

Queen's Landing Thursday Digest

January 30, 2025

Hello QL Neighbors,

SUMMARY of topics this week:

- *Super Bowl Party and March Happy Hour*
- *Board meeting recap*
- *January, February billing from FirstService*
- *Onsite office hours adjustment*
- *Where to find balcony/deck documents on portal*
- *Calling photography enthusiasts...*
- *New Access Control System – Why and what impact on homeowners*
- *Calendar and News – where to find*

Super Bowl Party

Put this one on your calendar – Feb 9th, 6pm - Chili Cook-off, Squares and More.

Join your Queen's Landing Neighbors for a Super Bowl Party!

February 9--The fun starts at 6:00 pm in the Chester Room, followed by the kickoff at 6:30.

Purchase your Points Squares for \$10 each—big winner for each quarter! Text Steve Murray at (443) 857-0188 to buy one or several.

Don't miss the chili cook-off—bring your favorite recipe and see how it stacks up against your neighbors' versions! The Social Committee will provide a few pots of chili, hot dogs and rolls, and condiments.

Bring your choice of beverage.

Regular Happy Hours Resume in March!

Mark your calendars for Friday, March 7 at 7:00 pm for a St. Patrick's-themed Happy Hour!

Board meeting recap

The full recap is attached. Topics included Treasurer's report, a new clubhouse fob access system, the pool deck renovation, updates on work orders and unit inspection reporting, changes coming for trash and recycle removal.

FirstService Residential Update – billing update, and office hours adjustment

We all got a notice from FSR that the January billing did not include the previously budgeted increase. So, the increase appears twice in February.

There are some adjustments to our on-site office staffing. You can find someone in the office Monday, Tuesday, Thursday and Friday between 10am and 4pm. 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.

[Documents relating to the balcony/deck repair project](#)

Are you looking for criteria or deadlines to repair your balcony/deck? We have assembled all these communications on the portal. On the left of your Portal Dashboard select Forms & Documents. Click View All. From there you can search for balcony, or you can select Association Documents/Infrastructure.

[Are you a photography enthusiast?](#)

The Communications Committee would love to highlight your photos of Queen's Landing and of Kent Island. If you have a few you'd be willing to share please send to Peggy Young at peggy@queenslanding.org.

[New Access Control System – Why and what impact on homeowners](#)

As you may know the computer that was housing the backend of the access control system died – and took all the data with it. That means we were not able to assign or adjust any of the fobs that give entry to the Clubhouse, the Maintenance Enclosure, and the pool. After making every effort to retrieve the data and fix the issue we found no alternative but to replace the system.

The downside to this is everyone will have to get a new fob. Shortly we will circulate to you a procedure for the changeover. We certainly did not choose to saddle you with this inconvenience, but it was unavoidable.

[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/>

January 2025 Board Meeting Recap

January's Board Meeting was held January 20, 2025 at 7:00. Many thanks to the community members who joined us in person and by phone!

A lot of business was packed into the 90 minute meeting. Highlights:

BUDGET

Our Treasurer, Bob Holland shared important information about our budget.

- Due to reporting limitations, budget reporting is regularly two months behind. January's report reflected November's budget status. We are working to see if that can be improved.
- Our water bill was \$71k under budget, most likely due to the unit inspections for water systems, and more people back to work in their offices.
- The cost to plow and treat surfaces after the last two weather events exceeded the annual budgeted allocation.

SUPER BOWL PARTY

The Social Committee is organizing a Super Bowl Party for February 9, starting at 6 pm. Hot dogs and chili will be provided, and since there will be a chili tasting contest, bring your special version! As always, BYOB.

FOBS

Since the laptop that hosted the Fob system failed this past summer, with no backup, the Office has not been able to issue new fobs, or replace/reprogram existing fobs. This has been highly inconvenient, and we thank everyone for their patience. You'll be happy to know a new cloud-based system will be implemented in the next couple of weeks; be aware that ALL fobs will need to be reprogrammed. More details to come in the Thursday Digests.

POOL

Lots happening at the pool!

- An area under the concrete is sinking and needs to be repaired. This will be done as soon as the weather permits.
- The concrete decking will be repaired and resurfaced.
- Footings will be put in place for a potential new pavilion or other shade structure at the underutilized end of the pool enclosure.

WORK ORDERS AND UNIT INSPECTIONS

- First Service Residential continues their work to transfer work orders from Tidewater's system to their own (Thank you, Jen Murphy, Teasa's new assistant!).
- Documentation of unit inspections should be completed this week; the Office will reach out to residents as needed for follow up.

CHANGES COMING FOR TRASH AND RECYCLE REMOVAL

The Board agreed to a contract with Republic Waste Management. Some changes you will see:

- The existing 26 trash totes is extremely inefficient and will be replaced by a few “dumpster” type receptacles.
- The recycle bins will be replaced with one with slots for cardboard and paper, so please get used to breaking down those boxes! There will be a second one for plastic, cans, and glass.
- The schedule should be unchanged.

LET THERE BE LIGHT!

One of the perks of living on the Shore is that we have beautiful night skies! But that darkness can be tricky if you can't see where you're going. The Office is looking into improving the lightning at the clubhouse entrance, as well as solar illumination for the new Rules signs, and electrical illumination of the community entrance by the lighthouse.

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!