

# QUEEN'S LANDING

CHESTER, MARYLAND • JULY 2011

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## NEWS

### *President's Remarks*

#### **BUILDING RESTORATION PROJECT AND SPECIAL ASSESSMENT**

We are in the midst of many important decisions and actions that affect the community, one of which is the recall attempt. We have scheduled the recall tentatively for August 26, 2011, but we are waiting for the declaratory judgment to be scheduled and finalized with the court before completely firming this date. The declaratory judgment that we are filing for is to get the Court to decide if the Board had the right to pass an assessment without a community vote. One of the most negative criticisms of the Board has been that we made an assessment decision when the Bylaws say we do not have that right. Our attorney and our reading of the Bylaws, and the history of our community Board's actions, all argue that the Board has that right. The Court will decide.

It is critical that the community know the answer to that question, with certainty. We can do a declaratory judgment in court or we can get a letter from the Group's Attorney indicating she has had an insight and agrees that a Board in QL has the right to make such an important decision without a community vote. I have spoken on this matter at the Town Hall Meetings, but want to remind you that as long as we have a large number of owners who have multiple units and rent them out, we will have trouble getting them to agree to spend money on an assessment to improve our community. As I remember, over half of the petitions to recall are from rental unit owners.

There are several other issues that need to be settled prior to the recall, and I think the community already understands the truth about them. One has to do with whether the work needs to be done. The answer is clearly YES, as testified by Stanley Yeskolski (he did the building survey) to the recent Group meeting and our own presentations at the Town Hall meetings and at Board meetings since 2007. Now, the community understands that the work we are beginning is important and has to be done. If we do not do it, the courts will force us to do it, and quickly. If you think the assessment is high when

paid over 4 years, think about how it would feel if you had to pay it in one year.

Another important issue has to do with the amount of money to be spent. As Stanley has testified and stated, if we wanted to re clad every building and replace all windows and doors, it would probably cost us about \$20 million. The Board, the ad hoc committee, Stanley, and two contractors agreed that was not necessary, and it is critical that the community understand this, as well. The Board compromised on many issues to make it easier for the community to afford to do the restoration.

We have now hired Engineering and Technical Consultants (ETC) to help us oversee the work in the community. It is critical that a neutral third party advise the Board about the work to be done. ETC will also watch the contractors doing the work and be sure they are doing a top-notch job. ETC ([www.etc-web.com](http://www.etc-web.com)) is an excellent local company and was selected by a competitive bidding process. We believe we have found the best company for our purposes.

#### **QUEEN'S LANDING COMMUNITY MARINA**

There is another important situation to be updated and that is our perennial favorite since about 2007—the Marina. That case regarding rental of slips was resolved in less than 15 seconds when the State's Attorney for Queen

#### **UPCOMING MEETINGS**

**Friday, August 26 • 7:30 pm (tentative)**  
Recall Special Meeting

**Monday, September 19 • 7pm**  
Board Meeting

**Friday, October 14 • 7 pm**  
Annual Meeting

**Monday, November 21 • 7 pm**  
Board Meeting

## *President's Remarks* (continued from page 1)

Anne's County refused to prosecute stating that there was no case since the community marina was obviously not guilty. That makes, to the best of my knowledge, every negative thing you have ever been told about the Marina untrue.

### **WHAT IS THE TRUTH?**

Everyone knows the "famous" saying "The Truth is a stubborn thing." Unfortunately, the truth can be twisted and lied about and people can be misinformed. We saw that happen with our Marina and we are seeing that happen with the assessment. I will not try to list every untrue statement, but will remind you of a few. Someone said 80% of the community can't pay the assessment, when the truth is the opposite and 80% did pay and many of the rest have the money, but are refusing to pay for political reasons. We regret having to ask for so much money, but the truth is that people are getting it done. You were told that we did not do a careful study of our construction needs. Stanley Yeskolski, who did the study, testified to the Group and showed that the opposite was true. The Board was very careful. You were told we had not gotten competitive bids and that turned out to be untrue too. You get the picture.

Does that sound familiar? Remember being told the Marina was not legal? Hopefully, everyone will see the

pattern repeating itself. I am not saying the Board is perfect and in fact we welcome constructive comments. We do not welcome lies and misinformation and fear tactics. Actually the statement about the truth should be "The Truth is a fragile thing." It must be constantly protected and fought for. As Joseph Goebbels showed us in the 1930s and 1940s, if people lie constantly many will come to believe their lies. That is why the Board has felt it had to send you so many documents showing the truth. We feel that we needed to guard and protect the truth. Think about the Marina, if we did not protect the truth, all you would have heard were a lot of lies. As with the Marina, what the Board has said about the refurbishment has always been the truth, to our best ability. If you see something that you question, please write or talk to us. I hope you will want to continue with the truth and that you will support the current Board and sign the proxy to keep the Board at the recall election on August 26th. Then at the annual meeting on October 14, we will have the regular election and you can select the Board for the next year. That is how a democratic system is supposed to work and that is how you can make it work by getting involved and supporting the Board and the Queen's Landing process. It is a fair and honest process and one that is worth preserving.

