

Queen's Landing Thursday Digest

February 20, 2025

Hello QL Neighbors,

SUMMARY of topics this week:

- *HOW TO GET NEW FOBS – for clubhouse access*
- *Board meeting Recap*
- *HVAC inspections due between March and May; dryer vent inspections due during 2025*
- *March Happy Hour*
- *Maintenance Enclosure reconfiguration*
- *Onsite office hours*
- *Calendar and News – where to find*

New Access Control System – How to get your new fob

The new access control system has been installed. Please bring in your old fobs to be reprogrammed. We can get you reprogrammed in the Clubhouse

- during office hours as well as
- Saturday, 2/22 from 9am to noon.

PLEASE NOTE - We will be reactivating the lock on the Maintenance Enclosure in early March so you will need your fobs to use those dumpsters.

Board Meeting Recap

Thanks to Board Secretary Peggy Young for getting this Recap written so quickly. The Recap can be found at the end of this Digest.

HVAC and Dryer Vent Servicing

The 2025 HVAC servicing report are due between March and May 2025. You can submit your dryer vent cleaning invoices any time during 2025.

2024 Inspection reports are being collated by the Office and letters have been going to residents whose files are incomplete. The Covenants Committee will determine the process for assessing fines beginning March 15.

Maintenance Enclosure Reconfiguration

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

- The existing 26 trash toter arrangement is extremely inefficient and has replaced by a new dumpster for household trash.
- The signage isn't terribly clear so the dumpster to the right is for household trash. The center two dumpsters are still for recycling.

March Happy Hour

The Super Bowl party was a huge success! No matter your team, it was a great party and a wonderful night with LOTS of neighbors!

Looking ahead, Let the "LUCK 'O THE IRISH" come to Queen's Landing at our next happy hour party scheduled for Friday evening, March 7 at 7:00 PM. ♣Bring an appetizer to share and your own beverage, and have a great night!

FirstService Residential Update – office hours

You can find someone in the office Monday, Tuesday, Thursday and Friday between 8am 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.

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/>

February 2025 Board Meeting Recap

February's Board Meeting was held February 17 at 7:00 pm. Many thanks to the community members who joined us in person and online!

WHAT'S THE BUZZ?

If you want to know the facts of what's happening in Queen's Landing, they're easy to come by!

- The Weekly Digest comes to you via email every Thursday, with everything you NEED to know.
- The QL public website, which among other information, includes the weekly digests. Check it out at www.queenslanding.org.
- Quarterly Newsletter, which comes out January, April, July, and October.
- And of course, everyone is welcome to attend the monthly Board Meetings every third Monday, and all Committee meetings—check out the online calendar.
- Chat with the Office Manager or any Board Member—we're always eager and delighted to share information and get to know our neighbors better!

These avenues are the only official sources of information. Take anything on unofficial social media sites or "gossip" with a grain of salt and always verify with official sources.

FOBS

The new system has been installed, and it's wonderful! It's cloud-based, so updates can be made anytime, anywhere, with no fear of losing the system completely, as happened last summer. If you have not had your existing fob reprogrammed, or received one at all, please stop by the Office during business hours. Property Manager, Teasa Johnson, will also be available this Saturday morning, February 20th, from 9-12 to assist as well.

TRASH AND RECYCLING UPDATES

With our 2025 Trash and Recycle contract in place, you will notice changes when you drop off your trash and recyclables. Instead of 26 trash cans, you will see one large container to the right for trash and trash only!!! Recyclables go in the two bins to the center and left. All guidelines as to what constitutes trash versus recyclables remain unchanged.

WORK ORDERS AND UNIT INSPECTIONS

- All Work Orders have been migrated from Tidewater to First Service Residential, including doors and windows. Work Orders for doors and windows will be re-evaluated as to whether they need to be totally replaced or simply repaired. Not only will this save the community some cash, it will also allow the repairs to move ahead more quickly in some cases.
- Unit Inspection documents have been entered into FSR's system, and the Office has sent out notifications to residents who are not in compliance. Please know that if you fall into this category, fines are in the offing unless you take action and work with the Office now.

SOCIAL EVENTS

The Super Bowl Party was a lot of fun and well—attended! Congratulations to Tammy Baldauf for winning the chili cookoff, and to the winners of the quarterly squares! Join your neighbors March 7 for a Luck of the Irish Happy Hour at 7 pm!

POOL

Today it's in the 20s, and it's hard to think about getting in the pool! Keep the faith, it will get warmer! This year we will try something new to make access easier for all involved. While residents will have to agree to all pool rules and be in good standing in order for their fob to be programmed to allow access, bracelets will not be required. Stay tuned for more information!

BUDGET

Our preliminary results indicate we had a budget surplus of \$133k at the end of December 2024.

LIGHTING IMPROVEMENTS

Exterior lighting at the Clubhouse is being refined, and solar lighting for the new Rules signs and the entry sign by the lighthouse will be installed Friday.

LAKE AMLETO FOUNTAINS

Next time you see Rich Reiter, thank him for all the work he's doing behind the scenes to get all three fountains in working order! New arrays are ordered, and we look forward to our magical fountains gracing our lake once more.

LANDSCAPING

The Landscaping Committee is hard at work protecting our existing plantings in order to minimize the need to purchase new plantings. Due to their age, some of our trees and shrubs are nearing the end of their life cycle, so extra care is needed. Let's hope for a cooler, wetter summer this year.

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 yourself, and so WE can hear from YOU!