplace tools and accessories out of a young child's reach. Remove lighters and matches
- Install both smoke and carbon monoxide detectors. Test them monthly and change the batteries at least once a year.
- Keep a fire extinguisher on hand.
- Communicate to children as early as possible the dangers of fires and the heat generated from them.
- Gas Logs fire box should be cleaned annually. Vent Free logs collect dust and can emit a noxious smell if not cleaned.

**Have a safe and happy fireplace season!**

## Update from the Ad Hoc Polybutylene Pipe Committee

As of this final quarter of 2022, about 90% of the community's units are free of Polybutylene pipe. At the end of next month, the office will begin the violations process to bring the final group of units into compliance.

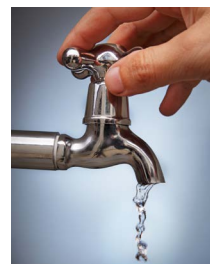
For those new to Queen's Landing or those who may have missed the last 10 years of office communications, Polybutylene pipe is a defective plumbing product prone to cracking and thus leaks. It was installed by builders in homes across North America throughout the 80's and 90's and this included many buildings in Queen's Landing.

These leaks have been very expensive for us. Every year one or two units have a leak and this costs the community several tens of thousands in repair, a cost you and I and all our neighbors ultimately cover through our condo fees.

We have also found ourselves increasingly limited in the number of insurance carriers who are interested in selling us a policy every year as less and less carriers want this risk, and this above all is the greatest danger. If we run out of carriers who will insure us, then Queen's Landing is dead. If we have no insurance, the first thing that will happen is that anyone with a mortgage will hear from their bank that they can't have a mortgage anymore and they will need to pay off their loan. Most unit owners will not be able to do this and suddenly the community will find itself without enough unit owners to pay dues to continue operating and the state will take over with a process called receivership. The state will amongst other things raise the remaining owners' dues to cover all the missing dues as well as such new costs as paying the court-appointed receiver and even such things as a new, much higher bottom-line on the reserves.

As you can imagine, most condo communities do not survive this process.

So starting at the end of January, the remaining units will begin to receive their violation notices with penalties of up to 10% of their monthly condo fee, DAILY. This is a harsh penalty but I hope you will agree with the Ad Hoc Polybutylene Pipe Committee that it is necessary considering what is at stake.



*If you have any questions, concerns, or comments, please write me at [mike@queenslanding.org](mailto:mike@queenslanding.org). We will be meeting next in January.*

### Edward Jones®

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## ASSOCIATION MANAGEMENT

### Tidewater Property Management

#### **Tammy Eaton**

*Association Manager*

500 Queen's Landing Drive  
Chester, MD 21619

Email: [office@queenslanding.org](mailto:office@queenslanding.org)  
Website: [www.queenslanding.org](http://www.queenslanding.org)

Phone: 410-643-5192

Fax: 410-604-2712

After hours emergency number  
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#### **IN CASE OF AN EMERGENCY**

1. First call 911 for fire or other life-threatening emergency
2. Then call: 410-643-5192 or after hours call 443-548-0191

## BOARD OF DIRECTORS

### OFFICERS

#### **Bob Karnei**, President

*(Term expires 2022)*

21E Queen Victoria Way  
[bobk@queenslanding.org](mailto:bobk@queenslanding.org)  
*Maintenance Committee*

#### **Chris Buell**, Vice President

*(Term expires 2025)*

1A Queen Victoria Ct  
[chris@queenslanding.org](mailto:chris@queenslanding.org)

#### **Jaci Hendricks**, Treasurer

*(Term expires 2024)*

6A Queen Victoria Way  
[jaci@queenslanding.org](mailto:jaci@queenslanding.org)  
*Budget & Finance Committee, Reserve Committee, Long-Range Planning Committee*

#### **Mike Rabinowitz**, Secretary

*(Term expires 2022)*

1C Queen Victoria Court  
[mike@queenslanding.org](mailto:mike@queenslanding.org)  
*Newsletter, Website, and Community Relations Committee, Polybutylene Pipe Committee*

#### **Reg Overman**

*(Term expires 2024)*

29A Queen Mary Court  
[Reg@queenslanding.org](mailto:Reg@queenslanding.org)  
*Landscaping & Grounds Committee, Maintenance Subcommittee, Pool Clubhouse-COMAR*

#### **Andres (Tito) Sandin**

*(Term ends 2023)*

23G Queen Victoria Way  
[tito@queenslanding.org](mailto:tito@queenslanding.org)  
*Election Committee, Insurance & Claims Committee*

### MEMBERS AT LARGE

#### **Rick Baamonde**

*(Term expires 2023)*

34H Queen Anne Way  
[rick@queenslanding.org](mailto:rick@queenslanding.org)  
*Clubhouse Operations & Social Committee*

#### **Laurelle Sheedy McCready**

*(Term expires 2023)*

42D Queen Catherine Way  
[laurelle@queenslanding.org](mailto:laurelle@queenslanding.org)

#### **Margery Tierney-Bergsman**

*(Term expires 2024)*

34A Queen Anne Way  
[margery@queenslanding.org](mailto:margery@queenslanding.org)  
*Covenants Committee*

**Please Note:** The Facebook page named "Residents of the Queen's Landing Community" is not sponsored by Tidewater Property Management Company or the Queen's Landing Board of Directors. Information posted on that page does not come from the Queen's Landing Office or Tidewater Property Management.