*Regards, Bob Lissitz, President of the Board*

## **Project Manager Hired for Building Restoration Project**

It is with great pleasure that we announce the hiring of a Project Manager for the Queen's Landing Restoration Project. Engineering and Technical Consultants, Inc., (ETC), Columbia, MD, has over 30 years of experience in construction administration services, and, in cooperation with the Board of Directors, will serve as an independent engineering firm to facilitate and coordinate the needed repairs. The company routinely performs such coordination services on EIFS, roofing and façade repair projects and is prepared to work within the time, ranking and cost parameters established by the AdHoc Restoration Committee and approved by the Board of Directors. The selection of ETC was a unanimous decision by the Board of Directors.

ETC will require approximately 3 to 4 weeks to prepare the needed engineering designs and specifications and 3 to 4 weeks to solicit bids from 3 to 5 qualified contractors. Once the contractor(s) have been selected, we anticipate that work will begin fairly quickly. We anticipate beginning our restoration work no later than mid to late September,

thus utilizing several months of good working weather. We have been assured by ETC that even if the weather is inclement, there are repair tasks that can be accomplished so as to maintain a steady course toward community repair.

We will be scheduling a "Meet and Greet" information-sharing town hall meeting soon, and will get that date to you as soon as Chris Carlson, ETC Lead Engineer for the QL Restoration Project, returns from his vacation. If you want to learn more about this company, please visit their website at [://www.etc-web.com](http://www.etc-web.com).

To facilitate information-sharing and keep misinformation to a minimum, all communication with them will go through the Board or the office, so please forward your questions as the project progresses to the Board or the office.

We look forward to working closely with ETC for the restoration of our community. We appreciate your understanding and support as we begin this work together.

*—Queen's Landing Board of Directors*

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## Around the Neighborhood

**Avoid Costly Leaks.** Please check your A/C condensate line, under your kitchen and bath sinks, washer, refrigerator, hot water heater and dish washer for any possible leakage. These items are the cause of many water incidents that affect not only one unit, but most times at least two. Please do your part by inspecting these items so as to minimize the amount of insurance claims that we have to report.

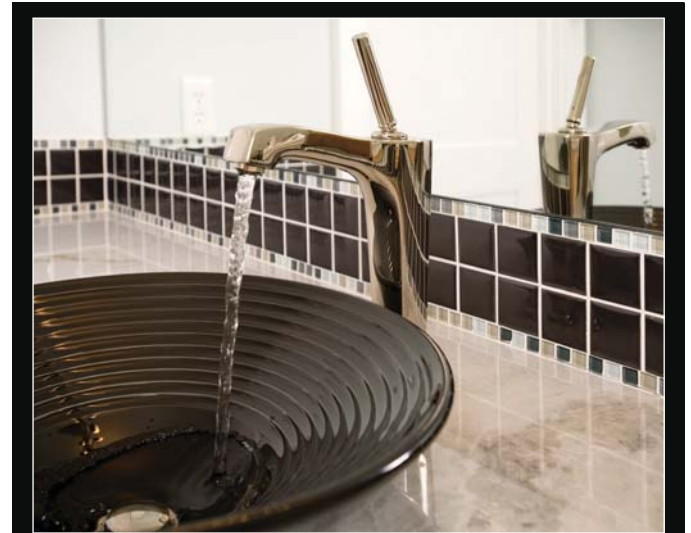
**Unit Keys.** For those who have not given a key to the office for your unit at Queen's Landing, you might really consider doing this. We do not use the key or give out the key without first speaking with you, unless it is an emergency; we would be in touch with you afterwards or try to contact you prior to, but if it is a true emergency, we will go in and then let you know. We are all very trustworthy and do not expose your key to anyone without permission or as stated above.



♪ Kara Leonard, granddaughter of Carol and Jack Smith, and recent graduate of Maryvale High School, was awarded the Eagle of the Cross Award and a Founder's Scholarship to Rider University in NJ where she will pursue a BS degree in Music. She has just returned from a ten day tour of Italy with the Peabody Conservatory Choir where they sang at the Vatican in Rome, the Duomo in Florence, and St Mark's in Venice.

