

# Queen's Landing Thursday Digest

March 13, 2025

Hello QL Neighbors,

SUMMARY of topics this week:

- *Need FOB for entry to maintenance enclosure*
- *New class offering – Chair Exercise*
- *Working with volunteers ...*
- *Concrete sidewalks – see something, say something*
- *Window/door service orders*
- *2025 HVAC servicing reports due between March and May 2025*
- *Thank you for a fun Happy Hour*
- *Onsite office hours*
- *Calendar and News – where to find*

## Need FOB for entry to maintenance enclosure – How to get your new fob

We have reactivated the fob control system on the maintenance enclosure. If you do not yet have your new fobs please bring your old fobs to the Clubhouse to be reprogrammed during office hours. Remember *PLEASE* – household trash in the bins to the right; recycling in the center dumpsters.

## New Class - Chair ER Cise

NO IMPACT, Exercise Class for beginners. A class to get our bodies moving. If you have weights or bands feel free to bring them. Tuesday and Thursday 6:30-7 in the Landing. Hope to see you there. For more information please call Tammy Baldauf 240-832-5995

## It is thrilling to see what volunteers do around here.

Yes, we engage a management company for the essentials, but volunteers are the icing on the cake.

You'll notice that the fountains in the pond activated this week. That's nothing automatic. The controllers are aging so we could have given up on them, but a member of the Maintenance Committee stepped up to figure out what needed to be done, analyze options, and to research the correct controllers and light arrays. Consequently, we have not only the required aeration in the ponds, but effective fountains to do that, and beautiful lights. All that research was at no cost to the community. So if you run across him, please thank Rich Reiter for his loving work to get us this delight.

## Concrete sidewalks - see something, say something

If you see something that needs to be addressed please place a service order. We will be walking the property in the next month to inventory what needs to be fixed.

## Windows doors – service orders

If you have placed a service order for a window or a door and the issue is still active please check the service order system to make sure your issue is listed correctly. We are scheduling a review in April.

## Unit maintenance servicing and inspections

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

## Fun Happy Hour

Thank you, Social Committee, for great food, drink and company. We were even visited by a leprechaun!

## 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/>