

Queen's Landing Thursday Digest

July 2, 2025

Hello QL Neighbors,

SUMMARY of topics this week:

- **July 2nd – FIREWORKS AND MUSIC – Steve Brandenburg from the Birddaddys**
- **4th of July POOL Party**
- Office closed Thursday and Friday of this week
- Friday trash pickup will be delayed a day to July 5th
- Join budget committee – meet Thursday 7/24 6-8pm
- Comcast in the Fall – another Internet option for you
- Small craft and kayak access
- Water Aerobics – free to all residents
- Pool access
- Fob access in general
- FSR Property Manager Onsite office hours
- Next Board Meeting date and Calendar and News – where to find

Much Fun to Celebrate the 4th,

Wednesday, July 2nd MUSIC AT 6:30, FIREWORKS AT DUSK in the Clubhouse Parking Lot

LIVE MUSIC – our own **STEVE BRANDENBURG from the BIRDDADDYS**
Bring a chair, some snacks and your favorite beverage
FIREWORKS FROM THE NARROWS AT DUSK

Friday, July 4th POOL PARTY 1:00 to 4:00pm

Happy Birthday, America! That sounds like a party to us! Please join your neighbors and friends for another poolside celebration to enjoy our FREEDOM and our friends, and our fancy new bar and Bartender!!

Please bring your bottle of alcohol, marked with your name, and hand it to the Bartender. He will assist you in mixing your drinks, all afternoon! (He'll have the mixers, and will set you up! All you have to do is pour in the alcohol!). There's plenty of soft drinks and water, too. Don't forget the kids...we didn't!

Please eat a light lunch at home, and then come for the celebration with an appetizer to share! Plan to enjoy your drinks with delicious hot and cold appetizers! See you on July 4th from 1:00 to 4:00!

Looking for volunteers to join the Financial Management Committee to draft the 2026 budget

We will work on the first draft of the QLCUO 2026 budget Thursday 7/24 6-8pm. If you are interested in this work please email laurelle@queenslanding.org so she can share preparatory materials with you.

Comcast in the Fall – another Internet option for you

After a thorough discussion the Board voted to proceed with Comcast as our second Internet provider. Installation is anticipated in the Fall. We were contacted by, and spent considerable time with representatives of Talkie and Comcast. Here were the comparative points that we considered:

- Both companies were asking for the opportunity to install subsurface fiber optic cable in the common areas of the community to create wiring hubs to serve QL homes that wanted their services.
- Both companies agreed that there is no minimum number of unit owners to sign up. There is no obligation to sign up.
- Method of installation – both companies will use directional drilling, will not be trenching as has been the case in the past. Both companies would install ground level box hubs from which the unit installations would derive.
- Talkie is a local company that has been in business about 15 years on the Eastern Shore. Comcast, a national company, has been in business about 60 years.
- Comcast had an introductory two year Internet service rate to homeowners about half that of Talkie, but we could see their existing customer rates, which we would experience after the introductory rate, were comparable to that of what Talkie was offering us.
- Comcast was much more familiar with working with our stucco cladding when attaching to our buildings.
- As far as Internet, both companies offered comparable speeds.
- The only television option offered by Talkie was streaming. Comcast offers streaming as well as bundles of channels. We thought for many in our community that streaming could be a challenge and that bundles of television channels would be preferable.
- Comcast offered us a considerable door fee – that is they would pay us a lump sum to offset any legal fees and other costs we might incur. Talkie does not offer a door fee.

There is no requirement for anybody to move away from Breezeline or your current provider, but we felt if we were introducing an alternative to Breezeline, it was preferable if it did offer bundles of channels rather than only streaming options. We did not think it prudent to bring in both at the same time, since we could be inviting a construction nightmare. We can certainly invite another provider in years to come.

We are very aware that there is no perfect option. Whether it be Verizon, Breezeline, Comcast, or Talkie, there will be outages that cannot be controlled. We looked at customer experience and found comparable reviews for all the established providers.

The Board discussed all of these considerations, and then asked for comments from all homeowners who were either participating online or in the room in the Chester room. In the end, the decision was unanimous to go with Comcast, which I think surprised us all since we had been so excited about Talkie at the outset.

Small craft and kayak access While the new sod is very fragile and we don't want to walk on it unnecessarily while it is being watered in, you may now access your kayaks and small craft. The QL office is distributing decals to kayak and small craft owners.

Water Aerobics is free to all residents – generally Monday through Friday

Morning and evening water aerobics are open to all. Morning water aerobics is either at 10:00am or 11:00am. Contact Kim Rinehart 410-689-8574 with questions. Evening water aerobics starts at 7:00pm. Contact Tammy Baldauf 240-832-5995 with questions.

Pool access

If your fobs do not work for the pool please make sure you have completed the pool access application. [QL 2025 pool access application](#)

Fob access in general

We can see that some of you are being denied access to the maintenance enclosure and to the Clubhouse because you are using old fobs. We updated our fob system earlier this year and you need to bring your old fobs into the office to be reprogrammed. That is a quick process. If you are here only on the weekends we can make arrangement to fix your fobs on a weekend day.

FirstService Residential Update – office hours – **CLOSED July 3 and July 4**

You can find someone in the office Monday-Thursday, 10-6, and Friday 10-3. 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.

Next Board Meeting – **July 21, 2025 7pm Chester Room**

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/>