♪ Lyndsey N. Phelps, granddaughter of Harriet Fisher, recently graduated, with honors, from Wicomico High School in Salisbury. Lyndsey was a participant in the dual enrollment program where she earned 12 college credits which will be transferred to Stevenson University where she is enrolled for the fall semester.

Send your Happy Notes to Harriet Fisher (akalittle1@atlanticbb.net) for inclusion in the next newsletter.



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# LANDSCAPING & GROUNDS REPORT

## THIRSTY?

It is that time of year again ... HOT, HOT, HOT. We are not the only ones that feel it. Please provide water to the shrubs and trees around your unit at least every other day during this dry, hot time of year. Water is especially important to those shrubs and flowers that were planted within the last year. If your neighbor can not attend to theirs, be a good neighbor and water theirs as well as your own.

## WARNING

Even before the hot dry season started a number of areas within the neighborhood have been experiencing large patches of brown grass and dead bushes. Some of these areas are getting larger with time. After much discussion and some inspection from CS Lawn they have noted that

the most likely problem may be from the use of insecticides or cleaning solutions.


If you decide to use a weed killer or insect spray around your unit, PLEASE use it sparingly. This is also true for those of you that utilize harsh detergents or bleach on your patios or front steps. Over concentrated solutions can cause damage to bushes and grass as well.

These types of chemicals can leach into the soil and cause the grass, flowers and bushes to die. Unfortunately, when this happens we either must wait for the chemicals to dissipate or remove all the contaminated soil with new top soil before we replant.

We will keep a watch on these areas over the next few months. Should you experience anything like this, please let me know by sending me an email directly, [scubadogie@aol.com](mailto:scubadogie@aol.com) or by contacting the office.


—Buena Silverman, Landscaping & Grounds Chair

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# Let the Workers Work!

Recently, a homeowner came down from his unit and walked over to where one of our contractors was working on another homeowner's unit, and where Lynda and the company owner were discussing the repair. The homeowner proceeded to interrupt the work in progress and address the owner in a manner that was attention-seeking and hostile, thus wasting community funds by hindering the work in progress.

As has already been mentioned in a letter to the community, the office is happy to answer questions regarding contractors, or, if required, refer the question to the appropriate Board liaison, whether that be a landscaping question, a roof repair question, etc.

However, NO homeowner has a right to interfere with work being done on another owner's home, whether that be common area repairs, or repairs being handled by a contractor the homeowner has privately hired. We doubt that homeowners who engage in such actions would be accepting of the same actions being done to them.

Please allow the workers to use their full time. Thanks in advance for your cooperation.

—Cynthia Harden, Maintenance Liaison

# Friendly Reminders

**To Grill or NOT to Grill . . .** Everything tastes better cooked on a BBQ grill, but ... PLEASE remember, gas and charcoal grills are not permitted on second floor decks, not even to store them. ALL grills MUST be kept on the ground floor, with the exception of electric grills.

You may use electric grills on the second floor deck. The rules regarding grills are not only found in our governing documents but are also mandated by the Fire Marshal.

**To the dump, to the dump, to the dump dump dump.** Some people in the community are using the garbage area by the clubhouse to dump large items like TVs and furniture. These items are NOT to be left with household garbage. They should be taken to the dump.

Additionally when you place your household garbage in the cans at the clubhouse, PLEASE put your trash in the cans all the way in the back FIRST. Do not just put the garbage in the can closest to the opening. We all have to strive to work together.



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# Don't Be an Unlicensed Contractor's Next Victim!

Here's a few facts you need to know about unlicensed home improvement contractors:

- It is a crime to act as a home improvement contractor, subcontractor or salesperson in the State of Maryland without a MHIC license.
- Often, unlicensed contractors charge for work they never perform or for unnecessary repairs. They may charge for materials they never use on your job.
- Elderly homeowners are favorite targets of unlicensed contractors.
- Unlicensed contractors drive vehicles with no MHIC number posted on the sides of the vehicles. Sometimes the MHIC number is a fake, so it's important to check with MHIC to see if the license is valid and was issued to the individual who offers home improvement service.
- Each year, unlicensed home improvement contractors defraud Maryland homeowners of millions of dollars by cheating and stealing.

To obtain a valid license, an applicant must pass an exam on the laws and regulations regarding home improvement activities and the sale of home improvement work, as well as provide other documentation to the state showing seriousness of intent to conduct a business. When considering having work done in your home, ask to see your potential contractor's license and general liability insurance certificate, and ask for references. Remember, if a deal seems too good to be true, it probably is.

