

Queen's Landing Thursday Digest

February 27, 2025

Hello QL Neighbors,

SUMMARY of topics this week:

- *HOW TO GET NEW FOBS – for clubhouse and maintenance enclosure access*
- *Update on Balcony/Deck project (for internal distribution only)*
- *HVAC inspections due between March and May; dryer vent inspections due during 2025*
- *March Happy Hour*
- *Maintenance Enclosure reconfiguration*
- *Clubhouse parking lot lighting, and signage lighting*
- *Talkey as an alternative to Breezeline*
- *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 your old fobs to the Clubhouse to be reprogrammed during office hours. 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.

Update on Balcony/Deck Project

Please refer to email to owners from Communications@mc.fsresidential.com for this information.

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 – still working to get these arranged clearly

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

- The existing 26 trash toter arrangement was 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

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!

Clubhouse Parking Lot Lighting

We are working to illuminate the clubhouse parking lot by restoring some of the old fixtures. You can see we are also trying to illuminate the welcome signs around the community – and the first effort is imperfect. In short, we know it's not cooked yet!

Talkey as an alternative to Breezeline

Many of you would like an alternative to Breezeline - and Talkey has been visiting owners. They propose to come in to a community, trench extensively to lay their lines, and then it is the community's responsibility to pay for the landscaping repairs. Until they can propose a less invasive and less expensive alternative, we will not be moving forward with them. You may be interested to know that neighboring communities have taken a similar stance.

First Service 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/>