

Queen's Landing Thursday Digest

March 27, 2025

Hello QL Neighbors,

SUMMARY of topics this week: DON'T GET CAUGHT UNPREPARED

- *Board meeting recap at the end of this Digest*
- *In preparation for POOL SEASON,*
- *STEP INTO SPRING, next Friday, April 4th beginning at 6:30 PM*
- *If your neighbors lament ...*
- *News on the FMNA front*
- *New Class - Chair Exercise,*
- *2025 HVAC servicing reports due between March and May 2025,*
- *Onsite office hours,*
- *Calendar and News – where to find*
- **BOARD UPDATE ON UNIT MAINTENANCE REQUIREMENTS**

ACT NOW SO YOU WILL BE ELIGIBLE FOR POOL ACCESS

In order to qualify for pool access, the unit owner must be current with Queen's Landing account requirements including HOA fees, assessments, inspections, and vehicle decals. In early April we will be sending out the annual pool access application. But you will need to submit any outstanding servicing or inspection records prior to being eligible for pool access.

Next Happy Hour –

Your Social committee invites you to STEP INTO SPRING at our Friday evening happy hour party next Friday, April 4th beginning at 6:30 PM. Bring your own drink and an appetizer to share, and celebrate this beautiful season with your neighbors and friends! See you there!

IF YOUR NEIGHBORS LAMENT NOT KNOWING WHAT'S HAPPENING ...

Please ask if they are receiving and reading this weekly digest. Old issues can be found on the QL Website. But to stay current you do need to register your email address on the QL portal. Please use the easy self-service function on the FSR Connect Resident owner portal.

- Log in to your portal,
- click the **three horizontal lines** at the top left of the Dashboard (opening page),
- click **My Account**,
- click the little **pencil** to the right of each data piece – which is the edit button, and
- make your changes.

Please do not decline receiving emails, or you will miss critical business information you need as an owner here.

News on the FMNA front

As you know Queen's Landing is not presently approved for conventional mortgage financing due to the balcony/deck inspections. Once we reach 80% completion of the repairs, we will begin the process of reapplying to FNMA. We are currently at about 40% complete, and another 35% under contract for repair, therefore, it is critical that you complete your repair and submit proof thereof as soon as possible.

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

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. See Board guidance on unit maintenance requirements at the end of this Digest.

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/>

Unit Maintenance Requirements

Update from QLCUO Board 03/17/25

The QLCUO Board discussed the unit maintenance requirements at its meeting on March 17, 2025 and has prepared the below to clarify any questions about 2024 or 2025 unit maintenance requirements.

- Annual **dryer vent** cleaning is required. As in the past, pool access will not be granted to those who have not submitted this report for the prior year. If last year's report seems to be lost, as long as owners submit a 2025 report before the pool season this year, May 15, 2025, it will count toward their 2025 requirement.
- **Sprinkler** inspection, every ten years is required and we continue to pursue these to get them completed in 2025. Pool access will not be granted to those who have not submitted this report. Even if people do not have an invoice or receipt for the inspection, they can take a photo of the inspection tag hanging on the system valve and submit that as proof of 2024/2025 inspection.
- **HVAC** cleaning in the spring is required. Pool access will not be granted to those who have not submitted this report for 2025.
- **Plumbing** inspection is required. Pool access will not be granted to those who have not submitted this report. Plumbers seem to be able to send duplicate inspection reports, if asked.
- **Chimney/Vent** inspection is required. Pool access will not be granted to those who have not submitted this report. Owners who do not use their fireplace may provide proof the system has been disabled:
 - For the propane fireplaces, submit a photograph of the outside propane hookup to prove it is disconnected, and therefore not usable. We are accepting this.
 - For the wood burning fireplaces, a few people are sending photos of a piece of furniture in front of the fireplace to prove it is not usable. Furniture is easily moved. We cannot accept this in lieu of an inspection. How can a wood burning fireplace be disabled? Some have removed them and inserted a closet, others have had it bricked up or sealed and other have had an electric fireplace insert installed.

In all cases, if a condo resale package is requested, the information provided does include any missing inspections and servicing, so that the potential buyers understand these are outstanding.

March 2025 Board Meeting Recap

March's Board Meeting was held March 17, 2025, at 7:00. Many thanks to the community members who joined us in person and by phone!

Queen's Landing is humming along quite nicely! Highlights from the meeting include:

Fun Times!

- **Happy Hours**—we enjoyed a St. Patrick's Day Happy Hour and look forward to the April 4 Spring Fling Happy Hour at 6:30! Happy Hours are held on the first Friday of each month, at 6:30 pm. Bring a dish and beverage to share!
- **Ribbon Cutting for Lake Amleto Bridge!** Join us on April 26 from 1:00—2:30 pm to celebrate our rebuilt bridge and enjoy coffee and treats. Rain date April 27.
- **Memorial Day Weekend Party:** Mark your calendars for Sunday, May 25 for a Jimmy Buffet-themed party. More info to come!
- **The Pool!** The pool will be open mid-May through mid-September. For pool access, you will once again need to agree to the pool rules online and be a member in good standing (no outstanding fees and all inspections/servicing current). Keep your eyes open for emails with more information.
- **Kayakers**—a new put-in will be installed soon to replace the failed platform.

Talking Trash and Recyclables

- Now that the new fob system is in place, you once again need your fob to access the trash/recyclables area. If you haven't had your fob updated or replaced, please do so now! It only takes a few minutes.
- Hopefully the new collection bin arrangement is settled—all are clearly marked for what goes where. And remember—each time someone leaves something outside of the collection bins, we (meaning ALL of us) pay to have it dealt with. Want to keep fees low? Do your part to handle trash and recyclables correctly.

Financials

Queen's Landing continues to enjoy a healthy balance sheet. Overall, we have a budget surplus of \$27K as of the end of January, mostly due to timing and lower water usage.

What a Beautiful Place to Live!

Thanks to our hardworking Landscape Committee, our community continues to stun with its beauty! Our trees are being maintained, our gardens have been mulched, and the winter detritus have been cleared away. The lake fountains are on and illuminated. Flowers and shrubs are blooming. Spring is finally here!

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!