—Adapted from Maryland Department of Labor, Licensing and Regulation

**What to do if you meet "Chuck With a Truck" just trying to make a buck.** Chuck is any unlicensed home improvement contractor. He's very friendly when he's trying to get your money. Once you pay him, he may disappear or never return your phone calls; he may do a terrible job and cost you money to have a licensed, reputable contractor repair his mess. Sometimes you see his flyers on your door or nearby store. He may be a friend or a friend of a friend. No matter how you meet Chuck with a truck, he's bad news.

## By the Numbers . . . Notes from the Treasurer

We want to thank all of you who paid the first quarter installment of the special assessment. Your payment will enable us to begin the project within the next couple of months.

The total amount due for the first quarter was \$321,561.00. The total amount collected for the first quarter installment as of July 18 was \$262,897.91 or a difference of \$58,663.09. Of the amount collected for the first quarter, 285 unit owners (81.66%) have paid in full; 7 unit owners paid a partial amount; and 57 have not paid at all. Those who have not paid will ultimately have their accounts turned over to the attorney to initiate collection proceedings.

Overall a total of \$276,503.37 has been collected as of July 18. This additional amount represents unit owners who paid more than the first quarter assessment.

Finally First Association Bank has approved Queen's Landing for a line of credit in the amount of \$420,000. They are a bank in Dallas, Texas, which specializes in meeting the financial needs of condominium and homeowner associations. This line of credit will be used to begin the refurbishment of our buildings pending the collection of the additional quarterly special assessment payments. This loan is not for unit owners to utilize to help pay their assessment.

—Nancy Radosta, Queen's Landing Treasurer



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# Words of Wellness

The current statistics on heart disease remain as sobering as ever! Consider:

- Heart attack is the #1 cause of death in the U.S.
- Nearly one-third of women have some form of heart disease and don't know it.
- Half of men who die suddenly from heart disease had no prior symptoms.

Heart attack symptoms know no gender! The severe chest pain likened to an *elephant sitting on your chest*, is more likely to occur in men. In fact, 43% of women experiencing a heart attack, report no chest pain whatsoever. Women typically wait longer to visit the ER, reasoning they don't want to bother anyone. That decision can be fatal. Survival odds increase by 23% if treatment is obtained within 3 hours and 50% if within 1 hour!

## *Seven Symptoms Women Should Never Ignore!*

**FATIGUE:** 71% of women have flu-like symptoms in the weeks prior to an attack. Days before the attack, a woman may even feel too tired to lift her laptop.

**NON-CHEST PAIN:** Instead of a crushing pain in your chest, a woman may feel less severe pain in her upper back, shoulders, neck or jaw.

**SWEATING:** You may suddenly be drenched in sweat for no apparent reason, and your face may be pale or ashen.

**NAUSEA OR DIZZINESS:** During an attack, women may often vomit or feel like they will pass out.

**BREATHLESSNESS:** Nearly 58% of women report panting or inability to carry on a conversation

**SLEEPLESSNESS:** Nearly 50% of women report difficulty sleeping in month prior to attack

**ANXIETY:** Most women report a sense of impending doom or fear before a heart attack.

*That is your body telling you to pay attention – Trust those instincts!*

By Donna Landis

## SAVE THE DATE!

### October 15

9:00 am - 1:00 pm

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AND

### BLOOD DRIVE

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Upcoming Events  
TBD  
Labor Day Party  
Sept. 19 • 7pm  
Board Meeting  
October 14 • 7pm  
Annual Meeting  
October 15  
Flu Shots & Blood Drive  
9 am to 1 pm

x

**ASSOCIATION MANAGEMENT**  
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**LYNDA BRADY, General Manager**  
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**Cynthia Harden**  
*Vice President*  
45A Queen Neva Court  
cindysellsthesore@msn.com  
410-274-9840  
*Maintenance Committee and  
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*Treasurer*  
11E Queen Elizabeth Court  
nancyql@verizon.net  
410-570-6933  
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34J Queen Anne Way  
scubadogie@aol.com  
215-783-7824 (c)  
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55E Queen Caroline Court  
isla752003@yahoo.com  
*Budget/Finance Committee;  
Chairman, Building Structure  
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**Josh Feinblum**  
28J Queen Mary Court  
josh@queenslanding.org

**Harriet Fisher**  
47D Queen Anne Way  
Akalittle1@atlanticbb.net  
410-643-9209  
*Covenants Committee,  
Budget/Finance Committee, and  
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**Brian Foley**  
7E Queen Victoria Way  
443-889-1733  
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